


EXHIBIT "B" – PROPOSAL FORM



**REQUEST FOR PROPOSAL FOR
THE CITY-OWNED REAL PROPERTY
LOCATED AT
1794 - 22nd STREET SOUTH
ST. PETERSBURG, FLORIDA, 33712**

Issue Date
April 30, 2018

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 April 30, 2018.

<u>Corporation to Develop Communities of Tampa, Inc.</u>	<u>Ernest M. Coney, Jr.</u>
Name of Company/Organization	Proposal Contact Person
<u></u>	<u>ernest.coney@cdcoftampa.org</u>
Signature of individual submitting proposal for above Company/Organization	Contact Person E-mail address
<u>Ernest M. Coney, Jr.</u>	<u>813 231 4362 ext 3120</u>
Printed name of individual	Contact Person Phone
<u>July 2, 2018</u>	<u>NA</u>
Date	Contact Person Fax

CDC of Tampa, Inc.

2805

Payee City of St. Petersburg
Vendor ID CityofStPeteManage

Account #:

2805
6/27/2018

Invoice	Description	Discount	Amount
RFP062718Corr	RFP for commercial building	\$0.00	\$250.00



Total : \$0.00 \$250.00

THE FACE OF THIS DOCUMENT HAS A COLORED BACKGROUND ON WHITE PAPER AND ORIGINAL DOCUMENT SECURITY SCREEN ON BACK WITH PADLOCK SECURITY ICON.

CDC of Tampa, Inc.
P.O. Box 310395
Tampa, FL 33680-0395

USAAmeriBank

2805

63-1617/631

2805

****Two Hundred Fifty and 00/100 Dollars

DATE	AMOUNT
6/27/2018	\$250.00

Security features included. Details on back.

PAY TO THE ORDER OF:

City of St. Petersburg
P.O. Box 2842
ATTN: Real Estate and Property Management
St. Petersburg, FL 33731-2842
USA



[Handwritten Signature]

AUTHORIZED SIGNATURE

MP

00 28

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PROPOSAL FOR TANGERINE CENTER

BY

CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.

IN RESPONSE TO REQUEST FOR PROPOSAL ISSUED BY

CITY OF ST. PETERSBURG, FLORIDA

ON APRIL 29, 2018

GOAL

Our goal is to revitalize and redevelop the Tangerine Center Midtown Shopping Plaza, that has 47,390 rentable sq. ft according to current appraisal.

approximately 39,079 rentable sq ft of space that will be redesigned to contain:

approximately 15,000 sq ft of grocery store, and;

approximately 21,579 sq ft of department store; and;

approximately 2,500 sq. ft for a seafood restaurant.

approximately 8,311 sq. ft that will be dedicated to small local companies to help them grow as well as space designated for a Community Resource Office for City-use .

The renovated plaza will help to ignite not only a healthy foods initiative, but also a small business growth initiative, and youth employment initiative.

EXPERIENCE

Origin:

- The Corporation to Develop Communities of Tampa, Inc. (CDC of Tampa, Inc. formerly Lee Davis Neighborhood Development Corporation) was incorporated in 1992 for the purpose of alleviating, poverty and physical deterioration in Hillsborough County's East Tampa community. This community consisting of many neighborhoods was plagued with dilapidated, overcrowded housing and high rates of poverty, unemployment, teen pregnancy, school dropout/suspension and drug abuse.
- Founder and former CEO, Chloe Coney, then Manager of Lee Davis Neighborhood Service Center and Audrey Spotford, Chairperson of

Lee Davis Advisory Board, with a group of concerned citizens formed the *Corporation to Develop Communities of Tampa, Inc.*, a non-profit 501(c) 3 community development corporation that has spent more than a decade providing community and economic development services to East Tampa residents leveraging over \$45 million in public/private ventures.

Programs:

- Since 1995, the creation of a *Career Resource Center* has provided both job training and placement services to over 12,000 residents. To date, over 4,000 have been placed in jobs.
- Formed in 1996 our *Business Center* has assisted over 800 businesses with technical assistance and business training and has made 38 micro loans totaling over \$734,800, before ending service in 2007.
- The *East Tampa Business Center* provides technical and financial assistance and affordable lease space at discounted rates to 6 small businesses.
- The establishment of the *Homeownership Center* in 1999 has assisted residents pursue the American dream of owning a home. To date, over 4,000 residents have received homeownership counseling and education. In 2008 we begin Foreclosure Mitigation Counseling, serving over 1,875 clients.
- CDC of Tampa's Youth Development initiatives consist of its *Youth Leadership Movement programs* having serviced to date over 3,500 youths.

