



Citizen Advisory Committee
South St. Petersburg Community Redevelopment Area

June 2, 2020, at 5:00 pm

Virtual Meeting

Webinar ID: **974 0193 4877** #

Webinar Link for the Public: <https://zoom.us/j/97401934877>

- I. Citizen Advisory Committee and Staff Introductions**
- II. Approval of May 5, 2020, CAC Meeting Minutes (Vote)**
- III. Review of Tangerine Plaza RFP Responses (Discussion)**
 - a. Blue Sky Communities
 - b. Positive Impact Worldwide
 - c. Sugar Hill Group
- IV. Public Comment and Correspondence (3 minutes per speaker)**
- V. New Business**
- VI. Next Meeting – July 7, 2020**
- VII. 2020 Regular Meeting Dates**

July 7 th	August 4 th	September 1 st
October 6 th	November 2 nd	December 1 st
- VIII. Four Hours of Required Ethics Training (Reminder)**
- IX. Adjourn**



**CITY OF ST. PETERSBURG
CITIZEN ADVISORY COMMITTEE (CAC)
SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA
PUBLIC MEETING**

Virtual Meeting

Meeting ID: 977 4133 0570#

Meeting link: <https://zoom.us/j/97741330570>

**May 05, 2020
Tuesday, 5:20 p.m.**

MINUTES

Members Present:

Javon Turner, Vice-Chair
Ramona Hunter
Motez Robinson, Jr.
Kelly Kirschner
Dr Keesha Benson
Alexander Nicolas
Caprice Edmond

Staff Present:

Alan Delisle, City Administrator
Nikki Gaskin-Capehart, Director of Urban Affairs
Michael Dema, Assistant City Attorney
Rick Smith, Manager, Economic & Workforce Development
George Smith, ED Coordinator Economic & Workforce Development
Anthony Chan, ED Specialist, Economic & Workforce Development
Jessica Eilerman, Manager, Small Business Liaison
Leah McRae, Education Director
Rob Gerdes, Neighborhood Affairs Administrator
Joshua Johnson, Housing and Community Development Director

Debra Figgs-Sanders City Council Member

The meeting was called to order at 5:20 p.m., a quorum was present

I. Citizens Advisory Committee and Staff Introductions

Introductions were made by each Committee Member and City Staff member.

II. Approval of March 3rd, 2020, CAC Meeting Minutes (Vote)

Committee Member Benson moved, and Committee Member Kirschner seconded a motion that the March 3rd, 2020 minutes approved as written by a consensus vote.

III. Amendments to the South St. Petersburg Redevelopment Plan (Vote)

Rick Smith spoke briefly about the redevelopment plans as an Emergency Relief program and answered questions and concerns from committee members.

IV. Creation of Guidelines for Relief Program

- a. Fighting Chance Fund**
- b. CRA Mortgage and Rental Assistance Program**
- c. Family Child Care Center Assistance Program**

V. Amendments to MicroFund Program

VI. Amendments to South St. Petersburg CRA Budget (Vote)

*Committee Member Kirschner moved to approve on the Amendments of the South St Petersburg Redevelopment plans which includes the Fighting chance, CRA Mortgage and Rental Assistance Program, Family Child Care Center Assistance Program, and in addition approving the Amendment to the Microfund Program. Committee Member Robinson seconded the motion approved as written by a consensus vote.**

VII. Public Comment and Correspondence (3 minutes per speaker)

No Public Comment.

VIII. New Business

No new business.

IX. Next Meeting – June 2nd, 2020

X. Regular Meeting Dates as needed and Content

January 6 th	February 4 th	March 3 rd
April 7 th	May 5 th	June 2 nd
July 7 th	August 4 th	September 1 st
October 6 th	November 2 nd	December 1 st

XI. Four Hours of Required Ethics Training (Reminder)

XII. Adjourn

With no further items to come before the Committee, the meeting was adjourned at 6:26p.m.

**Committee Member Benson approved, but would like City Council to consider adding an appellant process.*

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

We, the undersigned, petition Mayor Rick Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

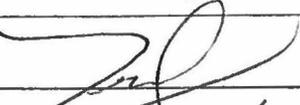
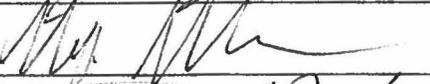
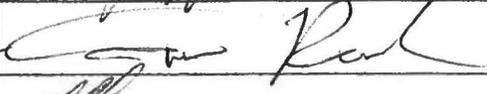
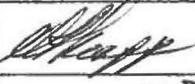
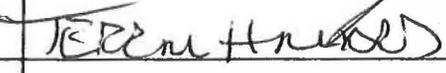
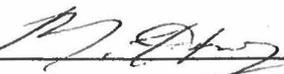
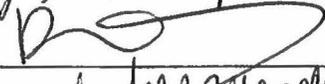
Name	Address	Signature
WALTER Ogleby	3246-20 AVE, SO.	Walter S. Ogleby
PHILIP Okey	2435-31 ST ST SO	Philip Okey
Phyllis Turner	4810 9 th Av. SO.	Phyllis Turner
Vicki Detrich	1400 Gandy Blvd W	Vicki Detrich
Angela Daniels	644-16 th Ave South	Angela Daniels
Narong Kuljoi	5766 Emerson Ave S.	Narong Kuljoi
Uthra		
Synthia Williams	230 38 th ST South	Synthia Williams
Robert Mackey	230 38 th St. South	Robert Mackey
Jameka Washington	1735 31 ST S	Jameka Washington
Starlett Clark	1911 23 rd S. S.	Starlett Clark
Nia McClray	460 James Ave So	Nia McClray
Francisco Vazquez	4100 Cortez Ws	Francisco Vazquez
Liza Hickland	4011 3rd Ave S	Liza Hickland

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Ahmad Lang	3918 Grove St So	Ahmad Lang
Tony Walker	2540 15 th AVE SO	Tony Walker
Blandon James	3030 52 AVE S	Blandon James
Demontez Wells	3078 22nd AVE SO	Demontez Wells
Valencia Reese	2400 15th Ave S. St. Pete 33712	Valencia Reese
Cory Finney	2400 15th Ave S. St. Pete 33712	Cory Finney
John Bossert	2400 15th Ave. South St. Pete	John Bossert
Julius Chatman	2400 15 AVE S. St. Pete	Julius Chatman
Leon Grant	1566 16 th Street	Leon Grant
Tresalyan Morris	3459 18th Ave S	Tresalyan Morris
Veneta Anthony	PO Box 47312 St. Pete 33713	Veneta Anthony
Timothy P. Sebold	3101 18th Ave S	Timothy P. Sebold
Stephen Reddick	257 15 th Ave N.	Stephen Reddick
Kendricque Pennard	1045 7 th St South	Kendricque Pennard
Shawn Reddick	1045 7 th St South	Shawn Reddick
Lady Gray	2402 18th St S.	Lady Gray
Walter Smith	4081 Bluefish	Walter Smith
Shane Broward	30218 th av So.	Shane Broward

Number of signatures on page 18

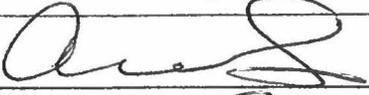
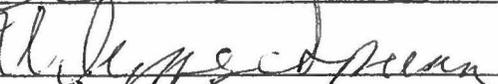
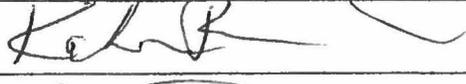
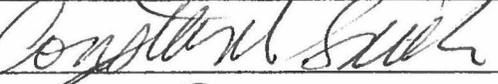
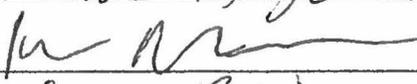
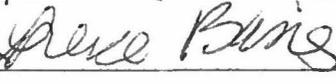
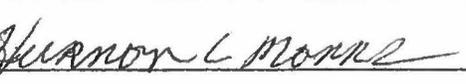
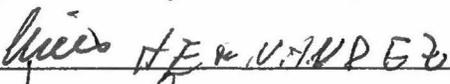
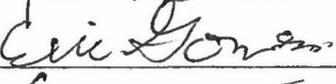
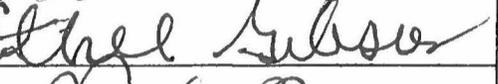
We, the undersigned, petition Mayor Røck Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Tris Sacas	Lowland, CO	
Jessica Harris	3435 3rd Ave N Apt #602	
Prison Pos	400 49 th St S	
Maya Marason	2530 Substation Rd.	
Elie Raad	3735 Meadow Gateway	
Dane Klapp	3460 Reserve Cir. N.	
Tony Buchta	3460 Reserve Cir N	
Sean Hre	3201 7th Av	
Gary Taha	8 Coppes Hill way	
Moses Jones	821 5 th Ave. S.	
M Horsley	2550 IRVING	
Arietta Ward	748 6 th Ave S	
Margaret Henry	7171 21 st Ave S 2203	
L O BOM	Box 33236	
Diamond	Aurora GA 30101	
Brianna Rodriguez	3147 46th Ave N.	
Malcolm Wright	3001 22nd Ave S	
Clayton Johnson	2590 17 th Ave S	
Number of signatures on page		18

