Proposal for 935/943 - 22nd Street South
Letter of Intent to purchase two vacant

The Isaiah Project, Inc. proposes to offer the City of St. Petersburg to purchase two vacant lots, also known as 935 and 943 22nd Street South in the full amount of $40,000 payable upon approval.

Elihu Brayboy

01-26-2018
ADDENDUM TO
REQUEST FOR PROPOSAL
FOR THE PURCHASE & DEVELOPMENT
OF CITY-OWNED REAL ESTATE
LOCATED AT
935 & 943 - 22nd STREET SOUTH
ST. PETERSBURG, FLORIDA, 33712

The above Request for Proposal issued by the City of St. Petersburg on December 31, 2017, is hereby modified as follows:

1) SECTION 22 is modified as follows (added text is red underlined):

SECTION 22: OUTSTANDING OBLIGATIONS TO THE CITY
City shall not accept a Proposal from any person, entity, or principal of an entity, that currently has any outstanding indebtedness to City or unresolved claims with or by City, that has been recorded in the public record, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a Proposal.

ALL OTHER CONDITIONS IN THE REQUEST FOR PROPOSAL REMAIN UNCHANGED
Section 6.2
The Isaiah Project, Inc. proposal to acquire lots 20 and 21 on the 22nd Street South corridor, owned by the City of St Petersburg.

The Isaiah Project, Inc. corporate office is located at 144 23rd Avenue South, St. Petersburg, Fl., 33705.

It is a benefit corporation whose purpose is to create a public benefit and to restore, renew and rebuild our communities that have faced desolation for many generations, including the building structure and the people thereof, in need of a second chance to become prosperous and sustainable entities. Elihu and Carolyn Brayboy are the majority stockholders.

The Isaiah Project, Inc. will acquire lots 18 and 19 on the 22nd Street South corridor from the C&E Brayboy Family Trust. If approved by the Mayor and City Council, it will also acquire lots 20 and 21. This would allow for a land foot print of approximately 200 linear feet street frontage and 150 feet deep. The City zoning department has given a positive response to the building of a three-story structure just a little less than 30,000 square feet. This capacity will allow Isaiah Project, Inc. to offer (20) twenty residential apartments both three and four bedrooms on the second and third floor and commercial space on the first floor.

Each unit will have private bedrooms, dual vanities and two full bathrooms, along with common spaces for the kitchenette and living room. These units are designated for a high level of dignity and privacy. The twenty units will house a capacity of 68 residents, 43 parking spaces and up to 7,000 square feet of commercial floor space.

The Isaiah Project, Inc. intends to create a Master Lease Agreement with Pinellas Ex-Offender Re-entry Coalition’s Red Tent Initiative. They will offer long term sustainable housing to female ex-offenders who have been released from the criminal justice system, who has secured employment or seeking employment and completed transitional housing.

These residents will of course increase the population density which it good for all the surrounding businesses, as well as the area offers employment opportunities from businesses in the Commerce Park area and neighborhood business like Chief’s Creole Café, PIPO’s commissary restaurant and more.

We are aware that the Major’s office has already received written comments from some folks who say these ex-offenders coming to the 22nd Street South Corridor will cause a rise in prostitution and drug abuse and the city should not sell the lots to the Isaiah Project, Inc. These comments and opinions remind me of some of the All-white neighborhoods were being integrated by African American families and the white families believed that blacks will bring crime and poverty and thus they would move-out when blacks arrived.

We say to those who are fearful of those ladies that they represent someone’s mother, grandmother, sister, aunt but as important someone who deserves a second chance. The Wildwood Heights Neighborhood Association representing the Wildwood, Perkins and Melrose neighborhoods have given us a strong letter of support.

The 2020 plan has given us a strong letter of support because they know that long-term sustainable housing for low income women is key to poverty reduction.

There are many hearts and hands in our city who wish to see poverty reduction and shared economic prosperity for all residents.
The completion of this project will cost approximately $4,000,000 dollars. Isaiah Project, Inc. a letter of intent for $3.4 million dollars for it is their mission to help communities build more affordable housing for low income families.

In addition, we have an additional Food Access equity financing agreement for a capital infusion of $600,000.
January 26, 2018

Elihu and Carolyn Brayboy
901 22nd Street South
St. Petersburg FL 33712

RE: Intent to Lease

Mr. Brayboy-

Please consider this letter as intent to lease property you own on 22nd Street South, which we will use for female transitional housing under the Red Tent Women’s Initiative we currently support in our different service offerings.

We would enter into a master lease for all the residential units as part of the Isaiah Project with utilities, cable, water, etc., included at an agreed upon rate per month, per unit. This would be made in monthly payment in total. We will commit to a 10 year term, with 5 year renewable. We will review lease terms to consider percentage increases in monthly fees every two years. The source of income is multiple: client fees themselves, grant per diem fees where applicable, and consideration of housing continuum of care funds per HUD guidelines where appropriate. The Pinellas Ex Offender Re Entry Coalition (PERC) works to help offenders become and remain ex offenders- tax paying citizens in our community, and would plan to bring our array of programming to these people as necessary when in the housing program.

We commend the Brayboys’ efforts to bring employment and economic revitalization in the 22nd street corridor of South St. Petersburg, square within the Community Redevelopment Agency/Area (Southside CRA). We continue to work to do the same in the 16th Street Corridor, and look forward to partnering with you on employment initiatives, and collaborating on programs then help our community in the spirit of economic uplift. As a transitional and permanent housing provider throughout Pinellas County, this specific project meets several needs our agency has identified; we look forward to seeing this program happen as soon as possible.

When appropriate we will execute a lease according to these terms. Please let me know if you have any questions.

Sincerely,

Michael Jalazo
CEO/Executive Director
Pinellas Ex Offender Re Entry Coalition
The Sissle/Davis Initiative

What is the definition of a food desert area?

It is one with low-income residents that have limited access to affordable and nutritious food. In contrast, an area with supermarkets and higher income termed a food oasis.

The Mid-town area of south St Petersburg, Florida is a clear example of an urban area food desert. It currently does not have any major grocery stores within its boundaries of 4th street south to 49th street south, 5th avenue south to 30th avenue south with a population of over 30,000 residents whose majority are classified as poor and living at or near the poverty rate.

Please note there is a 38,000-square foot former grocery store location within Mid-town that was vacated most recently by Walmart Neighbor store.

Although it is the priority of city government to seek a new grocery store to occupy the large space the proximity of a grocery store or healthy food market does not mean that residents will eat healthy foods (fruits and vegetables) and the resident food purchases may have not included a healthier diet choice. Therefore, supermarket availability may be unrelated to amount of fruits and vegetables the average low-income resident chooses when given the choices of salty and sugar loaded food processed items, which they are more familiar with in their everyday diet. Therefore, access to healthier food options is not the only barrier for the improvement of healthier daily diet choices.

Consequently, the definition of a food desert does not adequately address the root causes for poor health outcomes and disparities such as, chronic health diseases of high blood pressure, Diabetes and high numbers of infant mortality. These chronic diseases are well documented by the Minority Health staff of Pinellas County Health Department as severely disproportioned within Mid-Town population.

What is not being addressed is prevention and intervention. We must start with the children in the household teaching them where does food come from with hands-on demonstrations from seed-to-harvest of fruits and vegetables. Then children must be given an opportunity to taste the fruit and vegetables in their raw form, as well as, cooked in a healthy recipe. Therefore, they must see it, taste it, touch it, and taste it and their behavior for healthier food choices will come from within.

Statistics shows that children influence 80% of the decisions made by parents as to what to purchase in a grocery store.

The establishment of a food creation entity within the Isaiah Project will involve approximately 3,500 square feet of commercial space to establish vertical garden producing food stables, such as tomatoes, red and green peppers, lettuce, beets, turnips greens and collard greens. This food list will be adjusted as market conditions dictate.

Our Master gardener will create a training curriculum, of which, the women living in the complex who needs employment retraining to enhance their employment and wage options will be given top priority.

Additionally, SPC will collaborate with the curriculum creator to offer each participant a green certification in Horticulture.
**Community Impact Data**

**Affordable Housing**

Total Units planned 20

Total beds 68

Square footage of common space 1,000

Square footage of housing 20,000

**Estimates Jobs Creation / Retention**

Total Jobs Created – Full Time (12)

Total Jobs Created – Part Time (34)

- Permanent Jobs - 6 full time
- Part time jobs - 20 part time

- Temporary Jobs - 6 full time
- Temporary Jobs - 14 part time

Jobs paying minimum wages 34

Jobs paying above minimum wages 12

During construction, the General Contractor has committed to hire a percentage of workers directly from the surrounding low-income community through local job training and education programs. The Go Green weatherization initiative, that will work on window and door restoration, will also target hiring within the immediate surrounding community. Further, the Sissle/Davis Initiative, an urban gardening business to be housed on-site, will hire residents of the building. Descriptions of both the Weatherization and Sissle/Davis gardening initiatives are in the narrative attached.