Commercial Development:

Successful completion of over \$11 million in commercial developments resulting in over 68,000 square feet of new office and retail space.

- **The Nehemiah Laundromat and Ice Cream Shop**, E. Lake Ave. & 29th : a 3,000 square foot state of the art laundromat (with childcare services) and a youth run ice cream shop.

- **Audrey Spotford Youth & Family Services Center**, 2631 Lake Ave: a 5,000 square foot building providing professional office space.
- **The Indoor/Outdoor Community Market**, E. Lake Ave 29th St.: a 5,000 square foot open air market created to assist micro business improve commerce opportunities.
- **East Tampa Business Center**, 2705 E. MLK: A 3,000 sq ft business center housing 6 small business owners (restaurant, hair accessories, barber shop, hair braiding, tax services and nail salon)
- **One Stop Capital Center**, 1920 E. Hillsborough Ave: a 25,000 sq ft business center which houses Suncoast Credit Union (and several small business)
- **Chloe Coney Urban Enterprise Center**, 1907 E. Hillsborough Ave: Is a 10,000 sq ft building, which is the Program Center for the CDC of Tampa (housing the Workforce Development, Home Ownership Center, Youth Success and Real Estate Development Center. It also provides below market space to 3 to 5 business)
- **East Tampa Plaza**, 2602 and 2620 E. Hillsborough Ave: A 2 acre out parcel site of an affordable housing development, creating a mixed used development. The project houses a bank (5/3rd) a commercial kitchen and sit down restaurants (Yummy House).
- **Sanwa Farmers Market**, Financing and major renovation of an existing 50,000 sq. ft. store.
- **In progress**:- 2630 E Lake Avenue, Tampa: Acquired a 3,000 square foot building and conducting predevelopment meetings to turn building into retail and restaurant space.
- **In progress**: Sanwa Fresh - Financing the rehab of a 55,000 square foot farmers market and delivery service.

Residential Development:

- **In progress - Beacon Homes**: New Construction project consisting of 13 single family homes. Seven (7) homes have been built and sold to income eligible homebuyers. The remaining six (6) homes are in the

permitting phase, with construction expected to commence in July 2018.

- **In Progress - New Genesis:** New construction project consisting of 4 single family homes. Two (2) homes have been built and sold or under contract. Two (2) are currently under construction, with completion scheduled for early Fall 2018.
- **2014-2018 Rehabilitation Program:** Acquisition and rehabilitation of 22 homes in Hillsborough, Pasco and Pinellas counties. This includes single family detached properties, condominiums and duplexes.
- **2007-2008 City of Tampa 11 CHDO Single-Family Housing:** New construction of eleven (11) single-family homes for first-time home buyers earning between 60% and 80% of AMI. A \$1,886,000 CHDO HOME loan from the City of Tampa was used to complete construction. Located in the CDC's primary East Tampa market and starting at \$169,000, the 3-bedroom, 2-bath homes contain 1,744 square feet of gross area, are fully equipped with Energy Star rated appliance packages and contain many other upgrades not common to the affordable housing market.
- **2003-2004 City of Tampa 5 CHDO Single-Family Housing:** New construction of five (5) single-family homes for first-time home buyers earning between 60% and 80% of AMI. A \$591,450.00 CHDO HOME loan from the City of Tampa to complete construction. Located in the CDC's primary East Tampa market the 3-bedroom, 2-bath homes were appraised at \$142,000 and \$146,000 respectively.
- **2000-2004 Belmont Heights Housing Development:** In partnership with the Bank of America CDC, the CDC of Tampa completed the development and sale of 25 single-family homes in the East Tampa community. These three and four bedroom homes were completed at a cost of \$1.9 million and were sold to first-time homebuyers earning between 60% and 80% of AMI, utilizing the state's SHIP program to provide subordinate mortgage financing.

Multifamily Development:

Successful completion of \$40.8 million in multifamily development projects resulting in 283 new units.