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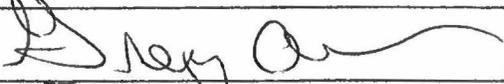
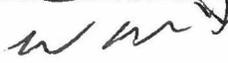
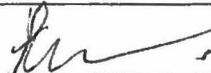
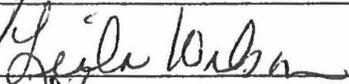
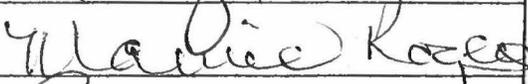
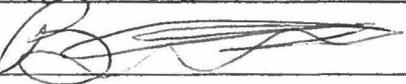
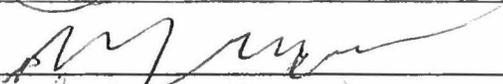
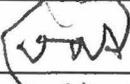
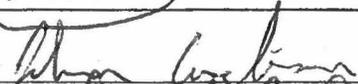
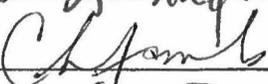
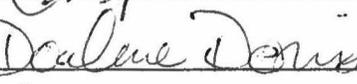
Name	Address	Signature
Alice Ingram	2234-23 A. So	Alice J. Ingram
Jacquelyn Reed	3201 Burlington Ave ^{Apt 303}	Jacquelyn Reed
Sulola Smith	3201 Burlington Ave ^{Apt 315}	Sulola Smith
Anthony Ingram	1260-23 St So	Anthony J. Ingram
Debbie Watson	1544-27 St So	Debbie Watson
Glenda Bright	611 - W - Harbor Dr So	Glenda T. Bright
Paula Scott	1544 27A St. So	Paula Scott
Julian Ingram	4710-6th St So	Julian C. Ingram
Gloria J. Scott	2422-23 A So	Gloria J. Scott
Wesley Reed	5256-31st St So	Wesley T. Reed
Joshua Boykins	752-52 A So	Joshua Boykins
Arthur Cubby	2120-25 St So	Arthur Cubby
Lois Grayson	1030-27th A So	Lois Grayson
Glenda Bright	611 - West Harbor Dr	Glenda Bright
Lois Grayson	1030 27th St ^{Ave} So	Lois Grayson
Amber/Kitty Floyd	2120 - Oakley Ave So	Kendrick ^(Kitty) Floyd
Carnie Avery	3144 19 A So	Carnie E. Avery
Linda G Fowler	15A A 12th St So	Linda C. Fowler
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Name	Address	Signature
Antoinette Smith	2435 20 th St. So	
Willie Brown	1710 19 th St. So	
Ulysses Spann	4424 S. Ave	
Bernice Tom	5550 Lakky	
Kakira Palm	1436 Prescott St So	
HEI HEI	474 22 nd Aves	
Constant Smith	1746 20 th St. So	
Jose Garcia	226 65 th South	
Chris Rizzo	3700 WHITING DR	
Sarah McGlendon	2960 35 th Aves	
Adore King	2738 Cromwell	
HURMAN L MAXX	1908 21 ST SOUTH	
Janet Kinnell	2340 ^{1/2} 37 ST S.	
Luis Hernandez	4030 BERLINGTON 33713	
Eric Gonzalez	5045 GRIFFIN 33713	
Alice Ingram	2234-23A SO	
Ethel Gibson	1000 Burlington	
Marty Murray	marty.murray@gmail.com	

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Name	Address	Signature
Ben / in		
Greg Allow	828 - 36 th Aves	
Willie	634 29 AVES	
Wanda Venandi	2405 Lampulla Way S W/Venandi	
Cha'Lee Bytha	2135 44 th St S.	
Shante Wright	722 3 rd St S	
Cite Tomers	4420 5 th Ave S	
Leila Wilson	1224 - 63 rd Ter S.	
Kandice Seay	247 38 th Ave SE	
Marnie Lopez	2222 23 rd Ave SE	
Bill Baptist	1100 Newton Ave South	
Mylah Ann	2900 1 st Ave S	
Lita Starr	2400 15 Ave S	
Vince Sullivan	1741 Prescott	
John Cornelison	5170 176 th Ave North	
Ron Lake	10365 2 nd Elmerton Rd #	
Christ Lamula	2451 3 rd Ave N 33713 St. Pete FL	
Dardene Davis	3726 10 th Ave S FL	
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Name	Address	Signature
Akhtab M. Javed	2123 - Queensboro Ave S	<i>[Signature]</i>
De'shaun Debar	2050 1/2 Queensboro Ave S	<i>[Signature]</i>
Naman Warriss	2026 - Queensboro Ave S	<i>[Signature]</i>
Arroverde Walker	3143 16th ave south	<i>[Signature]</i>
Jacqui Walker	2130 Queensboro Ave S	<i>[Signature]</i>
Monah Fuller	226 4 th St S	<i>[Signature]</i>
Amuel Walker	2245 54th Ave S	<i>[Signature]</i>
Deon Walker	4235 3rd Ave S	<i>[Signature]</i>
Wanda Walker	3143 - 16 th Ave So 3371a	<i>[Signature]</i>
Neona Byrnes	120 Belleair Place	<i>[Signature]</i>
Nevena Wlamf	120 Belleair Place	<i>[Signature]</i>
Eldon Fowler	2156 1/2 17th Ave S	<i>[Signature]</i>
Jef Walker	2173 Queensboro Ave S	<i>[Signature]</i>
JERRY BARKSDALE	2525 18th St. So	<i>[Signature]</i>
Karen Selva	12 Jefferson Ct. So	<i>[Signature]</i>
Jibian S. Harris	2575 14th Ave S	<i>[Signature]</i>
Kath Stroeder	3558 2nd Ave. S	<i>[Signature]</i>
Carolyn Harris	3820 - 18th Ave S	<i>[Signature]</i>
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Name	Address	Signature
Cedric Brown	3541 Fairfield Ave	Cedric Brown
Jerome Brown	3541 Fairfield Ave	Jerome Brown
Chris Abram	3475 18 th Ave So	Chris Abram
Veronica Franklin	4661 6 th Ave So	Veronica Franklin
Felicia Glover	3475 15 th Ave So	Felicia Glover
Roosevelt Stephens	700 17 th Ave So	Roosevelt Stephens
Wilka Tillman	4661 5 th Ave No 2	Wilka Tillman
Katie Levy	660 30 th St So	Katie Levy
Eddie Levy	660 30 th St So	Eddie Levy
Lamotie Solomon	1211 Fargo St So	Lamotie Solomon
Equan Jones	690 13 th Ave So	Equan Jones
Charles Petis	3475 18 th Ave So	Charles Petis
Jaye Mathes	3547 6 th Ave So	Jaye Mathes
Jaye Mathes	1626 18 th St So	Jaye Mathes
Bernita Wynn	1640 -25 th Ave So	Bernita Wynn
Jayon Leheart	2432 Melrose Ave	Jayon Leheart
Shawn Green	3558 6 th Ave N	Shawn Green
Amara	737 5 th Ave S	Amara
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Name	Address	Signature
Karenthe Reed	2600 49 th Ave. No	Jeanette Reed
Juan Diaz	3210 4 th Ave	Juan Diaz
Bob Lopez	3217 3 rd St	Bob Lopez
A. G.	2510 Man like Circle S	A. G.
O B Alston	1400 21 st St. St Pete	O B Alston
Tasha Wilson	1009 11 th Ave So	Tasha Wilson
Myra Austin	2484 13 th Ave So	(M)
Kerli B. Winslow	1035 Arlington Ave	Kerli B. Winslow
Songta Boyd	2411-11 th St S	Songta Boyd
Cynthia Davis	2234-11 th St So	Cynthia Davis
Gregory Johnson	2010 27 th St S	Gregory Johnson
Malena Balle	1610 10 th Ave S	Malena Balle
Angela Burton	1609 22 nd Ave So	Angela Burton
Eugene Dudley	11303 POK	Eugene Dudley
Sandra Lopez	1736 Queen St. So	Sandra Lopez
Lourens	1041 TROUBLE N	Lourens
Fanny Williams	1726 6 th St	Fanny Williams
Aurora McGinnis	5111 18 th Ave. So	Aurora McGinnis

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Name	Address	Signature
Carolyn Linn	13024 Main Rd Tampa FL 33612	Carolyn Linn
Azell Mason	2650-22 nd Ave ⁵⁰ St. Pet	Azell Mason
Michael Smith	1365 Pasaden	Michael Smith
Leonel Melchor	606 13 th St W	Leonel Melchor
Frances Cato	5700 Grove St. So. ³³⁷⁰⁵	Frances Cato
Joyce Robinson	5891 7 th St. So ³³⁷⁰⁵	Joyce Robinson
Lynn Parker	3821 Whiting Dr	Lynn Parker
Alice Vite	3701 Vian Dr	Alice Vite
Angela Davis	1733 Galeso	Angela Davis
Roxie Pierce	2400 15th Ave	Roxie Pierce
Lester Till	1993 Seabae Dr Clearwater	Lester Till
Willie Buel	1116 51 st St ^{Lot 303} St. Petersburg FL	Willie Buel
Brenda Holmes	2025 Hibiscus BRADENTON	Brenda Holmes
Linda Wren	3901 Nehru Dr SE	Linda Wren
Aural Matheny	3908 40 th Ave S.	Aural Matheny
Lee Russell	926 7 th Ave So	Lee Russell
Glen W. White	9273 30 th Ave So	Glen W. White
Mimi Tye	1126 W. Manatee	Mimi Tye
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Name	Address	Signature
Hazel Benito	1651 22 nd Ave So	Hazel Benito
Chris Jenkins	Jasper	Chris Jenkins
Ronnie Peltier	Bradenton	Ronnie Peltier
Ronnie Peltier		
Leroy Jenkins	2020 18 Ave So	
DeLoree Hubbard	2020 18 Ave So	
WANDA MALONE	2015 20 th St So	Wanda Malone
PAUL MORRELL	2056 Upton Ct So	Paul Morrell
CHASE RUSSELL	1000 Burlington A/N	Chase Russell
Patricia Thomas	2518 Langbon	Patricia Thomas
Verne Thomas	2200 17 Ave So	
GRADY P. BRYAN	2184 16 Ave So	Grady P. Bryan
Marlene Jones	1212 - 20 th Ave So	Marlene Jones
S. D. WELLS	2310 18 th St	
Cony C	1825 17 S	
WALTERS	1825 17 S	
BIANE WELLS	1825 17 Street South	Biane Wells
Nikolaus Long	701 13 th Ave South	Nikolaus Long

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Name	Address	Signature
Alone Harrison	3720 Abington Ave.	A. Harrison
Cheryl Copeland	11601 4 th St. So. Apt 103	Cheryl Copeland
Bernice Belden	1380 66 th Ave SE State	Bernice Belden
Mary Howard	1800 Ruben Ave SE	Mary Howard
Phylistine Aires	2304 melrose	Phylistine Aires
Paul B. Brown	2434 22 nd St S	Paul B. Brown
Beaux Helms	6025 HIA 15 th CAS BRADTON 34207	Beaux Helms
Jon Zuckerman	15421 Brookwood Dr TP 3304	Jon Zuckerman
Chris Zuckerman	15421 Brookwood Dr TP 3304	Chris Zuckerman
SANDRA HELMS	6025 HIA 15 th CAS BRADTON 34207	Sandra Helms
WANDA SIMPSON	2431 6 th St S	Wanda Simpson
Kara Miller	2111 15 th St S	Kara Miller
Fabian Rochelle	100 19 th Ave S	Fabian Rochelle
Patricia Allen	648 24 th Ave So	Patricia Allen
Charley Albany	2636 29 th Ave S	Charley Albany
John Roberts	2185 18 th Ave S	John Roberts
C. Myron	3541 8 th Ave NE	C. Myron
Katrina Peak	1510 21 st Ave S	Katrina Peak
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Name	Address	Signature
Michelle Wilson	1310 38 th Ave So	M. Wilson
John E	15428 Plantation rd	
Beth Beale	875 13 th Ave	Beth Beale
Athena Grooms	6932 2nd Way So	Athena Grooms
Bobb, Mohamed	5135 15 th AVE South	
Marty Murray	3497 54 th 35 th Way S #129	Marty Murray
Richard Clark	806 34 th Ave So	Richard Clark
Jerman Girdus	5290 70 th Ave No	Jerman Girdus
Brenda Gehr	63043 St No	Brenda Gehr
Patricia Brown	820 20 th Ave S	
Linda Bees	2159 20 th Ave S	Linda Bees
John Green	3212 E AVE	John Green
Beverly Gray	3212 E AVE	Beverly Gray
Anthony Brown	2900 Eric Street South	Anthony Brown
Sarah Ellis	873-22nd A.S.	
Don Morgan	727-544-3789	Don Morgan
Antonio Morro	813-591-2084	Antonio Morro
Stacey Blossom	727 645 9893	Stacey Blossom