The General Contractor and the Go Green initiative will work with Pinellas Technical College's Building Construction Technologies program and Worknet Pinellas to hire workers for this development.

We are active members of the Deuces Live Main Street Organization which serves to support businesses on the 22nd street corridor. Deuces Live collaborates with the Warehouse Arts District Association (WADA), an art exchange group with over 30 venues within four blocks of the Merriwether site. Also, we will be active participants with the Wildwood Neighborhood Association, and have already reached out to this group for support. Further, we have communicated with and expect the support of the 20/20...
Initiative, which is a strategic plan to reduce and eliminate poverty in the Midtown area of south St. Petersburg, Fl. We will continue to engage with all of these groups in the development and operation of this project.

Construction of this building will be a major boost to the look and value of the 22nd Street Corridor. Further, the Sissle/Davis gardening initiative will provide fresh food for local restaurants, particularly those along nearby Central Avenue, in furtherance of the city's strong support of local businesses along this road and the add to the City's efforts to increase Jobs. This project will surely attract further investment in the corridor, providing an example of success to be used in evaluating future projects.
**Brayboy Urban Agriculture Project - Phase 1**

- Site prep and installation of 20' x 40' greenhouse

- Installation of a 60 tower turnkey system that will utilize the existing onsite well. The system will include a nutrient delivery board, necessary growing medium & nutrients. This system is capable of supporting 1200 plants in the upper pots and approximately 180 plants in the ground pots. Depending on plant selection a new crop may be grown every 30-45 days. We have had success growing numerous crops from leafy greens such as lettuce, spinach, arugula, chard, and kale to root crops such as beets and turnips. Tomatoes and peppers can be grown in the towers but we believe that there is a better solution for larger crops that can work in conjunction with the existing tower infrastructure.
The Rest of the Story

I wish to add some important information concerning our plans to build a 20 unit apartment complex on the former Merriwether land site. As you know we propose to offer sustainable housing for the PERC clientele referred to as the “Red Tent Initiative”. The site will offer housing for up to 68 females who are ex-felons seeking to re-establishing themselves back into society by maintaining employment, eliminating illegal and or destructive behavior from their lives and securing safe, decent and affordable housing.

What is essential to the lives of the female ex-felons is their ability to secure employment opportunities, Elihu LLC, parent company to CCC has over the last 3 years offered males and females within the Department of Corrections work release systems jobs based upon their skill sets.

Today our head server at Chief’s Creole Café Dishekia Hopkins came to us with her ankle monitor device and GPS on her waist band to work as a food server.

Because of her excellent skill sets she was retained and we help bridge her upon her release from Department of Correction to find local housing. As head food server, she is now supervising Ms Whitney Smith, who has the same monitoring devices. Ms. Smith is our new prep cook with four months remaining to complete her prison sentence. She has made it known that she desires to be retained by Elihu, LLC after her release from the Department of Corrections.

The real story here is how meaningful employment opportunities linked to a sustainable housing facility creates the pathway to good citizenship. Each inmate within the Florida Department of Corrections cost us as taxpayers over $30,000 a year. The high rate of incarceration in Florida is unsustainable, therefore businesses like Elihu LLC seeks to employ and train men and women in the St. Petersburg work release centers and link them to sustainable and affordable housing. This plan of action cannot only be measured in dollars or brick and mortar but also in the values of human lives being afforded a second chance to the pathway of good citizenship. The approval of the purchase of lots 20 and 21 on the 22nd Street corridor from the City of St. Petersburg is a critical part of this plan. This is the rest of the story. Please see photo of Whitney Smith, Carolyn Brayboy (Mrs B.) and Dishekia Hopkins.
Elihu Brayboy
144 23rd Ave S
St Petersburg, Florida
727 415 95-19
carolynbrayboy@yahoo.com

Personal
Married, 3 Children, 6 Grandchildren

Professional Profile
Entrepreneur
  • Owner of Chief’s Creole Cafe

Real Estate Investor for over 40 years
  • Acquisition and restoration of three commercial buildings on 22nd Street South

Small Business Financing
  • Executive Director of St. Petersburg Economic Development
  • Business Development Specialist with Suncoast Business Development
  • Real Estate Mortgage Broker

Education
  • Bachelor of Science, Business Administration
    Bethune Cookman University
Carolyn Brayboy
144 23rd Ave S
St Petersburg, Florida
727 415 95-19
carolynbrayboy@yahoo.com

Personal
Married, 3 Children, 6 Grandchildren

Professional Profile
Entrepreneur
- Owner of Chief's Creole Cafe

Real Estate Investor for over 40 years
- Acquisition and restoration of three commercial buildings on 22nd Street South

Career Experiences
- 39 Years Corporate experience with IBM
- Systems Engineer
- Account Manager for Government and Private Sector with a minimum of $1M monthly billable software

Education
- Bachelor of Science, Business Administration Florida State University
- Master of Business Administration Florida State University
Section 6.4
ARTICLES OF INCORPORATION
OF
THE ISAIAH PROJECT, INC.

The undersigned officers, natural persons competent to contract, for the purpose of organizing a for-profit benefit corporation under the provisions of chapter 607 of the laws of the State of Florida, do hereby adopt the following Articles of Incorporation and certify as follows:

ARTICLE I
Name and Principal Place of Business

The name of this corporation ("the Corporation") shall be The Isaiah Project, Inc., and its initial principal place of business shall be 144-23rd Avenue South, St. Petersburg, Florida 33705.

ARTICLE II
Term

This Corporation shall commence existence upon the date of signing of these Articles of Incorporation by the Incorporator and shall have perpetual existence unless sooner dissolved according to law.

ARTICLE III
Benefit Statement and Business Purpose

This Corporation elects to be a benefit corporation in accordance with F.S. 607.603. The purpose for which the corporation is organized is to create a general public benefit and to restore, renew and rebuild our communities that have faced desolation for many generations, including the building structures and the people thereof, in need of a second chance to become prosperous and sustainable entities.

ARTICLE IV
Registered Office and Registered Agent

The street address of the initial registered office of this Corporation is 144-23rd Avenue South, St. Petersburg, Florida 33705, and the name of the initial registered agent of this Corporation at that address is Elihu Brayboy.

ARTICLE V
Shares

The number of shares of stock is 100 shares.
ARTICLE VI
Initial Officers

Management of this Corporation shall be vested in the Officers of the Corporation, unless a Board of Directors has been named. The method of appointment of the Board of Directors, if any, shall be found in the Bylaws of the Corporation. The number, term of office, powers, authority and duties of officers, the time and place of meetings and other regulations concerning officers of the Corporation shall be prescribed in the Bylaws of the Corporation. Additional requirements of the Officers may be implied under the Bylaws of the corporation. The names and street addresses of the initial officers of the Corporation are:

Elihu Brayboy
144 - 23rd Avenue S.
St. Petersburg, Florida 33705

President

Carolyn Brayboy
144 - 23rd Avenue S.
St. Petersburg, Florida 33705

Treasurer

ARTICLE VII
Manner of Selection of Officers

The officers shall be elected or appointed in accordance with the Bylaws of the Corporation.

ARTICLE VIII
Bylaws

The power to adopt, alter, amend or repeal Bylaws shall be vested in a majority of the Officers, unless a Board of Directors has been named.

ARTICLE IX
Amendment

The right to amend or repeal any provisions contained in these Articles of Incorporation, or any amendment hereto, is reserved to a majority of the Officers, unless a Board of Directors has been named.

ARTICLE X
Incorporator

The name and street address of the Incorporator of the Corporation is as follows:

Elihu Brayboy
144 - 23rd Avenue S.
St. Petersburg, Florida 33705
ARTICLE XI
Dissolution

Dissolution of the Corporation shall be as provided for in the Corporate Bylaws or by Florida law.

ARTICLE XIII
Headings and Captions

The headings or captions of these various Articles of Incorporation are inserted for convenience of reference only and none of them shall have any force or effect, and the interpretation of the various Articles shall not be influenced by any of said headings or captions.

IN WITNESS WHEREOF, the undersigned subscribing incorporators have hereto set his/her hand and seal this 4th day of June, 2017 for the purposes of forming this profit Benefit Corporation under the laws of the State of Florida and affirm that the facts stated herein are true and that they are aware that any false information submitted in a document to the Department of State constitutes a third degree felony as provided for in F.S. 817.155.