- **2000 Osborne Landing Apartments:** The project consisted of the new construction of 43 units of affordable rental housing for local families. The \$4.0 million project was completed in partnership with Bank of America CDC and Greater Miami Neighborhoods. A portion of the equity financing was provided through low-income housing tax credits that were awarded to the project by the State of Florida and syndicated through Bank of America.
- **2007 Columbus Arms Apartments:** The CDC of Tampa purchased a 10 unit apartment complex to house local low income residents.
- **2010 Fort King Colony Apartments:** In partnership, as a co-developer, the CDC developed a 120 unit multi-family project. The \$13 million project is financed with FHFC TCEP and Multi-Family Mortgage Revenue Bonds.
- **2016 Haley Park:** Successful development and occupancy of this eighty (80) unit, new construction, senior housing development in Hillsborough County. This development was made possible through competitive funding grants from various entities and sources. Project costs totaled \$14 million.
- **In progress Gardens at Diana:** We have broken ground and commenced construction on this 24 unit townhome rental community. Each townhome will consist of three (3) bedrooms, two (2) baths, and an attached garage. Initial occupancy schedule for September 2018. Total projects costs will be just over \$6 million.

SUMMARY OF KEY STAFF.

- **ERNEST CONEY, JR.** serves as the CDC of Tampa's President/CEO. He brings more than 14 years of executive management-level experience in providing health and social programs to benefit low- to moderate-income persons and the elderly. With an undergraduate

degree from *Dartmouth College* and a Masters degree from the *University of South Florida*, he has developed strong business acumen in the areas of management, finance, and performance improvement.

Mr. Coney has successfully obtained and administered \$76.6 million in grants and financing. He works with the Board to insure that day-to-day operations are consistent with the long-term goals and objectives of the organization. He recruits, hires and orients a productive staff; maintains employee benefits programs; manages funding sources by insuring deadlines, objectives, progress reports, and record and bookkeeping requirements are met; and develops the operating plan and budget for President and Board approval.

- **FRANK CORNIER** serves as the CDC of Tampa's Vice President of Real Estate Development. He brings 20 years of development, management and construction related experience. Mr. Cornier recently completed University of Florida's Community Real Estate Development Certificate Program, and has attended the Graduate Internship at the Pratt Institute, and the Graduate Community Economic Development program at Southern New Hampshire University. Mr. Cornier's past work experiences have included construction administration, reviewing applications and certificates for payment; preparing construction contracts, negotiating fees with clients and engineering consultants, managed individual construction projects ranging from \$5,000 to \$6 million. Mr. Cornier's past professional experiences also included senior management of several organizations, buying and selling real estate, presenter at affordable housing development conferences, and serving on Mayoral transition teams. Mr. Cornier holds a Real Estate Broker's License in New York and Florida, and is on the Board of Directors for the National Association of Hispanic Real Estate Professionals for the Tampa Bay area.
- **SHARON PERDUE** serves as the CDC of Tampa's Chief Financial Officer. A former member of the CDC's Board, she brings more than

30 years in accounting, finance and construction related experience. Ms. Perdue earned her accounting degree from the University of South Florida and is a licensed Certified Public Accountant with the State of Florida. Ms. Perdue's past work experiences have included 8 years of public accounting, 10 years of nonprofit experience and over 8 years working with entities involved in real estate development. She has extensive experience working with private and federal budgets budgets/grants ranging from \$50,000 to \$14 million.

Current address for development team is 1907 East Hillsborough Avenue, Suite 100, Tampa, Florida 33610.

- **MENDEE LIGON, DDS.**

Dr. Ligon has been a real estate investor and partner/owner in over Thirty (30) real estate transactions. Dr. Ligon has development experience in commercial and single family developments over the past Twenty (20) years. A resident of St. Petersburg for over Thirty (30) years, and is a practicing dentist.

Dr. Ligon shall be a consultant/advisor for the project and a neighborhood liaison for community engagement and business retention.

Dr. Ligon's current address is 5201 Central Avenue, St. Petersburg, Florida 33710.

SPECIAL RECOGNITIONS:

Leadership Award- National Council of Negro Women 2014

AKA Community Service Award

Caulk Dental Award

International College of Dentists

United Negro College Fund

Meritorious Community Service Award-American Cancer Society

Pre-Alumni Association Award

Alumnus of the year-Meharry National Alumni Association

PROFESSIONAL AND CIVIC ACTIVITIES:

St. Petersburg College

Dental Hygiene Advisory Board 2011- present

St. Petersburg College

Biology Advisory Board 2011- present

Chairperson Student Advisory Committees: Lakewood High School,
Baypoint Middle School, Bay Vista Fundamental

Baypoint Middle School-president PTSA

Great American Teach In-Pinellas County Schools

Association of Governing Boards of Universities and Colleges

Alpha Kappa Alpha Sorority-member

Meharry Medical College-Board of Trustees 2000 - 2012

Meharry National Alumni Assn-Past President 2005

Gills YMCA Board of Directors

St Petersburg College Dental Hygiene Advisory Board 2010-2011

A.A. Community Health Forum-Volunteer at Johnnie Ruth Clarke Health Center 2000-present