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Markie Davis	2516 11 th Ave So	<i>Markie Davis</i>
Michelle Phillips	3083-17 th Ave	<i>Michelle Phillips</i>
Alicia Lane	1103 rd 43 rd St So	<i>Alicia Lane</i>
James Cooper	744 -19 th St S	<i>James Cooper</i>
Robert A. Mann	1411 Prescott St So	<i>Robert A. Mann</i>
Willie B Dixon	2830 7 th So	<i>Willie B Dixon</i>
Alvertia Walker	2363-10 th St So	<i>Alvertia Walker</i>
Artin Lassard	727-504-1140	<i>Artin Lassard</i>
MARILYN EZOR	727-560-5456	<i>Marilyn Ezor</i>
Mona Green	727-933-1967	<i>Mona Green</i>
Chest Pelt	727-327-1654	<i>Chest Pelt</i>
Jewel Murphy	727-656-9204	<i>Jewel Murphy</i>
Jackie Gibson	1828 Auburn St So	<i>Jackie Gibson</i>
Shirley Little	406-38 th St. So.	<i>Shirley Little</i>
Lawanda McCarter	1714- Dayton St. S	<i>Lawanda McCarter</i>
Joseph [unclear]	1658 19 th St S	<i>Joseph [unclear]</i>
Arlinda [unclear]	6401-31 st S 727-453-5183	<i>Arlinda [unclear]</i>
Number of signatures on page		13

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

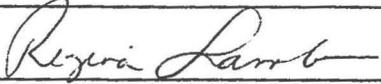
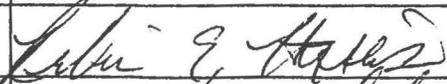
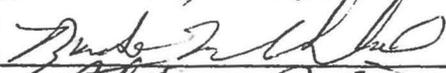
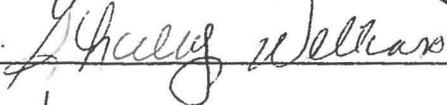
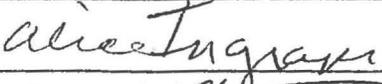
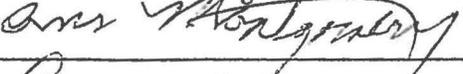
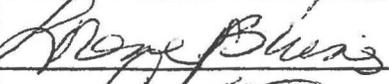
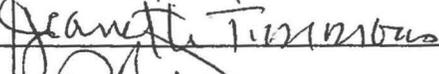
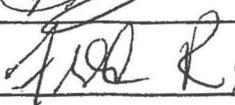
Name	Address	Signature
Barbara Ellison	365 6 th St	Barbara Ellison
Mike Love	1771 Russell St. S. Apt 3	Mike Love
JEFF. WRIGHT	3864-12 Ave 9a	Jeffery Wright
ROBERT POST	1351-145 + S	Robert Post
SHAWN JACKSON	3658 16 th St N	Shawn Jackson
Barbara Ellison	716-20 th AVE south	Barbara Ellison
SALMA NAZARENKO	2714 56 th St S	Salma Nazarenko
Darin Karna	2220 74 th St S	Darin Karna
Letricia Rogers	2222 23 Ave So	Letricia Rogers
DANIEL DE JESUS	165 24 th Ave SE	Daniel De Jesus
A.B. Arellano	1200 Ave S	A.B. Arellano
Charles Jones	5401 18 th St. S.	Charles Jones
Lisa Butler	3227 - Queensway	Lisa Butler
MARCUS FOSTER	3720 Abington AVE. S.	Marcus Foster
V. Charisse McKinon	1743 1/2 Yale St. S.	V. Charisse McKinon
Debra Chabon	1120 26 th Ave S	Debra Chabon
Carol Duffin	1375-12 Ave. So. 33705	Carol Duffin
Barbara Ellison	1411 73 rd AVE	Barbara Ellison

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
David [unclear]	365 6 St So	[Signature]
Mike Love	1771 Russell St. S. Apt 3	[Signature]
JEFF. WRIGHT	3864 - 12 Ave So	[Signature]
ROBERT POST	1351 - 14 St S	[Signature]
SHAWN JACOBSON	3658 - 16th St N	[Signature]
Barbara Ellison	716 - 20th Ave South	[Signature]
SALMA NAZARENKO	2714 56th St S	[Signature]
Deron [unclear]	2220 7th St S	[Signature]
Letricia Rogers	2222 23 Ave So	[Signature]
DANIEL DE JESUS	165 24th Ave SE	[Signature]
A.B. [unclear]	1200 [unclear]	[Signature]
Charles [unclear]	2401 18th St. S.	[Signature]
Lisa Butler	3227 - Queenston	[Signature]
MARCUS FOSTER	3720 Abington Ave. S.	[Signature]
V. Charisse McKinnon	1743 1/2 Yale St. S.	[Signature]
Dexter Charles	1120 26th Ave S	[Signature]
Carol Duffin	1375 - 12 Ave. So. ³³⁷⁰⁵	[Signature]
Barbara [unclear]	1411 73rd Ave	[Signature]
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Annette Ju	737 54 th Ave ST PETERS FL 33705	
Regina Lamb	1301 Preston St. S	
Aldo	62 28 19 Av N	
Robyn Harris	1738 55 th Ter So.	
Bob Adams	2800 4 th St So	
Robert King	1319 12 th Ave So.	
Darlene Taylor	1155 Alhambra Way So	
Shirley Willis	1608 Russell St So.	
Hassan Bayar	1736 Grandview	
Mariam Ennain	PIANELLAS PARK	
Alice Ingram	2734-23 A	
David Montoya	936 JAMES AVE S	
Royce Burns	2738 Comdaly	
Mr. Ch. Sivere	1616 4 th St So #217	
Jeanette Timmons	1343 29 St. So	
Ronda Dorsey	3753 9 th Ave	
LILSHERNAUD	4030 BURLINGTON	
FRED REDD	5868 8 th St So	
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Ashlee Cardwell	2420 30st S	
Rhonda Grazien	5213 9th ave S	
Alandaburrell	41042 9th ave S	
Wanda Zanna	2914 9th Ave S	
Kary Christ	4670 10th Ave S	
Thal Holman	1711 63rd Ave	
Mary Jenkins	3875 9th Ave S	
HURMAN L MANN	1908 21ST SOOT	HURMAN C MANN
Loax Milt	2510 279	T Smit Milt
Jama Wolla	1905 - 9th Ave S	Jama Wolla
Alice Denmark	1935 33rd St. So	Alice Denmark
Christine Overdone	1327 Prescott St. So	Christine Overdone
Josqui Overdone	1327 Prescott St. So.	Josqui Overdone
Rhadiah Levarity	1224 24th St. So.	Rhadiah Levarity
Shirley Blake	2108 16th Ave So	
Alysha R...	737 Hillsdale Ave	
Darysa	813-475-9407	

Number of signatures on page 18

Melaine M...X

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
John Davis	2570 - 6 th St	John Davis
Rose Adamson	93172 3rd St N	Rose Adamson
Darlene Godfre	3138-47 th Ave So. ^{St. Mr}	Darlene Godfre
Tasha McQueen	813-841 1a plaza	Tasha McQueen
maria	6040 101 pinelake	maria
Nash New	1028 8th St N	Nash New
Thelma Harrison	2222 9th St	Thelma Harrison
Anthony	2834-Fairfield	Anthony
Joselynn	2839- Erin St	Joselynn
	2046 Emerald	
	1311-1676 St So	
Carolyn H. King	2550 Cornaz Way So.	Carolyn H. King
Franklin Washington	1929 47 th St. So	Franklin Washington
Carlos Moore	3901 9th Ave So	Carlos Moore
Pat Shubbin	3645 4th Ave So	Pat Shubbin
Dora McDuffie	2235 14th Ave S	Dora McDuffie
Rebeka Johnson	P.O. Box 1834	Rebeka Johnson
Mary Dwyer	20856 th Ter So	Mary Dwyer

Number of signatures on page 18

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Name	Address	Signature
Douglas Woodward	2435-15 Ave. S.	Douglas Woodward
Elessie Melton	4229 - TARPEN 1085 16 th Ave S ST PETERS	Elessie Melton
Charles Anderson	333 30 th St S	Charles Anderson
STASCHANO BLEVIN	5584 22 nd St. So	[Signature]
N. Leticia Morgan	554 th 2 nd Ave W	[Signature]
X. Z. ROSS	4911 5 th AVE Nl Apt B	X. Z. ROSS
Coley Flower	4252 5 th Ave S.	Coley Flower
Hubert Pando	6400 16 th Ave	[Signature]
JONELL DAVIS	2548 15 th Ave So	Jonell Davis
CHARLES ROSS	2475 18 th Ave #23	Charles Ross
Eric Evans	2544 1/2 Ave 16	Eric Evans
Laura Williams	2901 20 th Ave S ST PETERS	Laura Williams
Katricea Dain	664 Bayou Blvd.	Katricea Dain
Joshua Gray	2008 Crystal Beach Ave	[Signature]
Andrew Thomas	1035 16 th Ave S	[Signature]
Wendee Smith	3317 17 Ave So.	Wendee Smith
DeSa Lainore	1417 Ave So.	[Signature]