[Signatures]

Elihu Brayboy
Incorporator

CERTIFICATE DESIGNATING
REGISTERED AGENT UPON WHOM PROCESS MAY BE SERVED

In compliance with Sections 617.0501, Florida Statutes, the following is submitted:

THE ISAIAH PROJECT. (the "Corporation") desiring to organize as a domestic profit public benefit corporation or qualify under the Laws of the State of Florida with its initial principal place of business at 144 – 23RD Avenue South, St. Petersburg, Florida 33705.
ACKNOWLEDGMENT

Having been named as Registered Agent for THE ISAIAH PROJECT, INC. (the “Company”) at the place designated in this Certificate, I hereby agree to act in this capacity; and I am familiar with and accept the obligations of Sections 617.0503, Florida Statutes, as the same may apply to the Company; and I further agree to comply with the provisions of Florida Statutes, Section 48.091 and all other statutes, all as the same may apply to the Company relating to the proper and complete performance of my duties as Registered Agent.

Dated this 1st day of June, 2017

[Signature]
Elihu Brayboy
Section 6.5
We are pleased to quote our proposal to complete the necessary construction for the above referenced job as follows:

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Proposal is based on preliminary information and square footage estimates. Further investigation is needed to update with accuracy. Balance is due upon completion of work. Any changes from the above stated work will be billed as extra, subject to a written approval of a change order to be submitted and approved by customer prior to completing work.

*Any changes/additions to most recent scope will require proposal update*

We thank you for your business and look forward to servicing this contract.

Sincerely,

Red Dawg Construction, LLC
John VonHof
Owner/General Contractor, License # CGC1511495

The above prices, specifications and conditions are satisfactory and are hereby accepted.

You are authorized to do the work as specified.

Name/Company: Red Dawg Construction LLC
Authorized by (print name): John VonHof Title: Owner
Approval signature: John VonHof Date: 1-22-18
January 23, 2018

Elihu and Carolyn Brayboy
The Isaiah Project, Inc.
144 23rd Avenue South
St. Petersburg, FL 33705

Re: Letter of Intent — Construction and Permanent Loan for a Mixed-Use Commercial Building located at 951 22nd Street South, St. Petersburg, Florida (the "Project")

Dear Mr. and Mrs. Brayboy:

The Florida Community Loan Fund ("FCLF") will be pleased to provide a loan, subject to final underwriting of the Project and Borrower, to develop a 27,000 SF 3-story commercial building to be located at 951 22nd Street South in St. Petersburg, Pinellas County, Florida. The building will contain 7,000 SF of commercial space on the ground floor, twelve 3-bedroom/2-bath apartments, and eight 4-bedroom/2-bath apartments on the 2nd and 3rd floors.

The apartments will be rented under a long-term Master Lease to Pinellas Ex-Offender Re-entry Coalition, Inc. ("PERC") to provide housing for 68 women who have completed their sentences, entered into transitional housing, seeking job training and who are currently part time or full time employed. A portion of the commercial space is anticipated to have a vertical farming facility and fresh food retail center featuring locally grown produce, which will also provide job training for PERC’s clients and tenants of the Project.

The loan would likely offer terms as follows (final terms and conditions will be detailed in a commitment letter):

**Borrower:** The Isaiah Project, Inc., a Florida for-profit benefits corporation and single-purpose entity

**Guarantors:** Elihu and Carolyn Brayboy, jointly and severally

**Loan Amount:** Up to $4,092,050 construction and term loan, subject to LTV below

**Loan to Value:** Maximum 85% loan to value (LTV)

**Interest Rate:** Fixed rate of 4.0% during construction, followed by 5.75% fixed for the permanent loan

**Term:** Up to 2 years interest only, followed by up to 10 years of principal and interest payments based on a 15 year amortization schedule

**Fees:** Loan origination fee - 0.5% of the total loan amount

**Collateral:** First mortgage on the Project real estate

**DSCR:** Minimum 1.2x debt service coverage ratio
Prepayment: No prepayment penalties for early repayment

Food Access: Up to $600,000.00 of the loan may be eligible for FCLF’s Food Access Financing Program, which would effectively lower the interest rate and a portion of which would convert to equity to the Borrower at the end of a 7-year compliance period.

FCLF is a Community Development Financial Institution (CDFI) with a strong social conscience that shares the mission of borrowers working to improve conditions and revitalize communities in both urban and rural low-income areas around the state. As you are aware from our previous full loan commitment, we stand ready to meet your financing needs. We look forward to working with you on this Project.

Sincerely,

Cindy Ross
Community Development Loan Officer
(813) 789-3835
Section 6.6
John Von Hof CGC1511495
6390 62 Way N. Pinellas Park, Fl 33782- Phone : 727-656-838 – reddawgconstruction15@gmail.com

Professional Profile

Prior to acquiring a Florida State General Contractor’s License John Von Hof has gained over 30 years of hands on experience in all aspects of construction. These areas include concrete, foundations, tilt-up construction, metal framing, steel fabrications, structural steel erections, excavation, trenching, storm water retention ponds, HVAC, electrical, plumbing, EFIS systems, conveyors (elevator and escalator), handicap facilities, energy management and value engineering. After mastering these trades of construction through his own personal field work, John has managed and supervised many new construction projects and commercial interior build outs for retail, office space, medical facilities, doctor’s offices, warehouses and restaurants. By being committed to integrity, superior standards and hard work, John Von Hof has achieved a respectable reputation as a successful, qualified general contractor.

Professional Experience

Red Dawg Construction
2015 to Present
Owner/President/CGC

Achievements:
• Oversaw multiple projects, including a main-office buildout, for the president of Pinellas County Professional Firefighters Association- Largo, FL.
• Performed a Level 3 alteration of a 3,200 square foot outpatient health center for Community Health Centers of Pinellas- Largo, FL.
• Converted an existing 2,750 square foot location into a modern restaurant for Hawksers Asian Street Fare- St. Petersburg, FL.
• Currently overseeing projects at various locations, including a multi-phase remodel of Happy Workers Learning Center for R’Club Child Care, Inc- St. Petersburg, FL.

Responsibilities:
• Collaboration with property owners to achieve desired outcomes.
• Supervision of both Red Dawg Construction’s staff and subcontractors, as well as outside agents.
• Provide remodeling advice and support to comply with varying restrictions/guidelines.

LEMA Construction & Developers, Inc., St. Petersburg, Fl.
2005 to 2015
Director of Construction

Achievements:
• Superintendent of the demolition and new construction of the LEED Gold project, 7,300 square foot Fire Station No. 8- St. Petersburg, FL.
• Constructed the 49,000 square foot, 3-story multi-purpose community center with fully equipped classrooms, administrative offices, labs, and site improvements for St. Petersburg College Midtown- St. Petersburg, FL.
• Built a new construction 57,000 square foot office/warehouse space for New Advantage Corporation- St. Petersburg, Fl.
• New Construction 2-Story Waterfront Residence- St. Petersburg, Fl.
• New Construction 3-Story Residence- Treasure Island, Fl.
• Design Build for Commercial Retail Strip Mall- Buds Blooms and Beyond Florist.
• New Advantage Corporation Commercial Interior Build-Out.
• Master Planned 8 Acre Site Development and Achieving Last Development Rights in the Gateway DRI Area.
• Gained approval by EDC and the St. Petersburg City Council to build 164,000 square feet of Office/Warehouse Space.
• Successfully Re-zoned IP to IBP to achieve a higher F.A.R rate from 40% to 55% enabling the customer to build more total square footage.

Responsibilities:
• Make decisions concerning business operations and finances.
• Direct and manage subordinates throughout all stages of building process
• Supervise and monitor all projects for quality control
• Interpret plans and estimate costs and quantities of materials needed
• Plan construction methods and procedures
• Coordinate the supply of labor and materials
• Supervise construction sites and direct site managers and subcontractors
• Study building contract documents and negotiate with building owners and subcontractors
• Consult with architects, engineers and other technical workers to make sure that design intentions are met.