National Dental Association-member

St. Petersburg Chapter of Links-Charter member 1984 to present-Vice President 2000-2004 President 2012 - 2014

Pinellas County Dental Association Member

YMCA Neighbor to Neighbor Christmas Program Volunteer

Jack and Jill of America-charter member

Legacy Management Systems LLC-Founder and CEO housing & real estate management

L.E.A.F. –Legacy Entertainment and Arts Foundation-Board of Directors (non-profit)

South Pinellas County Relay for Life-American Cancer Society

Ebony Scholars-Volunteer-2008-Lucheon Chairperson

Royal Theatre Boys and Girls Club Volunteer

Asalh – Charter Member 2014 – Vice President 2014 – 2015

St Petersburg College Advisory Board & Dental Hygiene and Biological Sciences Mentoring/Internships

Poynter Institute for Media Studies-Journalism program for High School mentored students.

RESPONSES TO RFP SECTION 9

9.1 *A description of proposed use and identification of the end user with conceptual site plan:*

See Section GOAL above, conceptual site plan is attached as Addendum "A".

9.2 *Preferred real estate interest to be conveyed:*

Proposer requests a Lease and Redevelopment Agreement with Purchase Option ("Agreement").

Agreement will have an Effective Date on the First (1st) day of the month following City Council approval, for example, 1/1/2019.

Agreement will have a Lease Commencement Date on the First (1st) anniversary of the Effective Date, for example 1/1/2020.

Lease shall be Thirty (30) years.

Lease payment shall be Ten Thousand Dollars (\$10,000) per month payable on the First (1st) day of each month plus applicable taxes, and common area maintenance (collectively "Rent") commencing on the First (1st) anniversary of the Lease Commencement Date, for example 1/1/2021

Purchase Option may be exercised on the Third (3rd) anniversary of the Lease Commencement Date. Purchase Option date may be modified by mutual agreement, for example 1/1/2023.

Purchase Option price of 2.6 Million Dollars (\$2,600,000) less all Rent paid.

9.3 *A project proforma and construction budget:*

Proposer shall provide \$200,000 for renovation and divide the 39,079 sq. ft. portion into a grocery, a department store, and locally owned seafood

restaurant. Additionally Proposer shall provide \$400,000 for each component to provide renovation and new tenants, totaling \$1,000,000. An additional \$200,000 is earmarked for parking lot renovation and façade. See Addendum "B" attached hereto.

9.4 Confirmed or certified sources of funds:

Proposer has included a sources of funds with this Proposal attached hereto as a Addendum "C".

9.5 A project time line:

Permitting shall be applied for not more than Thirty (30) days after the Effective Date of the Agreement; with construction/renovation commencing not more than Forty Five (45) days after permits are approved; with completion not more than Two Hundred Seventy (270) days after permits have been approved.

9.6 Estimate type and number of new jobs:

Estimated Forty Five (45) to Fifty (50) new jobs within two years of the Lease Commencement Date of which it is the goal of the Proposer to hire a majority of new employees from the South St. Petersburg Community Redevelopment Area.

9.7 Estimate type and number of existing jobs that will be relocated and/or retained:

At this point we are committed to work with current tenants to retain as many of tenants and jobs as possible. However, we may not be able to provide an accurate accounting until we have received the authority to proceed by the City of St. Petersburg City Council.

9.8 *Affirmative agreement by Proposer to enter into a binding agreement to endure completion:*

Proposer shall enter into a binding agreement and use best commercial efforts to accomplish the goals of this Proposal and complete the project.

9.9 *A complete description of Proposer's entity:*

See Addendum "D" attached hereto.

9.10 *Resume of Proposer's previous experience:*

See Section Experience above.

9.11 *A list of previous or current City projects that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly:*

Proposer does not have any current member of the Proposer's team that has worked on a City-project either directly or indirectly.

9.12 *A complete description of the development team including addresses, resumes of those individuals assigned to the project and the responsibilities of each team member:*

See Section Experience above.

9.13 *Any extraordinary terms of conditions:*

Other than what is contained in this Proposal, there are no extraordinary terms or conditions.

9.14 *A affirmative statement regarding litigation, administrative action, etc:*

Proposer is not a party to or affiliated with any entity that is currently in litigation, administrative action, investigation or other governmental or quasi-governmental proceedings that may adversely affect the ability of the Proposer to fulfill its obligations under any agreement relating to this RFP, and there are no lawsuits, administrative actions, governmental

investigations, or similar proceedings pending or, to the Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein.