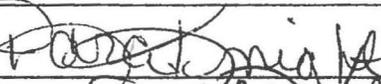
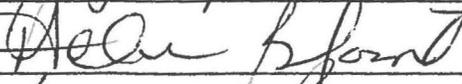
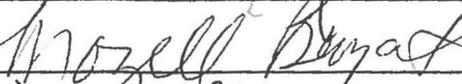
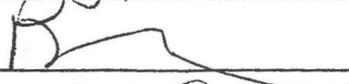
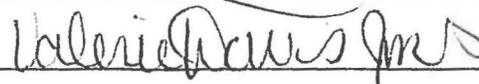
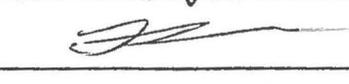
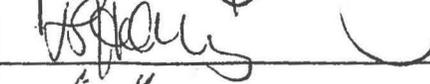
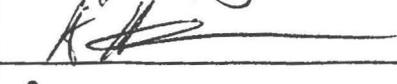
Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Belinda Samuel	1428 14th St So	Belinda Samuel
MIKE EAK	7338 4 th St N	Mike Eak
Markus Walker	31312 20 th So	Markus Walker
Sharon Hall	412 Madison St So	Sharon Hall
Jerry Pruitt	2431 25 th St -	Jerry Pruitt
Ron Smith	26 th 28	Ron Smith
John Adams	4279 - Fairport Dr St	John Adams
Joseph	2700 1 st St	Joseph
Harold Lorton	1520 44 th	Harold Lorton
Antonio Davis	1201 63 rd AVE SO	Antonio Davis
Tom Godwin	3168 17 th AVE SO	Tom Godwin
Theresa Reynolds	6714 S Enclavewood	Theresa Reynolds
Minnie Flowers	5701 S. 16 th St	Minnie Flowers
Tom Williams	7937 Elbow Ln W	Tom Williams
CW CHANCE	9511 AS-	CW Chance
Amelia Wentz	2400 35 th S	Amelia Wentz
Ruthie Clark	711 15 th St South	Ruthie Clark
ANTHONY JAMES	1901 10 th S	Anthony James

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Kymie Hill	4834 -18 th Ave	
Piscilla Williams	2837 6 th Ave. So	
Ernest Reynolds	2227 - Acton Ln S	
Mark Jensen	Cecewater Log Rd	
Janice Robinson	2951 4 th Ave So	
Helen Abbott	5301 11 th St. So	
Mozell Bryant	178 - 38 th St S	
Jessica Cole	2055 18 th Ave S.	
Ernest Reynolds	2227 Acton Ln S	
Burr	3700 18 th Ave So	
Valerie D. Jones	2231 29 th Street So	
Rhonda Lewis	3900 5 th Ave S	
Neborah S	R	
Margaret Neal	849 - 21 Ave So	
Tony Williams	6018 17 th Ave N	
Dorshia H.	2327 20 th St. S	
William Harris	2575 14 th Ave S	
Arvis Harris	2810 46 th Ave S	
Number of signatures on page		18

ELIZABETH CAROLLO (Annie)
 Betty O Lewis 727-641-6318
 Angela Wilson 727 417-9612
 Kim Marie Welch (727) 256-0552
 Viviane Louis 813 489 3312
 Valarie McKay (941) 726-1506
 Lonnyoe Washford 678-463-5109
 Derrick Wilson 727-678-4688
 Antoinette Justice 727-565-9199
 LUCIA ORTIZ 727-648-7082
 Paul Masquin 727-7095956
 Kristine Berry 727 290 5725
 Michael Buckins 727 865 9859
 Debbie Newkirk Evans 727-273-5534
 Rachel Stewart 727-768-5391
 Lev Khazanovich (707) 495 7044
 Cary Adams (727) 250 9235
 Ellen Brown (727) 648-7995 ELIM SDA church
 Andrea Nixon 727 851-4464
 Arthur: Grant 227-793-9877
 DR. Cheryl Copeland (727) 251-3212
 Ednel Louidor (619) 436-7259
 Rema + Francis 727 -343-5492

Petition to Mayor Rick Kriseman and St Petersburg City Council

W

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Humberto Gomez		Humberto Gomez
Donna Cat P.O. Box 1405		Donna Cat
Emily Moul	6047-38th Sts	Emily Moul
Lolene Hays	2238 Corda St	Lolene Hays
Edith Bellus	316 Madison St. S	Edith Bellus
Alexander Laband	250 58 St N	Alexander Laband
LARISA SIM	25058 St	Larisa Sim
Bernice	Free	Bernice
Daphni Amet	4428-10 Ave. So.	Daphni Amet
M McDonald	4594 27 Ave P	Michael McCall
Eric Moul	325-21 AVE So	Eric Moul
Anne Lynne	5375 CAROLINA	Anne Lynne
Richard Taylor	2006 15 Ave So	Gasthanda Taylor
Daisy Henderson	2450 Quebec Ave So	Daisy Henderson
Number of signatures on page		14

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

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Name	Address	Signature
Erica Jones	2010 Melrose Ave	<i>Erica Jones</i>
Mary Ann Hatten	776 19 th Ave. S.	<i>Mary Ann Hatten</i>
Regina Lamb	1301 Preston St S	<i>Regina Lamb</i>
Walter Jamison	1310 Prescott St S	<i>Walter Jamison</i>
Tracey Tomlinson	1227 21 st Street South	<i>Tracey Tomlinson</i>
Crystal Thompson	414 23 rd Ave. So.	<i>Crystal Thompson</i>
Wanda Perry	501 50 th Ave W	<i>Wanda Perry</i>
NIKKI MAYNARD	" "	<i>Nikki Maynard</i>
Robina Cunningham	1717 Freeman St S	<i>Robina Cunningham</i>
Deborah Sullivan	7624 15 th ave n.	<i>Deborah Sullivan</i>
Emerald Sullivan	7624 15 th ave n.	<i>Emerald Sullivan</i>
Ernest Reynolds	2227-Auburn St. So.	<i>Ernest Reynolds</i>
Jackie Taylor	1726 15 th Ave So	<i>Jackie Taylor</i>
John	(727) 482-1093	<i>John</i>

Number of signatures on page 14

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

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Name	Address	Signature
Misty Childs	800 5 th Ave So.	M Childs
Becky Childs	2254 21st Ave. S	Becky Childs
Angiel DAVIS	2454 16 th AVE. S	Angiel Davis
Wilkie K, PD	1828 17 ST SO	Wilkie Kidd
Wendell Mulford	1782 19 th St S	Wendell Mulford
Patricia Needon	775-17 th Ave. So 33701	Patricia Needon
Alice Tugrow	2234-23 rd A 33712	Alice Tugrow
Shelton Wilkins	2334-23 rd	Shelton Wilkins
CHRIS BANKS	7300 20 th ST N	Chris Banks
Michael R Smith	2400 15 th Ave S	Michael R Smith
Carole Smull	4511 21st Ave So	Carole Smull
Joni Crow	4813 rd AVE SO	Joni Crow
Minnie L Swain	3501 17 th AVE SO	M. L. Swain
Cheryl K. Smith	1410 9 th St N	
Number of signatures on page		14

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

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Name	Address	Signature
Kesalyn Fuller	2318 8th Street So.	Kesalyn Fuller
Kathryn Harris	2511 Barcelona Way So	Kathryn Harris
Cristina Torres	430 Newton A/S.	Cristina Torres
Janet Reed	2424 16 Ave	Janet Reed
Jimenez Red	_____	Jimenez Red
Beverly Sutter	_____	Beverly Sutter
Wanda Sampson	2431 6 th St. S.	Wanda Sampson
Rosie Ann	1738 1/2 17 th Ave south	Rosie Ann
Salida Mitchell	P.O. Box 154	Salida Mitchell
Yvette Clark	_____	Yvette Clark
John Ruth	_____	John Ruth
Ernest Graham	4601 Ave so	Ernest Graham
Jennifer Barris	2331 16 Ave so	Jennifer Barris
Dorothy ^{Wentford}	2557 17 Ave so	Dorothy ^{Wentford}

IN

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
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Phone # 727-698-2305

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Name	Address	Signature
Debra I. Brown	3603 17th Ave. So	Debra I Brown
Antwanetta Callaway	2120 Union St So	Antwanetta Callaway
Oswald Campbell	4812 21 st Ave S	Oswald Campbell
Elyn Campbell	4812 1/2 21 st Ave. S	Elyn Campbell
Lorraine Johnson	1212 13th St. So.	Lorraine Johnson
Sekinah Steeter	1720 31 St. So.	Sekinah Steeter
Dulce Maurer	9147 Enchantment Dr.	Dulce Maurer
Sherry L. Williams	2431 Elyria Ave Apt. 2	Sherry Williams
Samantha S. Harris	7015 th St S Apt. 110-B	Samantha S Harris
Ratie L. Jones	509 42 nd Ave. So. Apt C	Ratie L Jones
Amy Mundy	5980 9 th St. Ave.	Amy Mundy
Alexander Nurie	3720 1 st Ave. No.	Alexander Nurie
April M. Wade	6627 10 th St. N. Apt 1	April M Wade
Danyelo Whicker	11400 4th N Apt: 408	Danyelo Whicker
Number of signatures on page		14

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Emma Cooper	1419-10 th Ave. So.	E.C.
Shay Walker	3741 14 th Ave So	S.W
Rattana. Ngamj	4366 58 th Ave N	R. N.
Maria Roque	SAINT PETERSBURG FL 33714 1331 Michigan Ave. (devents)	<i>[Signature]</i>
Vedit Tessong	3649 30 th Ave N	<i>[Signature]</i>
Ronecia Young	1746 West Ave #1	<i>[Signature]</i>
Piscilakauka	4388/8 th Ave So.	P.W.
Shalonn Bellamy	4249 76 th Ave N.	S.B
Hope Davis	2310 LYNN Lake c.s	H.D
Jessica Lee	8430 6 th St W	J.L
Dyantha Allen	1419 10 th Ave So	D.A.
D D Rogers	7730 9 th Ave N	D.R
Susanne	3677 76 th Ave N	L.P.
Number of signatures on page		11

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

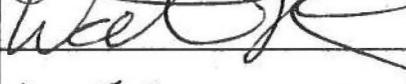
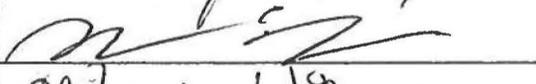
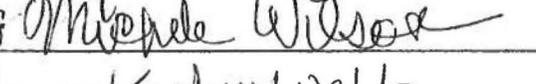
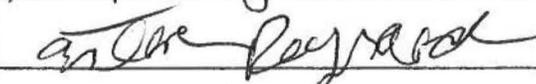
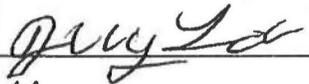
Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

We, the undersigned, petition Mayor Rick Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Chris StJulian	900 22nd Street S.	
Ken Lawson	2123 23 rd ave S.	
Damian Brown	2241 Blue S.	
Walter Porter	716 20 Ave So	
Tasha Helms	3155 Adrian Ave	
Mike Mitchell	1745 20 th Ave S.	
Melody Pearson	4101 10 th Ave So	
Christina		
Barbara Byrd	5708 16 th Ave S	
Trinity Jones	3638 Scriabin Dr	
Michele Wilson	1751 - Newark St	Michele Wilson
Kourtney Webb	2045 14 th St. So. St. Pet. FL	Kourtney Webb
Arthur Lopez	2041 Fernon	
Judy Lee	2325 Trice	

Petition to Mayor Rick Kriseman and St Petersburg City Council!