Gulf Atlantic Building Contractors, St. Petersburg, Fl. 33710
1996 thru 2002
Superintendent

Achievements:
• Complete renovation on the 7th Floor for South Trust Bank, St. Petersburg.
• Renovations on St. Petersburg Junior College

Responsibilities:
• Site responsibility for on-time, on budget quality control
• Maintain a safe job site for sub-contractor employees
• Represent the company in job meetings with owners, architect, subcontractors and inspectors
• Communicate with project manager regarding site requirements to maintain productivity and quality
• Maintain and achieve project schedule
Dennis Deal Construction, St. Petersburg, FL
1991 thru 1996
Project Manager/Superintendent

Achievements:
- Built 15,000 sq. ft. Doctor’s Office in Pinellas Park, Fl.
- Built and renovated 4 Schlotzsky’s Delicatessens
- Built 3 YAYA’s Chicken Restaurants

Responsibilities:
- Interpret plans and estimate costs and quantities of materials needed
- Plan construction methods and procedures
- Coordinate the supply of labor and materials
- Supervise construction sites and direct site managers and subcontractors
- Study building contract documents and negotiate with building owners and subcontractors
- Consult with architects, engineers and other technical workers to make sure that design intentions are met.

Diversified Building Contractors, Largo, Fl.
1985 thru 1991
Subcontractor-Framing & Drywall

References

Residential Client: Lyle Vincent (727)643-0568
Commercial Client: John Connolly (727)576-0550 Vice President at New Advantage Corporation
Commercial Client: Mary Conte (813)818-9600 Owner of Buds Blooms and Beyond
Commercial Contact: Ferdinand Rodriguez (727)458-5644 Owner of Arrow Construction
Commercial Contact: Don Paelow (727) 510-0279 Owner of Diversified Building Contractors
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<table>
<thead>
<tr>
<th>Name</th>
<th>Role</th>
<th>Responsibilities</th>
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<tbody>
<tr>
<td>Mark W. Stephenson</td>
<td>Architect</td>
<td>responsible for Drawings, Site Plan and Renderings</td>
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<tr>
<td>John VonHof</td>
<td>General Contractor</td>
<td>responsible for Permits and Construction</td>
</tr>
<tr>
<td>Tamara Felton-Howard</td>
<td>Lawyer</td>
<td>responsible for Contracts and Legal Reviews</td>
</tr>
<tr>
<td>Roy Binger</td>
<td>Insurance</td>
<td>responsible for Risk Policies, Property and Casualty</td>
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<td>Insurance</td>
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<tr>
<td>Stephen D. Oliver</td>
<td>Historian/Consultant/Design</td>
<td>responsible for Neighborhood Design</td>
</tr>
<tr>
<td>Brandon Owens</td>
<td>Master Gardner</td>
<td>responsible to oversee the development of</td>
</tr>
<tr>
<td></td>
<td></td>
<td>The Food Creation Program</td>
</tr>
</tbody>
</table>
Mark W. Stephenson

Mark Stephenson has a rare gift for humanizing structures and making sure people are comfortable in them. This forte extends throughout the diverse commissions that Mr. Stephenson has designed in his 40 years in the profession.

Recent projects include a 25 unit apartment (2-buildings) complex for Boley Centers, Inc. and two low income housing projects totaling 52 units for Contemporary Housing Alternatives of Florida (CHAF), and a 14,400 square foot Day Care Center in Dover, Florida. New projects include a Crises Stabilization Unit in Pinellas Park.

Mr. Stephenson’s work in multifamily housing encompasses all sub-segments and allows him to display his strong sense of residential scale. He has designed a variety of assisted living facilities, mid-rise upscale condominiums, housing for low income and handicapped housing for non-profit sponsors and funded by US HUD.

At the opposite end of the housing spectrum, Mr. Stephenson is currently working on a 16-unit luxury condominium design in Treasure Island and a 20 unit townhouse project for downtown St. Petersburg.

Mr. Stephenson came to the Tampa Bay Area in 1986 from a Palo Alto architectural practice that was active throughout the San Francisco Bay area. There he was honored with an AIA design award for The Winery Office Building, located on the site of a onetime Palo Alto winery. He also won West Coast Builders Design Awards for a Burlingame Office Building created from a vintage brick warehouse and a Palo Alto office building that incorporates an underground parking garage.

A native of Michigan who grew up in Florida, Mr. Stephenson earned a Bachelor of Architecture from the University of Florida. He holds a Certificate of Registration in Florida and is a certificate holder of the National Council of Architectural Registration Board. Mr. Stephenson worked for Wedding Architects and Wedding + Stephenson Architects for 26 years until the unexpected passing of Mr. Wedding 2012, at which time Mr. Stephenson formed his own architectural firm, WS Architecture, PLLC in March of 2012.

References:
3. Mark Stalker, President of Hennessy Construction Services, 727-821-3223
4. Gary MacMath, President of Boley Centers, Inc., 727-821-9819 x 5707
PERSONAL:
Birthday: 8 March 1949
Marital Status: Single
Florida Registration: 0007691

PROFESSIONAL EXPERIENCE:

1969 - 1973 University of Florida – Bachelor of Architecture Degree

PROFESSIONAL EXPERIENCE:

2012 – Present  WS Architecture, PLLC
St. Petersburg, Florida

St. Petersburg, Florida

160 Forest Avenue
Palo Alto, California 94030

Burlingame, California

1977 – 1979  Kramer-Stephenson Associates
Architects/Planners
Ft. Lauderdale, Florida

1975 – 1976  David H. Kaufman
Architect/Planner
Ft. Lauderdale, Florida

1973 – 1974  Joseph Romano
Architect/Planner
Pompano Beach, Florida
John Von Hof  CGC1511495
6390 62 Way N. Pinellas Parlç Fl 33782- Phone: 727-656-838 – reddawgconstruction15@gmail.com

Professional Profile

Prior to acquiring a Florida State General Contractor’s License John Von Hof has gained over 30 years of hands on experience in all aspects of construction. These areas include concrete, foundations, tilt-up construction, metal framing, steel fabrications, structural steel erections, excavation, trenching, storm water retention ponds, HVAC, electrical, plumbing, EFIS systems, conveyor(elevator and escalator), handicap facilities, energy management and value engineering. After mastering these trades of construction through his own personal field work, John has managed and supervised many new construction projects and commercial interior build outs for retail, office space, medical facilities, doctor’s offices, warehouses and restaurants. By being committed to integrity, superior standards and hard work, John Von Hof has achieved a respectable reputation as a successful, qualified general contractor.

Professional Experience

Red Dawg Construction
2015 to Present
Owner/President/CGC

Achievements:
• Performed a Level 3 alteration of a 3,200 square foot outpatient health center for Community Health Centers of Pinellas- Largo, FL.
• Converted an existing 2,750 square foot location into a modern restaurant for Hawkers Asian Street Fare- St. Petersburg, FL.
• Currently overseeing projects at various locations, including a multi-phase remodel of Happy Workers Learning Center for R’Club Child Care, Inc- St. Petersburg, FL.

Responsibilities:
• Collaboration with property owners to achieve desired outcomes.
• Supervision of both Red Dawg Construction’s staff and subcontractors, as well as outside agents.
• Provide remodeling advice and support to comply with varying restrictions/guidelines.

LEMA Construction & Developers, Inc., St. Petersburg, Fl.
2005 to 2015
Director of Construction

Achievements:
• Built a new construction 57,000 square foot office/warehouse space for New Advantage Corporation- St. Petersburg, Fl.
• New Construction 2-Story Waterfront Residence- St. Petersburg, Fl.
• New Construction 3-Story Residence- Treasure Island, Fl.
• Design Build for Commercial Retail Strip Mall- Buds Blooms and Beyond Florist.
• New Advantage Corporation Commercial Interior Build-Out.
• Master Planned 8 Acre Site Development and Achieving Last Development Rights in the Gateway DRI Area.
• Gained approval by EDC and the St. Petersburg City Council to build 164,000 square feet of Office/Warehouse Space.
• Successfully Re-zoned IP to IBP to achieve a higher F.A.R rate from 40% to 55% enabling the customer to build more total square footage.

Responsibilities:
• Make decisions concerning business operations and finances.
• Direct and manage subordinates throughout all stages of building process
• Supervise and monitor all projects for quality control
• Interpret plans and estimate costs and quantities of materials needed
• Plan construction methods and procedures
• Coordinate the supply of labor and materials
• Supervise construction sites and direct site managers and subcontractors
• Study building contract documents and negotiate with building owners and subcontractors
• Consult with architects, engineers and other technical workers to make sure that design intentions are met.

Gulf Atlantic Building Contractors, St. Petersburg, Fl. 33710
1996 thru 2002
Superintendent

Achievements:
• Complete renovation on the 7th Floor for South Trust Bank, St. Petersburg.
• Renovations on St. Petersburg Junior College

Responsibilities:
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Commercial Contact: Ferdinand Rodriguez (727)458-5644 Owner of Arrow Construction

Commercial Contact: Don Paelow (727) 510-0279 Owner of Diversified Building Contractors
PROFESSIONAL EXPERIENCE

Principal, July 2016 – present

Owner and manager of law firm specializing in real property development, family, probate and other civil and criminal matters.