9.15 *A primary contact name and numbers:*

Name: Ernest M. Coney Jr.

Mailing address: CDC of Tampa, Inc., P.O. Box 310385, Tampa, FL. 33680

Phone: 813-231-4362 x 3120

Fax: 813-231-4680

Email: ernest.coney@cdcoftampa.org

9.16 *A signed Proposal Form:*

The signed Proposal Form is attached to this proposal including a check for Two Hundred and Fifty Dollars (\$250).

RESPONSES TO RFP SECTION 10

10.1 *Lease term:*

See 9.2 above.

10.2 *Base rent:*

See 9.2 above.

10.3 *Purchase Option:*

See 9.2 above.

10.4 *Development of a mixed use complex with grocery:*

See SECTION GOAL above.

10.5 *Community Use Space:*

Proposer has included Community Use space within its development plans, set forth in SECTION GOAL above.

10.6 Creation of most permanent full time jobs for South St. Petersburg residents:

See 9.6 above.

10.7 Occupancy of all or some of the project site by local South St. Petersburg businesses:

See Addendum "E" attached hereto.

10.8 Any housing component:

Proposer is not including any housing in the project.

10.9 A development plan and construction schedule:

See 9.3 above.

10.10 Any rezoning requirement:

Proposer does not require any rezoning.

10.11 Agreement to work with City of St. Petersburg Workforce Housing Development team:

Proposer has extensive experience with Workforce Training in CRA districts and residents in the Tampa Bay region. Proposer is committed to working with the City's Workforce Development Team on hiring CRA residents during construction/redevelopment of the site as well as providing for permanent jobs following completion. Proposer is also committed to provide Workforce Training in order to prepare CRA residents for future jobs. Proposer has a long history of Workforce Training.

The Proposer has created workforce development programs to focus on youth employment, with certification in customer service. In addition, the

Proposer is a vendor with Career Source to provide training in "Intro to Construction", providing stackable industry recognized certifications. These training components will help to ensure that residents and youth have an opportunity to be gainfully employed from construction to permanent employment and to assist them in moving from poverty to prosperity.

10.12 A credible effort to engage Small Business Enterprise Businesses:

Proposer is committed to engage businesses participating in the City's Small Business Enterprise Program ("SBE") with preference for St. Petersburg based SBE companies, during the design and construction/redevelopment phases of the project and in ongoing operations with an SBE goal of Thirty Percent (30%).

Addendum "A" follows this page.



Addendum "B" follows this page.

Tangerine Plaza Re-Development Budget
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Sources

Line of Credit	\$	1,567,000.00
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Hard Cost

Renovate 39,000	\$	200,000.00
Build Out Grocery Store	\$	400,000.00
Build Out Retail Store	\$	400,000.00
Façade and Parking Lot	\$	200,000.00
Total Hard Cost	\$	1,200,000.00

Soft Cost

Design Fees	\$	60,000.00
Loan Reserve	\$	72,000.00
Operation Reserve	\$	175,000.00
Construction Reserve	\$	60,000.00
	\$	367,000.00

Total Development	\$	1,567,000.00
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Addendum "C" follows this page.



June 26, 2018

Corporation to Develop Communities of Tampa, Inc.
1907 E. Hillsborough Ave
Tampa, Florida 33610

Dear Mr. Earnest Coney,

We appreciate the opportunity to provide financing for the Midtown Shopping Plaza. We are prepared to underwrite and fund the proposed project subject to normal underwriting criteria based on:

Borrower: A single asset LLC to be formed

Project Costs: Approximately \$2,500,000

Loan Amount: To be determined, however it will not exceed 90% loan to value

Loan Term: A 12 month construction period, followed by a 3 year fixed rate permanent loan with a option for an additional 4 year term.

Amortization: Interest only during the construction period. Principal and interest payments would be due monthly during the permanent loan, based on an amortization period of 20 years and market conditions.

Interest Rates: The interest rate would be a fixed rate based on the credit and market conditions at the time of the loan, including a review of the 30 day LIBOR and 10 year Treasury Note.