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

We, the undersigned, petition Mayor Rick Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Dexter McCree	P.O. Box 35128 St. Petersburg, FL 33705	Dexter McCree
Gerard Heady	2189 22 nd Ave S 33712	Gerard Heady
Sharon Joe	5194 Foxbridge Circle No #381 CIW, FL 33760	Sharon Joe
Elvis Page	670 39 th Ave S	Elvis Page
Herberto cratic	2520 19 th Street	Herberto cratic
Lennis Mitchell	617 27 th Ave So	Lennis Mitchell
Purjus Hammage	1310 33 rd St So	Purjus Hammage
Dejana Walker		Dejana Walker
Zimara Hilton		Zimara Hilton
Sean Melissa	4375 16 th Ave S	Sean Melissa
Temple Butler	6601 14 th St. W	Temple Butler
Terrance Keaton	3810 8th ave South	Terrance Keaton
Sharon Lyke	600 Willow Rock	Sharon Lyke
Franklin Frost		Franklin Frost

Number of signatures on page 14

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

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Name	Address	Signature
John Lamb SHAWN LAMB	4000 ST W St. Pet 4213 22 ND ST W	John Lamb
LJ Pinkerton	21036 Diamante Lakes	LJ Pinkerton
Sue Thompson	11415 Walsingham Rd. Largo, FL	Sue Thompson
Bella Berg	9009 Baywood Pk Dr Seminole Clearwater	Bella Berg
Linda Novacek	2331 Bellair Rd	Linda Novacek
Storie Williams	3836 Barbara Lane	Storie Williams
Carol Kuyper	12303 70 th St. W.	Carol Kuyper
Lois Tolson	4061 58 th Ave. St. Petersburg Apt 307 33714	Lois Tolson
Elaine Creasman	13014-106 th Ave Largo, FL 33774	Elaine Creasman
Maria T. Rodriguez	11821 106 th LN Largo FL 33773	Maria T. Rodriguez
Joanne Corner	9606 b2nd Ave No St Pet FL 33708	Joanne Corner
Carmen Perez	989 5th Ave NE Largo FL 33770	Carmen Perez
Phyllis L. Dew	2201 - menshall Dr. Dunedin, FL 34698	Phyllis L. Dew
Number of signatures on page		

Petition to Mayor Kriseman & Saint Petersburg City Council

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Name	Address	Signature
BRIANNA DIXON		
	11501 66th St	
Dennis de la Cruz	4336 Trout Dr SE	
Teresa Rogee	500 rd. 2 - South	
B. Tensley	4614 Neptune Dr SE	Brenda Tensley
P. Kuntash		
P. Hawkins	4227 Taylor Dr SE	
P. Hawkins		
	776 19 th Ave S	
Kenneth Brooks	2020 18 th Ave So	Kenneth Brooks
Queen Booth	3020 18 th Ave So #3	Queen Booth
Edna Whitfield	2050 18 th Ave S #8	Edna Whitfield
Adriano Baker	2020 18 th Ave So #5	Adriano Baker
Ronchel Booth	2147 16 th Ave S	Ronchel Booth
Number of signatures on page		14

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Name	Address	Signature
HAN TRAN	426 32 nd AVEN [#] 105E	
Cedric Murphy	474 88 th AVE N FL 33702	
LAM CO	41400 76 th Ave N	
Philip Peterson	6143 43rd Ave. N.	
FELIPE TAMORA	5042 23 RD AVE. N	
Denise Cortison	1752 45 th St South	
Vathana KimThak	3420 39th St. N	
THE NGUTEN	4783 -50 th Ave N	
ANNELA BRADLEY	4720 CRY RD. 16 APT B St Pete FL 33709	
Savel Son	2459. 39 th AVE. N. ST 33711	
Olga Guillot	305 Evelyn Ave. St. Petersburg FL 33765	
Tina Lvea	3301 58 th Ave	
SAMPA HOW	4300 38 th AVE ND	
LAIL LY	8100 UNION ST. N. FL	
Number of signatures on page		33713

Petition to Mayor Kriseman & Saint Petersburg City Council

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Name	Address	Signature
Jean N Louis	1806 54th Pl. 5042	[Signature]
Claudette Fenu	(727) 277-9896	[Signature]
Christopher Dejesus	727 249 6375	[Signature]
Aubene Ferrus	(727) 288-3588	[Signature]
Rob Ity Pio	727-776-0646	[Signature]
Thomas Fezzell	727-278-2274	[Signature]
Valencia Kelley	727-564-7707	[Signature]
Chris Fisher	(727) 238-6121	[Signature]
Josh Raab	(813) 489-3914	[Signature]
Nathan Wray	727-851-2605	[Signature]
Victor Ortiz	727-642-2573	[Signature]
Maie Dorisca	(727) 520-2438	[Signature]
BOGDAN BURZYNSKI	727 331 3491	[Signature]
Jacqueline DuChene	727-363-2366	[Signature]
Number of signatures on page		[Signature]

Petition to Mayor Kriseman & Saint Petersburg City Council

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Name	Address	Signature
Teresa Bullard	2100 45 th St. So St. pek, FL 33711	Teresa Bullard
Daphney Johnson	525 1/2 29 th Ave. S St. Petek FL 33705	Daphney Johnson
Dominique King	3040 36 th Ave S St. pek	Dominique King
Claudette Al	2407 14 th Ave S St. pek 33711	Claudette Al
Genevieve Styles	1049 18 th St. S. 33712	Genevieve Styles
Marlene Duncan	1050 49 th St North 33710	Marlene Duncan
Mona Berry	705 42 nd Ave S St. pek, FL 33705	Mona Berry
Alberta Jeffery	3435 7 th Ave north	Alberta Jeffery
April Gwyn	1909 13 th Ave S Apt #	April Gwyn
Janice Harper	2009 28 th Ave N	Janice Harper
Dainice Harper	2009 28 th Ave N	Dainice Harper
Ingrid Williams	684-53 rd Ave So.	Ingrid Williams
Annie Weatherman	5275 9 th St. So.	Annie Weatherman
Precious Johnson	5279-DR. MLK ST So.	Precious Johnson

Number of signatures on page

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Name	Address	Signature
Wanda Ivey	200-78 th St. No.	Wanda Ivey
Jessie Reeves	4494 Pompano de so	Jessie Reeves
Charlotte Reeves	5432 22 nd St. S.	Charlotte Reeves
Jammy McPhee	3942 13 th Ave S	Jammy McPhee
Betty McPhee	727-316-4252	Betty McPhee
Whittie Shorter	321 H ² C ave. So	Whittie Shorter
Rubi J	2303 1 st St E #	Rubi J
Cera Harris	1700 27 th St. So.	Cera Harris
Kwanda Houghton	852-19 th St South	Kwanda Houghton
SAM HAN N	4919 5 th St W	SAM HAN N
Ashly Robinson	3300 Carlisle Ave S	Ashly Robinson
Mary Johnson	4558 24 th Ave South	Mary Johnson
Donna Boston	3850 13 th Ave N. #100	Donna Boston
Anna Meyer	3815 Gulf Blvd 33706	Anna Meyer

Number of signatures on page

Petition to Mayor Rick Kriseman and St Petersburg City Council

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Name	Address	Signature
Joseph Williams	2638 18 th Ave South	Joseph Williams
Leroy Rachel Jr	1635 Russell St. So	Leroy Rachel Jr
JAMES HARRIS	774 15 th Ave South	James Harris
Leroy Gunkler	2020 - 18 th Ave So	Leroy Gunkler
Debra Leibrael	2045 15 th Ave S	Debra Leibrael
Verdell Mondy	4930 - 14 th Ave So.	Verdell Mondy
Arnett Jean	737 51 th Ave South	Arnett Jean
Patricia Jim	4064 - 78 th Str. So	Patricia Jim
PAUL CUNNINGHAM	642, 18 th Ave Paul Cunningham	Paul Cunningham
Eiji Sozoge	2666 44 th St. S. Gallopait	Eiji Sozoge
Bob Allen	3247 Ave U	Bob Allen
Resemay Bouda	521 1/2 26 th S St	Resemay Bouda
Sherrill Owens	4813 15 th Ave South	Sherrill Owens
David Williams	21675 TOWAY SOUTH	DAVID WILLIAMS
Number of signatures on page		14

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Name	Address	Signature
Jerry Billerpie	2501 14 th AVE E	Jerry Billerpie
Pat Sauer	71 Summit Spring Rd Poland ME	Pat Sauer
Ryan Sauer	71 Summit Spring Rd Poland ME	Ryan Sauer
Marvin Lam	2249 65 th St. N	Marvin Lam
SKIP RIRIE	5711 42 nd AVE N 33709	SKIP RIRIE
Michele Leroy	5280 4 th Ave N	Michele Leroy
Elbert Gardner	3664 29 th Ave N	Elbert Gardner
Maria Wilk	125A 85 th Ave N	Maria Wilk
Roy J PIERCE	12205 SAN ANTONIO FL 33576 SAN ANGELES DR	Roy J PIERCE
Paul Hendricks	1600 39 th St N St Pete FL 33705	Paul Hendricks
Mathew Kinney	5865 37 th Ave N St. Pete FL-33710	Mathew Kinney
NINH NGUYEN	4286 41 AVE NO. ST PETE FLA 33714	NINH NGUYEN
TRENT Smith	3135 33RD DR N ST. PETERSBURG	TRENT Smith
Terry D. Johnson	3141 54 th St N ST. PETE 33710	Terry D. Johnson
Laura Anderson	3724 5 th St N	Laura Anderson
Sal Rogers	2349 16 th St N	Sal Rogers
Ken Bird	3944 54 th St N	Ken Bird
Jack Smith	2722 9 th St So	Jack Smith
Number of signatures on page		181