Ft. McPherson Redevelopment Authority, Atlanta, GA
Real Estate Development Intern, January 2016-May 2016

Assisted the Director of Real Estate and Economic Development in the pursuit of redevelopment opportunities for the 145 acre Ft. McPherson land acquired by the Authority. Contacted potential lessors, reviewed contracts and, assisted with property management functions.

Vice-President of Administration and General Counsel, June 2010 – August 2015

Managed PPR reporting for four grants received by the company from the Office of Community Services to ensure reporting compliance with federal regulations. Worked with the City of St. Petersburg to develop commercial properties in the Midtown area of St. Petersburg. Responsible for all in-house legal matters for the non-profit, community redevelopment company, including civil litigation and appellate matters. Responsible for formation of affiliate companies, negotiating, reviewing, drafting and implementing vendor agreements, consulting agreements, development contracts and closing documents for real estate and New Market Tax Credit financed deals.

Represented company in legal matters with franchisor, Popeye’s Chicken and licensor, Sylvia’s Queen of Soul Food. Supervision of the project manager and property manager for the development and management of commercial and residential properties. Collaboration with the President and the CFO in the development of strategic and operating plans, as well as budgets of the company and related affiliates.

Provided legal counsel for the company in New Market Tax Credit financing closings and solely represented one of the company’s affiliates, Queensboro, I, LLC as landlord in the closing of a long-term lease for a major grocery store.

Solo Practitioner, specializing in business formation, contracts, real estate development
and leasing transactions, family and criminal law.


*Partner*, litigation of general civil and criminal matters, including business, real estate, family and personal injury matters. Represented Urban Development Solutions, Inc. in a closing for a New Markets Tax Credit financed transaction for a shopping center.


*Assistant State Attorney*, prosecuted misdemeanor and felony cases, including approximately 25 jury trials; served as a misdemeanor lead trial attorney.


*Banking Center Manager*, managed lending, customer service and operations; trained, motivated, and led a team consisting of a customer service manager, teller coordinator, and ten banking associates.

**CLERKSHIPS/INTERNSHIPS**


*Law Clerk*, preparation of complaints and appellate briefs to the Florida Supreme Court regarding alleged ethical violations by Florida attorneys; research of relevant legal issues; review of inquiry complaints for the purpose of summarizing and determining ethical violations.


*Law Clerk*, drafted pleadings and other legal memoranda; researched relevant bankruptcy, civil procedure, and corporate law issues relating to bankruptcy and commercial transactions; attended circuit and appellate court hearings.


*Spring Judicial Intern*, reviewed pleadings of parties in federal court for the preparation of judicial opinions; substantially assisted in the drafting of judicial opinions for the Honorable Chief Judge Elizabeth Kovachvich, observed various federal district court proceedings.


*Law Clerk* researched legal issues and drafted legal memoranda relating to labor and employment law.

**Hillsborough County Attorney’s Office,** Tampa, Florida, January 1996 – April 1996.

*Legal Intern*, provided legal research assistance to the assistant county attorneys relating to municipal service matters.

**ACADEMIC QUALIFICATIONS**

**University of Miami College of Law,** LL.M in Real Property Development Law, conferred December 2016.
University of South Florida, Florida Institute of Government, Tampa, Florida
Certificate in Real Estate Development (CRED), conferred August 2012.

Stetson University College of Law, Gulfport, Florida.
Juris Doctor and Master of Business Administration, conferred July 1997.

Florida A&M University, Tallahassee, Florida.
Bachelor of Science in Business Administration, cum laude, conferred May 1991

BAR ADMISSIONS
The Florida Bar, 1998
U.S. District Court, Middle District of Florida, first admitted 2001

PROFESSIONAL / COMMUNITY ASSOCIATIONS

Chair, Business Development Committee, South St. Petersburg 2020 Redevelopment Task Force (2010); Commissioner, Sixth Judicial Circuit Nominating Commission 2004-2008; Board of Governors, All Children’s Hospital 2006-2008; Chair (2010) and Board of Governors, Pinellas County Community Foundation 2001-2010; Board Member, Boys and Girls Club-Royal Theater 2009-2012; Past President and Board Member, Fred G. Minnis Bar Association; Chair of the Year (2003-2004), St. Petersburg Bar Association; Community Advisory Board Member, AVMED 2012-2013; Member, St. Petersburg Chapter of National Council of Negro Women; Legal Redress Committee Member, St. Petersburg Chapter of NAACP; and Member, Association for the Study of African-American Life and History (ASALAH).

AWARDS
ROY A. BINGER
1288 Snell Isle Boulevard NE
St. Petersburg, Florida 33704
727.492.3411
rbinger8@aol.com

SUMMARY

Financial Services Executive with a track record of generating profits and growing a retail franchise; broad experience including general sales management, marketing, strategic planning, and proven success leading high performing teams; excellent problem solving and partnership skills with over 30 years in the financial services industry.

EXPERTISE

- 30 years of Retail Banking Experience
- Regional Sales Management
- Strategic Planning and Implementation
- Ability to Lead in a Matrix/Vertical Environment
- Attracting and Developing High Performing Employees
- Communicating Strategies
- Team Building
- Successful Community Leader
- Reengineering
- Building a Retail Franchise

PROFESSIONAL EXPERIENCE

Binger Financial Services, Founder
Providing Risk Management Services and Financial Consulting 2015 - Present

Wallace Welch and Willingham – St. Petersburg, Florida
Commercial Insurance Advisor

SUNTRUST BANK – Tampa/St. Petersburg, Florida 2002 - 2013

Executive Vice President, Retail Line of Business Manager (2007 – Present)
City President
Represent SunTrust within the Community and partner with community leaders, civic organizations and the Arts to enhance community and cultural development; responsible for the branding and community leadership. Responsible for 110 branches with over $7.0 billion dollars under assets with 700+ employees.

- 2011/2012 Company- wide task force for Teammate Engagement/SunTrust Brand
- 2010 Recognition of Excellence
- 2009 Chairman’s Team
- 2008 Play to Win Task Force Employee Retention
- Ranked #1 Retail Line of Business EdgeMaster 2007 and 2008
- Ranked as one of the top three regions to have one of the lowest employee turnover ratios for the past four years

District Manager Retail (2005 – 2006)
Provided leadership and coaching on sales performance and improvement for South District Retail Banking. Responsible for overall management of fifty-two traditional retail branches and five in-store branches. Ensured talent management development and implementation of talent management and diversity objectives. Ensured customer service standards were followed within the District that represented SunTrust; Responsible for South District overall sales, expense and profit performance. Developed, managed and implemented South District sales campaign strategies; partnership development across LOBs.

- Ranked #1 District Manager in EdgeMaster 2006
- Licensed Banking Program Manager for 150 licensed bankers for the Region
South Pinellas Area Manager (2002 – 2005)
Provided leadership and coaching for overall sales performance, profit performance, expense control, talent management development, diversity objectives and ensured customer service standards for ten traditional retail branches. Served as the Licensed Banker Program Manager for Tampa Region (96 branches).

HUNTINGTON NATIONAL BANK – Cleveland, Ohio 1998 – 2002

Senior Vice President, Retail Group Executive (1999 – 2002)
Executive management of seventy-five Banking Offices in Northern Ohio with over 600 associates; Partnered closely with Regional President and Corporate Management of Retail to achieve revenue growth and profitability objectives; Objectives included maximizing cross-selling opportunities to grow the balance sheet and income statement via sales, service and retention; Retail Leadership for Matrix of five Community Bank Presidents, Investment Company and Residential Real Estate Company.

- Increased total Loan Portfolio 16% from $870,000,000 to over $1 Billion
- Increased total Deposits 6% as net growth from $1.7 Billion to $1.8 Billion
- Lowest efficiency ratio in corporation at 54.30%
- Lowest Business Banking delinquency in the corporation at 1.58%
- Reduced Teller turnover from 48% to 28%
- Increased Investment net Revenue growth to 72% in 2 years - #1 in corporation
- Developed and implemented corporate wide business performance measurement criteria used across all retail job families.
- Introduced corporation wide blitz days for contacting clients for free financial check-ups and external calling days for Business Banking clients across the National Franchise
- Chaired a Task Force of six Retail Banking Executives in establishing the role of a Banking Office Manager for the Corporation
- Recipient of the 2000 Chairman Club Award recognizing exceptional performance in Operating Income, Balance Sheet and Income Statement Growth

Senior Vice President, Market Executive (1998 – 1999)
Managed fifteen Banking Offices in Pinellas County, Florida; responsible for overall performance of operations, sales, service and employee development for the District.