Other Terms: Documentation: All terms of this Proposal would be subject to, among other things, normal due diligence, credit approval process, and standard documentation requirements, including without limitation the following, each acceptable in all respects:

- Financial statements of Borrower submitted prior to closing and annually thereafter during the term of the Loan.
- Tax returns of Borrower submitted prior to closing and annually thereafter during the term of the Loan.
- Title insurance commitment and current survey.
- Proper liability, and flood insurance (if necessary)
- Approval of project Performa
- Copy of any and all lease terms
- Copy of city master lease
- Construction proposal and budget
- Other documentation as may deem necessary.



Closing Expenses: Any expenses, including legal, associated with the closing would be paid by Borrower

We are interested in creating a long term relationship with this company.

This letter is a proposal for the subject financing. This proposal for the subject financing will be valid until Tuesday July 31st, 2019.

If I can be of further assistance, please do not hesitate to contact me at (727)-683-1200.

Sincerely,

A handwritten signature in black ink, appearing to read 'D Schooley', is written over the typed name.

Dale Schooley
Director of Operations
TJM Properties
McCarthy of St Petersburg

Addendum "D" follows this page.

State of Florida

Department of State

I certify from the records of this office that CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC. is a corporation organized under the laws of the State of Florida, filed on May 5, 1992.

The document number of this corporation is N48959.

I further certify that said corporation has paid all fees due this office through December 31, 2018, that its most recent annual report/uniform business report was filed on March 24, 2018, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Twenty-seventh day of April,
2018*



Ken Detjmer
Secretary of State

Tracking Number: CU7334065320

To authenticate this certificate, visit the following site, enter this number, and then follow the instructions displayed.

<https://services.sunbiz.org/Filings/CertificateOfStatus/CertificateAuthentication>

2018 FLORIDA NOT FOR PROFIT CORPORATION ANNUAL REPORT

**FILED
Mar 24, 2018
Secretary of State
CC2241954923**

DOCUMENT# N48959

Entity Name: CORPORATION TO DEVELOP COMMUNITIES OF TAMPA, INC.

Current Principal Place of Business:

1907 E. HILLSBOROUGH AVENUE
SUITE 100
TAMPA, FL 33610

Current Mailing Address:

PO BOX 310385
TAMPA, FL 33680

FEI Number: 59-3150608

Certificate of Status Desired: No

Name and Address of Current Registered Agent:

CONEY, ERNEST M JR
1907 E HILLSBOROUGH AVE
SUITE 100
TAMPA, FL 33610 US

The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.

SIGNATURE: ERNEST M CONEY JR

03/24/2018

Electronic Signature of Registered Agent

Date

Officer/Director Detail :

Title DIRECTOR, VC
Name BEST, EVANGELINE
Address 1907 E. HILLSBOROUGH AVENUE
SUITE 100
City-State-Zip: TAMPA FL 33610

Title DIRECTOR, CHAIRMAN
Name PATTERSON, KRISTALGALE
TAYLOR
Address 19159 CYPRESS GREEN DR
City-State-Zip: LUTZ FL 33558

Title DIRECTOR, SECRETARY
Name METEYE-JAMES, DENESE
Address 4411 POMPANO DRIVE
City-State-Zip: TAMPA FL 33611

Title CEO
Name CONEY, ERNEST M JR.
Address 1907 E HILLSBOROUGH AVE
City-State-Zip: TAMPA FL 33610

Title CFO
Name PERDUE, SHARON
Address 1907 E. HILLSBOROUGH AVENUE
SUITE 100
City-State-Zip: TAMPA FL 33610

Title VP
Name STOFFER, ELLEN
Address 1907 E. HILLSBOROUGH AVENUE
SUITE 100
City-State-Zip: TAMPA FL 33610

Title VP
Name BARTON, FREDDY
Address 1907 E. HILLSBOROUGH AVENUE
SUITE 100
City-State-Zip: TAMPA FL 33610

Title DIRECTOR, TREASURER
Name PRIDA, ANDRES
Address 1907 E. HILLSBOROUGH AVENUE
SUITE 100
City-State-Zip: TAMPA FL 33610

Continues on page 2

I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath, that I am an officer or director of the corporation or the receiver or trustee empowered to execute this report as required by Chapter 617, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.

SIGNATURE: ERNEST M CONEY JR

CEO

03/24/2018

Electronic Signature of Signing Officer/Director Detail

Date

Officer/Director Detail Continued :

Title VP
Name CORNIER, FRANK
Address 1907 E. HILLSBOROUGH AVENUE
SUITE 100
City-State-Zip: TAMPA FL 33610

Addendum "E" follows this page.

Tenants shall include:

- Grocery store
- Retail Department Store
- Locally Owned Seafood Restaurant
- Balance of space shall be for current tenants and a Community Resource Center