Petition to Mayor Kriseman & Saint Petersburg City Council

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Name	Address	Signature
Kristin Cieslik	5000 98 th aven. N., FL	<i>Kristin Cieslik</i>
Dr. Dennis R. Tio	11074 Turnford Ct. W.	<i>Dennis R. Tio</i>
Devorany Pridham	5559 71st Ave Pinellas Park	<i>Devorany Pridham</i>
Chris Craig	6031 82 Terrace Pinellas Park	<i>Chris Craig</i>
CLIFF COLEMAN	4050 13 th AVE SO	<i>Cliff Coleman</i>
Elizabeth Olson	6250 Roosevelt Blvd Lot 36 Clearwater	<i>Elizabeth Olson</i>
Karen Clark	St. Petersburg, FL #1 5605-43 st. N.	<i>Karen Clark</i>
VIBHA KUMARI	7037 67 th Hwy N Pinellas Park 33781	<i>Vibha</i>
Debra Henson	3649 Dartmouth Ave N St. Petersburg FL	<i>Debra Henson</i>
Sven D'Espira	8190-26 th St Lot 270 Pinellas Park FL 33781	<i>Sven D'Espira</i>
Earl Stephenson	6450 78 th Ave N Pinellas, PK, FL 33781	<i>Earl Stephenson</i>
Mark Pavlock	2650 Almerston Rd Clearwater, FL 33762	<i>Mark Pavlock</i>
Wesley Tyler	8360 Omaha circle Spring Hill FL 34606	<i>Wesley Tyler</i>
Kenneth Level	4247 117 th Ave N. Saint Pete Fl. 33713	<i>Kenneth Level</i>
Number of signatures on page		14

Petition to Mayor Kriseman & Saint Petersburg City Council

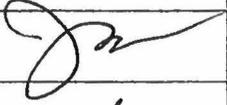
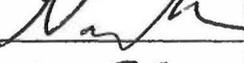
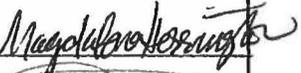
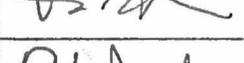
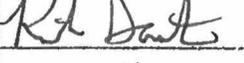
Date 02/08/2020

Petition Organiser
Kara'Lynne Brubaker

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St Petersburg, FL 33711

Telephone number

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Jessica Blum	4701 Park Blvd. ^{Pinellas Park}	
Anna Lam	5559 71st Ave N	
Mel Garcia	4701 Park Blvd ^{Pinellas Park}	
Amanda Bin	4701 Park Blvd FL ^{Pinellas Park 33761}	
Beverly Lee	4701 Park Blvd ^{Pinellas Park FL}	
Hao Tran	4701 Park Blvd ^{Pinellas Park}	
Carroll King	6321 113 th St ^{Seminole 33788}	
Mercedes Davis	6570 66th Ave N ^{Pinellas Park 33781}	
Magdalena Hernandez	9433 83rd St, ^{Seminole 33711}	
Bethany McClain	62 Baywood Ave ³³⁷⁶⁵	
Sandy Delaney	9700 100 th Ave N, Largo ³³⁷⁷³	
Chris Meyer	4012 32nd St N. St. Pete.	
Dan Elert	3446 O, ^{St. Pete}	
Ricardo Sanvictores	8117 50 th Ave N ^{Kenneth City, FL}	
Number of signatures on page		14

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

Petition Organiser
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Name	Address	Signature
TAWANA TURNER	3499 15 th Ave S	Tawana
Janeen Smith Guthrie	3500 1 st Ave S St Petersburg, FL 33711	JSG
Treatut Black-Guthrie	3499 15 th Ave S.	Treatut Black-Guthrie
The Smith Guthrie	3500 1 st Ave S St Petersburg FL	JSG
Patricia Thomas	2518 Lang Ave. S. St. Petersburg, FL 33712	Patricia Thomas
Naomi Buntan	2210 17 th Ave. S St. Petersburg, FL 33712	Naomi Buntan
LEE, Embra		Embra Lee
Kathy Evans	3030 36 th Ave. N	Kathy Evans
LUCIA M. ORTIZ	3500 1 st AVE S.	Lucia M. Ortiz
Nekeshq lester	4161 3 rd Ave. S.	Nekeshq Lester
Terry Richardson	2537 12 th Ave S	Terry Richardson
Taishay Bowman	335 Madison St. S.	Taishay Bowman
Nick Christianson	2160 5 th Ave NW	Nick Christianson
Tamara Johnson	1009 17 th Street South St. Pete, 33705, Florida	Tamara Johnson
Number of signatures on page		14

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

LILIAN

Petition Organiser
Kara'Lynne Brubaker

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Name	Address	Signature
GARY HARVEY	401 15th St. N.	[Signature]
Tiermozi Thom	401 15th St N	[Signature]
Ryszard Henderson	2026 14 th St So St Pete	[Signature]
Rosa Sanfrago	P.O. BOX 779	[Signature]
John Wharton	401 15 th St N	[Signature]
[Signature]	401 15 St N	[Signature]
[Signature]	St Vincent Dept	[Signature]
Margaret [Signature]	St. Vincent Dept	[Signature]
Gerald Pierre	St. Vincent de Paul	[Signature]
[Signature]	St V N.	[Signature]
Clifford	Curran	[Signature]
Heidi Lynn	St Vincent	[Signature]
Joe Hill	St VINCENT	[Signature]
[Signature]	401-15 ST. N	[Signature]
Number of signatures on page		14

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Name	Address	Signature
Thelma Laidner	2121 29 th St.	Thelma Laidner
Chong Reeves	3035 22nd Ave.	Chong Reeves
John Davis	2523-125 th St	John
CONNIE THREADRAFT	2322 37TH ST So	Connie Threadraft
Carolyn Barnard	5245 37TH ST So	C. Barnard
Jewell Office	9023 Seminole Blvd So	
Janice Wise	5640 20 th Way So.	Janice Wise
Mary Mola	1311-16 th St So	Mary Mola
Cassandra Small	4511 21st Ave So	Cassandra Small
ARNALDO FERRARA	1751 SCANTON ST #1-A	Arnaldo Ferrara
MANUEL ALFONSO	400 E. HARRISSON ST	Manuel Alfonso
JEANNIE WILLIAMS	3547-EMERSON AVE.	Jeannie Williams
Levy Williams	" "	Levy Williams
GLORIA JOHNSON		Gloria Johnson
Nina Warren	2000-14 th Ave So.	Nina Warren

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Name	Address	Signature
Tim Newkirk	2510 Auburn St. So.	Tim Newkirk
Loree Baines	2838 Coronado St	Loree Baines
Emerald Smith	2338 15 th Ave S.	Emerald Smith
Ronda Marley	3615 37 th St S	Ronda Marley
Bridgette Henry	5432 22 nd Ave S St Pet FL	Bridgette Henry
Alice Ingram	2834 23 rd Ave S	Alice Ingram
Sue Miller	2900 Fremont St So	Sue Miller
Kath Washington	2938 24 th Ave S	Kath Washington
Michael Warden	2945 31 st S.	Michael Warden
Christina Chensin	1321 Pierce St So.	Christina Chensin
L. Rogue	540 2 nd Ave S.	L. Rogue
Dennis Cole	4336 Trent Dr SE	Dennis Cole
Opwenta Edwards	5948 21 st St. N.	Opwenta Edwards
Stephanie Praker	4543 24 th Ave So.	Stephanie Praker

Number of signatures on page

15

Petition to Mayor Rick Kriseman and St Petersburg City Council

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Name	Address	Signature
Booher Underwood	2800 4 th St. So #11	Booher Underwood
HARVEY Walker	11	Harvey Walker
Christine Owens	1327 Prescott St. So. 33712	C-Owens
Jazmin Owens	1327 Prescott St. So. 33712	J-Owens
Lorene BAZINS	2238 CORONADA ^{WAY 33712} SOUTH	Lorene Buzins
Dennis Cole	4336 Trout Dr SE	Dennis Cole
Nell Lumpkin	7661-13 th Ave So 33712	Nell Lumpkin
Margie Buckner	1914 30 th St. So. ³³⁷¹²	Margie Buckner
Teresa Fogue	5X0 2nd Ave. S.	Teresa Fogue
Wendy Suter	540 2nd Ave S	Wendy Suter
LARRY WILLIAMS	2340 37 ST S	Larry Williams
Frank Quinn	1175 Pinellas Park ³³⁷⁰⁵	Frank Quinn
Barbara Tice	977 64 th Ave So. ³³⁷⁰⁵ St Pete	Barbara Tice
Mary Noale	1211-16 th St So	Mary Noale
Number of signatures on page		14

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Name	Address	Signature
_____	7450 58 th St N, Pinellas Park	_____
John Doe	# 700	John Doe
Mina A. Jordan	218	M Jordan
Steve & Jody Bahin	# 419	Jody Bahin
Sandy Latzo	607	Sandy Latzo
Jackie Singletta	403	Jackie Singletta
JANET O'CONNOR	416	Janet O'Connor
Thuyen Le	# 606	Thuyen Le
Beatrice Long	210	Beatrice Long
Archie B. Fido	208	A
Kate Alexander	119	Kate Alexander
Barbara Hughes	115	Barbara Hughes
SAL	312	SAL
AG	312	AG
Number of signatures on page		14

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Name	Address	Signature
<i>[Faint signature]</i>	<i>[Faint address]</i>	<i>[Faint signature]</i>
Kim Jones	2449 36 th St. South	<i>[Signature]</i>
Michael De...	2325 14 th BURN ST	<i>[Signature]</i>
Mimi Smith	2551 34 th St S	<i>[Signature]</i>
Sandra Sneed	3267 28 th Ave S.	<i>[Signature]</i>
<i>[Signature]</i>	3214 13 th Ave	<i>[Signature]</i>
<i>[Signature]</i>	3211 54 Ave W	<i>[Signature]</i>
<i>[Faint signature]</i>	<i>[Faint address]</i>	<i>[Faint signature]</i>
Armonnee	2410 34 th St. South	<i>[Signature]</i>
Andre Wilkin	2433 36 th St. S	<i>[Signature]</i>
Cathera R...	2531-36 th St So	<i>[Signature]</i>
Shawonda Barber	3601 26 th St. S.	<i>[Signature]</i>
Janet Ramsey	2521 35 th Street So	<i>[Signature]</i>
Dorcia Elga	2501 35 th S	<i>[Signature]</i>
Number of signatures on page		14



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Name	Address	Signature
Ellen Blakeley	935 Melrose Ave S	Ellen Blakeley
Jane Smith	4112 9 th 10, 70, 50	Jane Smith
YATE CATTAN	3618 3 rd AVI SO	Yate Cattan
CORA PUNTREE	12736 3RD Ave SO	Cora Rountree
Violet Royce	2197 6 th AV SO	Violet Royce
ERNEST PARKER	4545 1/2 18 th Ave SO	Ernest C. Parker
Geraldine ^{Parker}	4545 1/2 18 Ave SO	Geraldine Parker
Starlett Clark	1911 23 rd St. So.	Starlett Clark
Carnestine Adams	5308 1020, 50	Carnestine Adams
Patrick Tolbert	1911 23 rd St South	Patrick Tolbert
Elease Bellamy	1501 - 37 th St So	Elease Bellamy
Sandra Green	340 35 th St. S.	Sandra Green
Tanya Mann	5877 Leiric Ave So	Tanya Mann
Vicki P. Johnson	3700 Dartmouth Avenue	Vicki P. Johnson