- Developed a Banking Office Manager and Personal Banker Guide Book as a tool for daily activity
- Developed corporate wide client profile used with Consumer and Business Banking clients for relationship and client assessments
- Served on corporate wide Task Force with McKinsey & Company to improve Consumer Lending performance
- Recipient of 1999 President’s Club Aware for overall performance in the area of Sales, Service and Operating Income

PEOPLES NATIONAL BANK – Miami, Florida 1997 – 1999
President and Chief Executive Officer

Senior Vice President Direct Loan Manager
EDUCATION

MBA, Finance — UNIVERSITY OF MIAMI, Coral Gables, Florida

BA, Economics — COLLEGE OF THE HOLY CROSS, Worcester, Massachusetts

ADDENDUM

AFFILIATIONS

Current Community Involvement

University of South Florida St. Petersburg, FL Board Member
Museum of Fine Arts, Board of Trustees
Bayfront Health System, Board of Trustees
St. Petersburg Catholic High School, Board of Trustees
St. Petersburg Junior Triton Basketball, Coach
St. Petersburg Area Chamber of Commerce, Finance Committee

Past Community Involvement

Bayfront Health System, Chair Finance Committee
Bayfront Health System, Member of Sub-Committee for Indigent Care Funding
BayCare Health System, Member Sub-Committee of Investment
St. Petersburg School College of Banking Board Member
City of St. Petersburg Pier Task Force
FBI Academy Tampa
St. Petersburg Area Chamber of Commerce, Board of Trustee/Economic Vice Chair
St. Raphael School, Board of Trustees
Devil Rays, Ray of Hope, Board Member
Urban League of Cleveland, Board of Trustees/Treasurer
Big Brother/Big Sisters, National Board Member
Cuyahoga Metropolitan Housing Authority, Board of Trustees
American Stage, Board of Directors
Vocational Schools of Broward County, Advisory Board Member
Affordable Housing Program (SHIP), Advisory Council
City of Miami, Blue Ribbon Task Force, Vice Chair Finance Committee
Taste of Ft. Lauderdale, Chairperson
United Way Board of Directors, Pinellas County
Roy Binger, Founder
Binger Financial Services, LLC

Everyone’s economic and life situation is unique. We pride ourselves on keeping that as our mantra when providing Consultative Risk Management and Commercial Lending advice. As the CEO and Founder of Binger Financial Services, LLC, we deliver property and casualty insurance, personal insurance, commercial lending, and commercial real estate solutions to clients.

I received my Bachelor’s degree in Economics from Holy Cross College in Massachusetts, MBA from University of Miami in Finance, and graduated from Emory Executive Advanced Leadership Program, Guizueta Business School. I was the CEO for a community bank and during my career I served as Executive Vice President for one of SunTrust Bank’s largest divisions overseeing $12 billion in assets. With over 25 years in the financial sector I am uniquely qualified to highlight risk management and commercial lending solutions to maximize profits within the guidelines of client’s risk tolerance for growth.

Some of the financial solutions provided to clients include: directors and officers insurance, trade credit insurance, bonds, mergers, private equity and commercial loans which help companies gain strong footing in the financial world.

I’ve been awarded the TAMPA BAY BUSINESS INNOVATOR of 2013. I was inducted into the FLORIDA BUSINESS HALL OF FAME in Tampa Florida and I currently serve on the boards of several organizations including the Museum of Fine Arts and the University of Florida St. Petersburg.

- We customize the solutions based on their needs when it comes to risk management and growth.
- We have a competitive open architecture platform for a company who wants to access any market in the insurance industry either in the admitted markets or excess supplier markets to protect against their property, general liability and professional liability risks.
- We provide capital indirectly for commercial real estate finance as well as to small, medium and large size businesses.

In closing, I would like to know what you need and want from Binger Financial Services in order to deliver the perfect product to fully meet your risk management and growth needs.

We look forward to submitting requests on your behalf.

Sincerely,

Roy Binger
Roy Binger, Founder
Binger Financial Services, LLC
STEPHEN D. OLIVER

347 Main Street 2942 63rd Ave. South
Bridgton, ME 04009 St. Petersburg, FL 33712
207.5951334 (cell) designoperative@msn.com

EDUCATION

1998 RHODE ISLAND SCHOOL OF DESIGN, Providence RI
Master of Fine Arts Degree, Furniture Design w/ Public Art Concentration
Presidential Scholarship

1988 NEW JERSEY INSTITUTE OF TECHNOLOGY, Newark NJ
Bachelor of Architecture Degree
Elson T. Killam Scholarship

1986 E’COLES D’ART AMERICAINES, Palais de Fontainebleau, France
Summer program in art, architecture, and landscape design

PUBLIC ART / FURNITURE

2014 WINNER OF GULFPORT PUBLIC ART COMPETITION
My sculpture proposal titled, ‘Best Kept Secret’ was comprised of laser cut stainless steel, copper, colored acrylic panels and acrylic painted aluminum using the highest quality materials. All aspects of that project including installation were performed by myself except for laser cutting that required a large metal shop in Tampa. The inspiration for the project came from finding an obscure historical image of a ‘colored dance pavilion’ from the days of segregation. I created a stylized version of that image as part of the sculpture to help celebrate how far Gulfport had come to be the extremely open and inclusive community it is today. My sculpture was intended to help Gulfport market itself as a creative and inclusive community. Here is a link to the story of that public art project http://affinityartspeace.blogspot.com/

1998 ELECTRIC RIVERS proposal for the Providence Waterfront
Proposed a 1500’ public river-walk at the foot of the Manchester Street Station Power Plant. The project synthesized Furniture as Public Art with Architecture and Urban Planning. Proposal conveyed the relationship between energy and the environment while contributing to the City’s revitalization effort.

CONVERGENCE 11 INTERNATIONAL ARTS FESTIVAL, Providence RI
Assisted installation of ‘Falling Man’ sculpture at RISD and fabrication of Romanian artists’ Float Installation in the Providence River.

1997. CONVERGENCE 10 INTERNATIONAL ARTS FESTIVAL, Providence RI
Created ‘Emergence Arc’, a Public Art Commission, historic Market Square

1996 LANDSCAPE FURNITURE, Flanders NJ
Operated a furniture design and construction business intermittently since 1991. Projects included exterior and interior furniture, construction, architectural woodwork and architectural consultation for artists involved in public art projects.

1993 MARTIN WILLIAM ANTIQUES, Montclair NJ
Restored antique furniture from mid-19th to early 20th centuries including reconstruction, stripping and refinishing of chairs, desks, armoires, etc. Delivered furniture to specialty dealers and photo shoots.

1990 Began creating site specific outdoor furniture in Worcester NY

EXHIBIT DESIGN / ARCHITECTURE / CONSTRUCTION MANAGEMENT

2007 MUSEUM OF AFRICAN CULTURE (MofAC), Portland ME
Project Designer
Designed new facility for MofAC at 13 Brown Street, in the City of Portland's Arts District. Building of custom cabinetry for the museum and coordinating design elements created and contributed by artists from the museum's Black Artists Forum Initiative.

THE CHILDREN'S MUSEUM OF MAINE, Portland ME
Director of Exhibits
Responsible for designing and coordinating in house permanent and changing house exhibits in addition to interior design. Participated in Environmental Exhibit Collaborative (EEC), a partnership between three New England Natural Science and Children's Museums developing a series of traveling exhibits.

2003 BOSTON PUBLIC LIBRARY, Copley Square, Boston, Ma
Designed and installed 'Stories in Stone' exhibit for photographer Betsy Fuchs

2002 NEWTON HISTORY MUSEUM, Newton, MA

Historic Mixed-Use Building Restoration, Warren RI

1998 Jewelry District Loft Renovation, Providence RI

1995 PIPPIN HILL ORGANIC FARM, Blairstown NJ
Responsibilities included site analysis / zoning studies and design / construction of interiors, cabinetry, root cellar, barn addition, and birdhouses.

1994 GOLDMAN GROUP, DEVELOPERS, Madison NJ
Assisted Construction Coordination of 10,000 sq.ft. award winning historic building renovation. Reviewed drawings, specifications, site conditions, and contracts to secure materials and optimize the construction and design of the firm's offices. Designed architectural awnings, ornamental railings, ADA bathrooms, office gym, complex office work center, and tenant spaces.

1991 ARCHITECTURE + FURNITURE, INC., New York NY
Coordinated Construction of penthouse office renovation in Manhattan. Worked with various trades including a metal sculptor who fabricated built-in fixtures for bookcase and lighting systems. Transported and Installed artwork at various job sites I Manhattan.

1990 JAMES STEWART POLSHEK, ARCHITECTS, New York NY
1986. HOLDEFEHR PARTNERSHIP, Oradell NJ LURIE
Residential construction documents

1984. CYBUL & CYBUL ARCHITECTS, Edgewater NJ
Architectural models, construction document revision

ARTS ADMINISTRATION / INSTRUCTION

2005. FULLER CRAFT MUSEUM, Brockton MA
Director of Community Programs
Responsibilities include administering the 'Art ASPIRE' artist residency program in Brockton Schools and Southeastern Massachusetts communities, coordinating community and school open houses, and fundraising through grant writing. Organized and hung art exhibitions and installed public art resulting from the program. Developed initial plans for new 'Discovery Link' gallery addition.

2002 THE RISD MUSEUM, Providence RI
'ART CONTEXT' Artist Residency Program Coordinator for since 1998
Worked closely with 11 internationally recognized contemporary artists in the realization of collaborative projects with communities in Providence, RI which culminated in exhibitions, public art and community celebrations.
Accomplishments include:
- Connected artists with diverse populations, local artists, schools and other institutions.
- Developed and promoted community programs & events related to artist residencies.
- Assisted artists in the creative process by locating desired materials, tools, and technologies.
- Assisted design and construction of installations in museum galleries and community sites, offering insights into the siting and impact of artwork in relation to the complexities of building systems and services.
- Assisted artists and their students in residency related courses offered through Graduate Fine Arts Department at RISD.
- Worked with a team to create, program, schedule, operate and repair the 'Wheels of Wonder' art / literacy bus for four summer statewide tours.

1998 RISD DEPARTMENT OF FURNITURE DESIGN, Providence RI
History of Furniture Graduate Teaching Assistant from 1996 -1998. Worked with John Dunnigan for three semesters organizing slides, lecturing, running review sessions, counseling students, grading exams, and coordinating field trips.

PROJECT 'NEW DIRECTIONS' Designers in Providence Public Schools
Initiated 'Breaking Boundaries in Furniture Design', as one of six designers chosen to integrate design into art education through collaboration with Providence Public School teachers. Sponsors: RISD education dept. & H.E.L.P.

1988 NJIT EDUCATIONAL OPPORTUNITY PROGRAM, Newark NJ
Designed and implemented curriculum for an architectural program for minority and disadvantaged students preparing for their first fall semester. The course included design projects, history lessons, and field trips.
COMPETITIONS / AWARDS

1998  SOUTH SIDE BROAD STREET INTERNATIONAL DESIGN COMPETITION
1st PLACE AWARD in a competition to design 3.2 miles of urban street in
Providence Rhode Island. The scheme, entitled "Healthy Neighborhood =
Healthy Broad Street", took a proactive approach that accessed community
needs beyond the main thoroughfare and linked them with larger initiatives in
Providence's revitalization.

PROVIDENCE CIVIC ENTREPRENEUR INITIATIVE (PCEI).
One of twenty Providence residents selected for a national leadership training
program sponsored by PEW Charitable Trust. Providence was one of ten
American cities participating in this program.

1997  X-LARGE WINTERCESSION INDEPENDENT STUDY GRANT, RISD
PROJECT 'NEW DIRECTIONS' GRANT, RISD

1996.  RISD PRESIDENTIAL SCHOLARSHIP
Full Scholarship towards MFA degree

ANDERSON RANCH ARTS CENTER SCHOLARSHIP, Snowmass Village CO

1987.  ADPSR - A CENTER FOR THE STUDY OF PEACE Design Competition
One of six students chosen from five New York metropolitan area architecture
schools for a traveling exhibition beginning at Columbia University.
4TH YEAR DESIGN AWARDS - NJIT School of Architecture, Newark NJ
1st Place Award

VIETNAM VETERANS MEMORIAL - NJIT School of Architecture, Newark NJ
1st Place Award in All-School Competition

1982  ELSON T. KILLAM SCHOLARSHIP

EXHIBITIONS / PRESENTATIONS

2001.  ART EXHIBITION TO BENEFIT THE WARREN WATERFRONT
Local Artists gala / exhibition staged in Blount ship building hangar, Warren RI

THE LINE SHOW - Sarah Doyle Gallery, Brown University, Providence RI

1999.  VISIONS FOR THE JEWELRY DISTRICT, Children's Museum, Providence RI
Presented / exhibited Electric Rivers proposal with Vision Plan and work other
local architects / designers

1998  RHODE ISLAND SCHOOL OF DESIGN ANNUAL GRADUATE SHOW
The RISD Museum, Providence RI

'ELECTRIC RIVERS' exhibition, RISD Market House Gallery, Providence RI

HIGH-SPEED FERRY CONFERENCE, Marriott Hotel, Providence RI
Presented - 'ELECTRIC RIVERS - One Man's Vision of Inter-modalism in Downtown Providence'

"RESPONDING TO THE ENVIRONMENT: Alternative transportation Design"
Moderated Panel Discussion as part of Nature / Design Series, RISD Auditorium

'ELECTRIC RIVERS', public presentation RISD Auditorium, Providence RI

HIGH WIRE ART, telephone pole sculptures, Wickenden Street, Providence RI

SALON SHOW - Sarah Doyle Gallery, Brown University, Providence RI

1996	SERIOUS FUN AT THE WARWICK MUSEUM, Warwick RI

DISTILLED FORMS AND INSPIRATIONS exhibition, RISD Furniture Gallery

1995. CRAFTSMAN FARMS, Gustav Stickley's home / studio of, Morris Plains NJ
Lectured on contemporary studio furniture's roots in the Arts & Crafts Movement

1992. ART IN THE PARK, Anderson Park, Montclair NJ
Best in Show Award for outdoor art-furniture

1991	LANDSCAPE FURNITURE, Sculpture Garden, Montclair State College NJ

ARTISTS AND DESIGNERS ASSOC. Exhibition, Montclair State College NJ

ART IN THE PARK, Anderson Park, Montclair NJ
Honorable Mention Award for outdoor art-furniture

WELL DRESSED GARDEN SHOW - Riverside Square Mall, Hackensack NJ
Skyway Vertical Farms is a local grower of high quality pesticide free hydroponic lettuce, assorted greens, and herbs. We utilize vertical growing methods which enable us to get 5-8 times the yield of traditional agricultural practices on a square foot basis. The systems employ overhead gravity fed drip irrigation which only need about one gallon of water per day per tower. Each tower holds 20 plants in the upper portion of the tower and an additional 3-5 plants in the lower pot. We have developed a system that enables tomatoes and peppers to be grown utilizing the same irrigation system as the towers. With careful plant selection and a controlled greenhouse environment we are able to get above average yields from the tomato and pepper plants while utilizing the existing hydroponic system.

**About the Grower**

Brandon Owens spent 10 years working in several sectors of corporate America. He began his career in the outsourcing and consulting industry. From there he moved into finance and commercial real estate development, where he spent the majority of his corporate career. While enjoying the corporate path he always yearned for a simpler existence. In his free time he started a small backyard garden which evolved to something much larger over the years. After the birth of his daughter the garden took on a life of its own. Brandon and his wife Ali, a school teacher, who taught underprivileged children in the suburbs of Atlanta wanted their daughter to eat local whole foods. Brandon’s green thumb combined with Ali’s dedication was the perfect combination for homegrown homemade baby food. The garden continued to grow as did their family with the addition of their second child. In 2015 wanting to get back to their Florida roots the family moved to the St. Petersburg area. It was at this point that the idea for Skyway Vertical Farms was born. Believing that not only should people have access to local produce but that the produce should be grown in a responsible manner they established Skyway Vertical Farms. Today they are active participants in the local community promoting sustainable and responsibly grown produce.
Section 6.8
Timeline

Contractor agrees to start Construction within 90 days of the City’s agreement to sell the property to the Isaiah Project, Inc.

Contractor will pull necessary permits within 60 days after purchase of the 2 City owned lots

Architect will have final drawings prepared within 30 days after purchase of the 2 City owned lots

Construction of the project is forecast to take 12 – 18 months

Certificate of Occupancy is forecast to take 19 months
Section 6.9
Job Descriptions

Food Out-Reach - Food Distribution in the Neighborhood and Local Restaurants

Development & Communications Coordinator - Organize and expand affordable food access in Mid-Town

Garden Manager - Manage the food creation gardens and utilize gardening practices

Garden Manager - Will cultivate, manage and harvest food crops

Garden Nutrition Educator - Will teach Rooftop gardening, Hydroponic gardening, Composting, Horticulture

Marketing Representative - Promote Sales to local Restaurants and Food Outlets
Community Impact Data

Affordable Housing
Total Units planned 20
Total beds 68
Square footage of common space 1,000
Square footage of housing 20,000

Estimates Jobs Creation / Retention
Total Jobs Created – Full Time (12)
Total Jobs Created – Part Time (34)
- Permanent Jobs - 6 full time
- Part time jobs - 20 part time
- Temporary Jobs - 6 full time
- Temporary Jobs - 14 part time
Jobs paying minimum wages 34
Jobs paying above minimum wages 12

During construction, the General Contractor has committed to hire a percentage of workers directly from the surrounding low-income community through local job training and education programs. The Go Green weatherization initiative, that will work on window and door restoration, will also target hiring within the immediate surrounding community. Further, the Sissle/Davis Initiative, an urban gardening business to be housed on-site, will hire residents of the building. Descriptions of both the Weatherization and Sissle/Davis gardening initiatives are in the narrative attached.