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

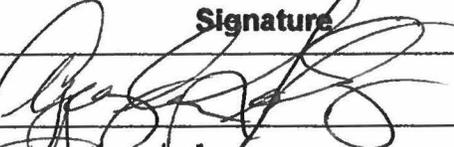
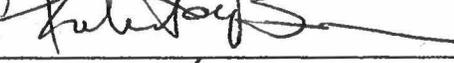
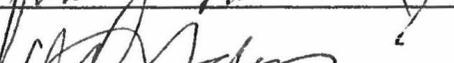
Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

We, the undersigned, petition Mayor Rick Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Gayla Spradley	1759 Temple Terr So	
Anamela Nelson	1178 Pinellas Point	
Lawrence Nero	6415 23 rd St. So.	Lawrence B. Nero
Kathleen Bensema	2175 62nd Place So	Kathleen Bensema
ROBERT BENSEMA	2175 62 nd PL S. ST. PETE	
STEVE RAPORA	6600 31 st S. ST. PETE	S. Rapoza
Patricia Collins	1016 45 St. So.	Patricia Collins
TAMM BASKERVILLE	2517 9 th St S.	
Noble Lawson	2817 9 th St So	
SHIRLEY McFARLAND	2561 - 54 Ave So St	Shirley McFarland
JOHN ROBINSON	2185 16 th Ave So St	John S. Robinson
Doro Adams	1217 Astoria Way S. St. Pet	
Emma J. Gordon	6017-30 th St S St. Pete. FL	Emma J. Gordon
Nancy Kuljez	5116 Emerson Ave	S. Nancy Kuljez

Number of signatures on page 14

	NAME	Address	Signature
1	Gladys Graham	1375 Coral Way S	Gladys Graham
2	Shedice X Baugh	1511 35th 33704	Shedice Baugh
3	Vera Kelly	6000 3rd Ave S - #102	Vera Kelly
4	Charlene Mack	2400 E. St 50 St Pete Fl 33712	Charlene Mack
5	WANDA Sampson	2431 6th ST. S. ST. P. FL. 33705	Wanda Sampson
6	TONGA BOYD	2416 11TH-ST-S 33705	Songa Boyd
7	Alisha Lewis	6200 25th Way SO 33712	Alisha Lewis
8	ULFA BV + #	2100 7th Ave S	
9	Mattie Adams	-2331 26th St S	Mattie Adams
10	Bill A. Simons Jr	5690 28th S.	Bill A. Simons Jr
11	Charles McNeil	1141 Wilmerton Rd Sargo	Charles McNeil
12	Mary Washington	4262 3rd Ave N	Mary Washington
13	Yvonne Weasel	2701 34th St N St Pete 33713	Yvonne Weasel
14	Charleen Thomas	3301 58th Ave South St. Petersburg 33712 #312	Charleen Thomas
15	JOSEPH NANCIZZE	2172 53rd Ave S Apt 1802 St 33712	Joseph Nancizze
16	Christine Denson	2030 Queenbro Ave South Apt B 33712	Christine Denson
17	George Ruppell	1841 50th St S Gulfport 33707	George Ruppell
18	NATE LOWERY	2014 13th Ave N St. P. FL 33713	Nate Lowery
19	Robert Johnson	2175 64th Ave S St Petersburg FL 33712	Robert Johnson
20	Beverly Robinson	4202 12th AV S ST Pete FL 33711	Beverly Robinson
21	JEFFERY S. MILLER	2819 47th street St. pete FL 33707	Jeffery S. Miller
22	WILL BRACKEN	1419 GRAY ST S GULFPORT FL 33707	Will Bracken
23	Joyce Perez	4242 3rd AVE S St. Pete	Joyce Perez
24	Bernice Brown	1200 3rd Ter N #2 St. Pete 33105	Bernice Brown
25	Thom Kestelac	1900 38th Way S	Thom Kestelac
26	Camela Jackson	745 40th Ave S	Camela Jackson
27	Bryan Sampson	413 1/2 1st AVE N St. Pete.	Bryan Sampson
28	Ken Murphy	5021 18th AVE S Gulfport	Ken Murphy
29	Kenneth Matthews	2864 63 ave so. Kenneth Matthews	Kenneth Matthews
30	Patricia Allen	2648 24th. Ave. So. 33712	Patricia Allen
31	Christy Smith	754 29th Ave South St. Petersburg 33705	Christy Smith
32	ROBERT Rolfe	2160 62nd Ave S #16	Robert Rolfe

Rena Bette 2160 62nd Ave S #10
D. Manning 1457 Cleveland St
Lisa Butler 793-56th ave so. Lisa Butler
Amanda Collins 3604-6th ave so. st. jete Amanda
Collins

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

We, the undersigned, petition Mayor ~~Rick~~ Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
William Clarken	817 137 th St S	Barbera Clarken
Jerry Mitchell	11	Jerry Mitchell
Delia Miranda	150 73 rd Ave. N	Delia Miranda
Walter Brewster	3700 9 th Ave N. #1022	Walter Brewster
John Baptist	5607 Pinecrest	John Baptist
Donna	2460	Donna
Thomas G. Kealey	326 1 st Ave N	Thomas G. Kealey
Nellye Kealey	3310 4 Ave. So.	Nellye Kealey
Mark W. Hester	6056 6 th Ave N	Mark W. Hester
Vince Carrero	700 40th St. S. Pte	Vince Carrero
Joshua Myers	2245 37 th St South	Joshua Myers
Kenneth Russell	2627 7 th N	Kenneth A. Russell
Don Mitchell	237 12 th Ave	Don Mitchell
Fred Bannings	521 Parris Ave S	Fred Bannings
Number of signatures on page		14

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

Petition Organiser
Kara'Lynne Brubaker

Address 2750 34th St So,
St Petersburg, FL 33711

Telephone number

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Debra Brown	2901 3rd Ave S	[Signature]
Elda Watson	640 Jasmine Way So	[Signature]
Glennie Chanin	St. Petersburg	
Mary H. Murphy	6790-15 th St. S.	[Signature]
Ellen Brown	2401 3rd Ave S ^{St. Pete}	[Signature]
Zena Craig	(150) 15 th AVE S ^{St. Pete}	[Signature]
[Signature]	5143 3rd Ave S	[Signature]
Maureen West	5313 22 nd Ave. DP	[Signature]
Angela McPherson	644-16 th Ave South	[Signature]
Sue Rawls-King	St. Pete FL	[Signature]
[Signature]	1000 [unclear] Ave	[Signature]
Osia M. Stare	1677 Everlyton Ave	[Signature]
Pearl Hayes	4760 1 st Ave S	[Signature]
Calvin Lucht	4741 2 nd Ave S	[Signature]
Number of signatures on page		

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Mattie Rendon	2450 Puen... ..	Mattie Rendon
Valores Hayes		Valores Hayes
Yolanda...	3050 Hampton Lane	
Demetrius Sullins	1494rd St. S	
Louisa Butler	2935 8th St South	J Butler
Rodrigo Perez	2935 8th St South	Rodrigo Perez
...	2370 5th St	...
Nelina Kimble	15-17th Ave So	Nelina Kimble
Betty Smith	3570 S...	Betty Smith
...	2150...	
Patricia Williams	5	Patricia Williams
...		...
...		...
Bernice...	4-1-1	Bernice...
Veronica Hernandez	4690 15th Ave. S.	Veronica Hernandez
Emanuelle De Haro	4713 17th Ave S	Emanuelle De Haro
Blake Jefferson	1102 13 Ave S	Blake Jefferson
Red Woody	2000 22 St So	Red Woody
Bobbie Wiley	3008 15th	Bobbie Wiley

Number of signatures on page

2
 Thomas Scott 2900 4 St S
 Irma Hiteam 52 20 26 LAST SP
 Cleb Hiteam 52 10 20 26 ST SP
 Freddie Harris 15
 M H

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

Petition Organiser
Kara'Lynne Brubaker

Address 2750 34th St So,
St Petersburg, FL 33711

Telephone number

79

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Judy Sone	2170 17 th St So	Judy Sone
Arthur Williams	2150 Pinellas Pt Dr So	Arthur Williams
Annalynne Smith	1324 2 nd St	Annalynne Smith
Becky Williams	2800 4 th St S	Becky Williams
Harvey Williams	2500 4 th St S	Harvey Williams
CHARLES MOORE	1538 96 th ST. ETH	CHARLES MOORE
Neroy Ruchel	1635 Russell St. So.	Neroy Ruchel
Mary Sue Nico	2570-29 St 50	Mary Sue Nico
Dorothy Walker	6735 12 th St W	Dorothy Walker
Kenneth Williams	2140 17 th Ave So	Kenneth Williams
Daniel Velasco	3251 5 th Ave N 33713	Daniel Velasco
Kanya Gilmore	3251 7 th Ave N 33713	Kanya Gilmore
Heather Williams		Heather Williams
Rakesha Kelly		Rakesha Kelly

Number of signatures on page

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Name	Address	Signature
Emilie Saito	550 1st Ave S.	Elank
D. J. May	201	[Signature]
Anthony [unclear]	550 1st Ave S 1107	Coy [unclear]
Karimal Shafiq	550 1st Ave S #303	Karimal M. Shafiq
Leticia [unclear]	550 1st Ave S #209	Leticia [unclear]
Susan [unclear]	550 1st Ave S #1108	Susan [unclear]
Paul [unclear]	550 1st Ave S	Paul [unclear]
Jan [unclear]	4	Jan [unclear]
Kathy [unclear]	[unclear]	Kathy [unclear]
Charlotte [unclear]	415	Charlotte [unclear]
Zed [unclear]	1515	Zed [unclear]
JOAN SCHAND	915	[Signature]
William Sista	550 1st Ave S #311	William Sista
Diane Mendy	901 [unclear]	Diane Mendy
[unclear]	1101	[unclear]
Doris Channey	550 1st Ave S apt 406	Doris Channey
Mary Mustard	550 1st Ave S	Mary [unclear]
Janet Mullyan	550 1st Ave S	Janet Mullyan