The General Contractor and the Go Green initiative will work with Pinellas Technical College's Building Construction Technologies program and Worknet Pinellas to hire workers for this development.

We are active members of the Deuces Live Main Street Organization which serves to support businesses on the 22nd street corridor. Deuces Live collaborates with the Warehouse Arts District Association (WADA), an art exchange group with over 30 venues within four blocks of the Merriwether site. Also, we will be active participants with the Wildwood Neighborhood Association, and have already reached out to this group for support. Further, we have communicated with and expect the support of the 20/20
Initiative, which is a strategic plan to reduce and eliminate poverty in the Midtown area of south St. Petersburg, Fl. We will continue to engage with all of these groups in the development and operation of this project.

Construction of this building will be a major boost to the look and value of the 22nd Street Corridor. Further, the Sissle/Davis gardening initiative will provide fresh food for local restaurants, particularly those along nearby Central Avenue, in furtherance of the city's strong support of local businesses along this road and the add to the City's efforts to increase Jobs. This project will surely attract further investment in the corridor, providing an example of success to be used in evaluating future projects.
Section 6.10

N/A

(NONE)
Section 6.11
REQUEST FOR PROPOSAL
FOR THE PURCHASE & DEVELOPMENT
OF CITY-OWNED REAL ESTATE
LOCATED AT
935 & 943 – 22nd STREET SOUTH
ST. PETERSBURG, FLORIDA, 33712

The undersigned certifies that the enclosed proposal is being submitted and is subject to the terms
and conditions as outlined in the Request for Proposal as issued by the City of St. Petersburg on
December 31, 2017.

The Isaiah Project, Inc.                  Elihu Brayboy
Name of Company/Organization

Elihu Brayboy
Signature of individual submitting proposal
for above Company/Organization

Elihu Brayboy
Printed name of individual

1-26-2018
Date

Proposal Contact Person

Carolyn M. Brayboy
Contact Person E-mail address

caranynbrayboyo@yahoo.com

727-415-9519
Contact Person Phone

Contact Person Fax

P/A
7.1 Create and/or retain positions of employment that will be located on the Property

Job Descriptions

Food Out-Reach - Food Distribution in the Neighborhood and Local Restaurants

Development & Communications Coordinator - Organize and expand affordable food access in Mid-Town

Garden Manager - Manage the food creation gardens and utilize gardening practices

Garden Manager - Will cultivate, manage and harvest food crops

Garden Nutrition Educator - Will teach Rooftop gardening, Hydroponic gardening, Composting, Horticulture

Marketing Representative - Promote Sales to local Restaurants and Food Outlets
7.2 Develop a commercial use that complies with the Zoning

The Zoning for this location is CCT-1, this zoning permits Retail and Multi-Family Residential of which our plans are in total compliance of the zoning regulations.

Our first floor will consist of Retail Space and the Food Access Program along with up to 20 Multi-Family Residential/Workforce housing units on the 2nd and 3rd Floor. The first floor is 7,000 sq.ft of Commercial Space and the 2nd and 3rd Floors consist of 20,000 sq. ft for a total of 27,000 sq./ft.

7.3 Serve the local community and promote equitable development by reducing disparities in available jobs; job training, commercial or human services.

The Isaiah Project, Inc. will provide jobs that are above the minimum wage jobs.

The creation of the Food Access Program will reduce disparities in available jobs, offer job training opportunities and the creation of Entrepreneurial Commercial Business opportunities.

7.4 Wildwood, Perkins and Melrose Association Letter of Support

20/20 Plan Task Force Letter of Support

US Congressman Charlie Crist letter of Support

7.5 The Isaiah Project, Inc. look forward to working with programs from the City and its partners to attain the goals of job creation and training.

7.6 This statement is to affirm that the Isaiah Project, Inc. will not require the City to offer financial assistance or pay any closing costs, inspection fees, or professional fees.

Additionally, the Isaiah Project, Inc. recognizes that it is fully responsible to pay the assessment for the Meriwether building Demolition, if our application for FEMA assistance is unsuccessful.
To Whom It May Concern,

On the behalf of the Wildwood Heights Neighborhood Association we are offering this letter of support to Elihu Brayboy for the restoration of the Merriweather Building located at 915 22\textsuperscript{nd} Street South in St. Petersburg, Fla. Our Neighborhood Association was told that the future plans for the building is to be renovated into transitional efficiency apartments for women, as part of a partnership with the Pinellas Ex-offender Re-entry Coalition.

The Wildwood Heights Neighborhood Association goal is to assist in improvising the quality of life within our community and surrounding areas, we feel that offering people a second chance helps keep families together and neighborhood strong, so we are willing to assist however we can, in welcoming them into the neighborhood.

Sincerely,

\begin{center}
\textit{Catherine Weaver}\[1.5em]\text{President, Wildwood Heights Neighborhood Association}\end{center}
June 30, 2017

Mr. & Mrs. Elihu Brayboy
144 23rd Ave South
St. Petersburg, FL 33705

Dear Mr. and Mrs. Brayhoy,

The 2020 Plan Taskforce is excited to support Elihu and Carolyn Brayboy as they create the “Isaiah Project”. Updating the Meriwether Building located at 951 22nd Street South, St. Petersburg, FL 33712 is another extraordinary commitment made by the Brayboys.

The building will house 48 women who are participating with the Pinellas Ex-Offender Reentry Coalition (PERC’s) Red Tent Initiative that provides long term residential program for low-income women. We recognize the need in our community for many hearts and hands focused on poverty reduction and diverse economic growth. This project will provide a safe place to sleep and a reason to wake up in the morning.

As Executive Director of the 2020 Plan Taskforce, I am committed to ensuring we are a part of the coordinated and collaborative effort needed to make the “Isaiah Project” a success. The 2020 Plan Taskforce looks forward to working with you as you create a haven for 48 women.

The “Isaiah Project” will others to support shared economic prosperity in every corner of our city. These efforts will ensure that St. Petersburg is a wonderful place to live, work, and play for all residents. We look forward to growing together.

Sincerely,

Cory Adler
Executive Director
2020 Plan Taskforce
To Whom It May Concern:

I wish to recognize Carolyn and Elihu Brayboy for their active involvement within our Pinellas community, particularly as owners of Chief's Creole Café, a vibrant small business in our city. With the assistance of the Florida Community Loan Fund, the Brayboys are currently working to acquire two vacant lots owned by the City of St. Petersburg, adjacent to two vacant lots they currently own, to construct a three story commercial and residential building that will serve to house 68 local women from the Red Tent Initiative. The Red Tent Initiative offers long-term, sustainable housing for those who have completed criminal justice sentences and are seeking job training or employment.

The rest of the space will be used to house The Isaiah Project, Inc., which is aimed at creating urban gardens to harvest produce for local restaurants and the community at large. This venture will hire up to 12 full-time job positions, with an additional 34 part-time positions, and will occupy up to 50% of the commercial space on the first floor of the new development. The residents of the Red Tent Initiative will be priority candidates for on-the-job training, skill set development, and entrepreneurship opportunities. In collaboration with SPC and PTEC, Isaiah Project, Inc. will offer employee certification to enhance employment opportunities in the future.

For the foregoing reasons, I ask that all due and fair consideration is given to Mr. and Mrs. Brayboy in acquiring these lots so they may complete this admirable and vital project for our community.

Sincerely,

Charlie Crist
United States Congressman (FL-13)
C & E Brayboy Family Trt
Elihu or Carolyn A Brayboy Ttes
144 23rd Ave S
Saint Petersburg, FL 33705-3210

Pay to the Order of The City of St. Petersburg $250.00
Two hundred fifty dollars 00/100 Dollars

PNC Bank

For

RECEIVED

Real Estate
Property Management
City of St. Petersburg

Reposal for 935/943 - 22.5d 15.8a

RECEIVED