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
TERESA ROQUE	540 2nd Ave S	Teresa Roque
Kim Melroe	1823 14 th St SE	Kim Melroe
Edwin Brown	3541 Fairfield Ave	Edwin Brown
Paul Brown	2434 22 nd St SE	Paul Brown
Rhonda Markel	3615 37 th South	Rhonda Markel
Riche Ruffin	1175 Pinellas Point	Riche Ruffin
Patrice Fayah	1175 Pinellas Point	Patrice Fayah
Philip Ochoa	2007 GRAY N. S.	Philip Ochoa
Yvonne Rayne	1600 22 nd St SE	Yvonne Rayne
DENNIS ROBINSON	P.O. Box 11631 - 34793	Dennis Robinson
Stephanie Brooks	5435 Colonial ^{way}	Stephanie Brooks
Carrie Hemminger	1904 35 th Ave N	Carrie Hemminger
Dulprick Mackery	4700 16 th Ave S	Dulprick Mackery
Bernora Climes	2311 Callexico Way So.	Bernora Climes
Larisa Sirota	250 58 th St N St Pet	Larisa Sirota
Alvie Edwards	2016 22 nd St So	Alvie Edwards
Laila Wilson	1224-63 rd Ter. So	Laila Wilson
Michelle M...	728 20 th Ave So	Michelle M...
Number of signatures on page		178

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Nell Lynch	166 L B ^{1/2} Ave So	Nell Lynch
Gloria Jesse	2831 37 th St S	Gloria Jessie
Christie Ethel	3800-12 Ave So	Christie Ethel
EUGENE D.	4343 MALINA TP	Eugene Dwyer
John R. Robinson	2122 74 th Ave SE #115	John R. Robinson
CLAIRE MORRISON	745 41 St N	Claire Morrison
Jacqui Oxenro	1327 Prescott St. So. ^{St. So} 72	Jacqui Oxenro
Chris Oxenro	1327 Prescott St. So. ^{St. So} 72	Christine Oxenro
Mary Gr. H.	3590 Manatee Dr SE	Mary Gr. H.
Lea Arthur Burton	2046 Gundersboro Ave	Lea Arthur Burton
Loyce Childs	2116 16 th Ave So	Loyce Childs
Margie Buckner	1914 30 th St. So.	Margie Buckner
Frelyn L. Kelley	5204 Springwood ^{BLVD N}	Frelyn L. Kelley
Rebecca Bry	1665 21 st Ave. So	Rebecca Bry
Sylvia Key	3527-28 th Ave So	Sylvia Key
Arnel bhas	2511 Central Ave	Arnel bhas
ALBERTA EDWARDS	5948-27 th St. N.	Alberta Edwards
W. M. Mason	778-851-0690	
Number of signatures on page		18

Petition to Mayor Rick Kriseman and St Petersburg City Council

Date 02/18/2020

Petition Organizer

Kara'Lynne Brubaker

Address 2750 34th St. So,
St Petersburg, FL 33711

Phone # 727-698-2305

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Name	Address	Signature
WALTER Ogleby	3246-20 AVE, SO.	Walter S. Ogleby
PHILIP Ogleby	2435-31 st ST. SO	Philip Ogleby
Phyllis Turner	4810 9 th Av. SO.	Phyllis Turner
Vicki Deitrich	1400 Gandy Blvd W	Vicki Deitrich
Angela DANIELS	644-16 th Ave South	Angela Daniels
Narong Kuljoi	5766 Emerson Ave S.	Narong Kuljoi
U L D G		
Synthia Williams	230 38 th ST South	Synthia Williams
Robert Mackey	230 38 th St. South	Robert Mackey
Jameka Washington	1735 31 st S	Jameka Washington
Starlett Clark	1911 23 rd St. S.	Starlett Clark
Nia McRay	460 James Ave So	Nia McRay
Francisco Vazquez	4100 Cortez Ws	Francisco Vazquez
Liza Hickland	4011 3rd Ave S	Liza Hickland

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Barbara Oliver	365 6550	Barbara Oliver
Mike Love	1771 Russell St. S. Apt 3	Mike Love
Jeff. Wright	3866-12 Ave 9a	Jeffery Wright
Robert Post	1351-145 + 5	Robert Post
Samuel Jackson	3658 16 th St N	Samuel Jackson
Barbara Ellison	716-20 th Ave south	Barbara Ellison
Salma NAZARENKO	2714 56 th SE S	Salma Nazarenko
Daron K... ..	2220 74 th St S	Daron K...
Letitia Rogers	2222 23 Ave So	Letitia Rogers
Damaris De Jesus	165 24 th Ave SE	D. De Jesus
A.B. An... ..	6206 Ave S	A.B. An...
Charles Jones	5401 18 th St. So	Charles Jones
Lisa Butler	3227 - Queens...	Lisa Butler
MARCUS FOSTER	3720 Abington AVE So	Marcus Foster
V. Charisse McKinon	1743 1/2 Yale St. S.	V. Charisse McKinon
Debra Charles	1120 26 th Ave S	Debra Charles
Carol Duffin	1375-12 Ave. So. 33705	Carol Duffin
Barbara K... ..	1411 73 rd Ave	Barbara K...

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Markie Davis	2516 11 Ave So	Markie Davis
Michelle Phillips	3083-17th Ave	Michelle Phillips
Theresa Lano	11036 43rd St So	Theresa Lano
James Cooper	744 -19 th St S	James Cooper
Leah A. Mann	1411 Pres at St So	Leah A. Mann
Willie B Dixon	2830 7th So	Willie B Dixon
Alvenia Walker	2363-10 th St So	Alvenia Walker
Artina Sanders	727-504-1140	Artina Sanders
MARILYN IROR	727-560-5456	Marilyn Iror
Mona Green	727-933-1967	Mona Green
Chester Pelt	727-327-1654	Chester Pelt
Jewel Murphy	727. 656-9204	Jewel Murphy
Jackie Gibson	1828 Auburn St So	Jackie Gibson
Shirley Utley	406-38 th St. So.	Shirley Utley
Lawanda McCarter	1719- Dayton St. S	Lawanda McCarter
Joseph [unclear]	1658 19th St S	Joseph [unclear]
Arline Benson	6401-31st St. S 727-453-5183	Arline Benson
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Bobby Williams		Bobby Williams
Lanetta Bell		Lanetta Bell
Lorranian		Lorranian
Michael & Naani W		Michael & Naani W
Josh Brown	3621 Queensberry	Josh Brown
Jamisha Copeland	2637 14th Ave S	Jamisha Copeland
Lakeisha Lantz	1016 Applewood Dr	Lakeisha Lantz
Christina Lindsey	4325 5th Ave So	Christina Lindsey
Katrina's Jones	7617 28th So	Katrina's Jones
Dunya Cooper	2435 8th St So	Dunya Cooper
Sonja Mitchell	2561 14th Ave So.	Sonja Mitchell
Shantell Lambert	4445 10th Ave So	Shantell Lambert
Andru Ben	1712 12th St So	Andru Ben
Lisa Brown	1325 Yale St So.	Lisa Brown
Kelvin Rich	4601 Dr Mck Jr St So	Kelvin Rich
Zinkee Hayes	2039 25th St So.	Zinkee Hayes
R. Stew	2400 23rd	R. Stew
L. Sunj	350 5th St So	L. Sunj
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Carletta R. Daniels	3525 14 th AVENUE SO	Carletta R. Daniels
Bobbette L. Clark	298 8 th St. #218 St. Pete 33701	Bobbette L. Clark
K. Rank	St Pete	[Signature]
Dan Wall	St Pete	[Signature]
Tykavelas Works	St Pete	[Signature]
Larry A. Lee	ST. PETE	Larry A. Lee
Lanette Thompson	4834 1/2 13 th AVE	Lanette Thompson
Verda Davis	1721-17 ST. SO.	Verda Davis
Ann FRANKLIN	St. Pete	Ann Franklin
Bartley Polye	1190 New St St Pete AVE	Bartley Polye
Evey Malinoski	1844 Ambursts	Evey Malinoski
Mary Rogers	3462 Grand Ave	Mary Rogers
Doretha Jones	1035 Winton	Doretha Jones
George DUNHAM	736 19 AVE S 7 th	George Dunham
Shakira Bell	2032 21 st S	Shakira Bell
Renée Wilton	1910 1/2 23 rd St	Renée Wilton
L8 Br	561 61 st Av SO	[Signature]
dell wa	1161 16 AV SO	Albert Williams

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

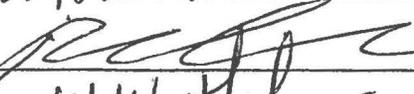
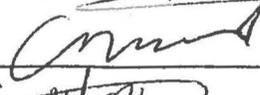
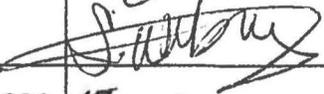
Name	Address	Signature
Matt Swinton	144 17 th Ave S	Matt Swinton
Matty Scott	3732 9 th N	Matty Scott
Kassandra Baylor	3451-5 th Ave. No	Kassandra Baylor
Sandra Williams	1916 22 nd St. So	Sandra Williams
Anita McCreath	880 Alexander Way S	Anita McCreath
Rosa Webb	1035 Arrington	Rosa M. Webb
Irma Greer	1145 16 th Ave	Irma Greer
Meredith Collins	1739 Queens St.	Meredith Collins
Debra Bryan	2150 Oakley Ave	Debra Bryan
Kenneth Reynolds	2227 Auburn St. S	Kenneth Reynolds
Nahma EL MARRAKHOUI	2036 38 th AVE N	Nahma EL MARRAKHOUI
Ramona	701 37 th AVE SO	Ramona
Denise Baschak		Denise Baschak
Clinton Bonfield	2147 6 th St So St Deterburg FL 33712	Clinton Bonfield
Franklin Washington	1929 4 th St So S. etc	Franklin Washington
Sylvia Key	3527-25 th Ave So	Sylvia Key
Sandy Hronka	3203 Sancey Ave	Sandy Hronka
Doreen Che	1006 17 th Ave Sub	Doreen Che

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Yvonne Woodberry	3444 9 th AVE. No	Yvonne Woodberry
William Reese	1124 43 St So	William Reese
Cassandra Sharay	876 18 th Ave S	Cassandra Sharay
Trent Boykin	669 52 nd Ave S	Trent Boykin
Emmanuel Williams	4520 66 th Ave No	Emmanuel Williams
LADY Fair	3473 WOODLAW BLVD LAREO, FL	LADY Fair
Alicia Heaton	1400 4 th Street	Alicia Heaton
Robert Perlet	220 6 th Ave S	Robert Perlet
Edmond Jones	1040 Malrose Ave	Edmond Jones
Javier Valle	3550 3 rd St No St	Javier Valle
Sybil Depren	3621 4 th St So	Sybil Depren
Archie Johnson	1051-15 Ave So	Archie Johnson
Kevin Glover	4100 16 th Ave S	Kevin Glover
Freddy Capo	600 Alden Ave CWFL	Freddy Capo
Curtis Bryant	3301 65th South	Curtis Bryant
MIKE Burtese	1560 6 th St So	MIKE Burtese
James Alexander	3080 34th St W. #4	James Alexander
Thomas Williams	1444 14 th St. So	Thomas Williams
Number of signatures on page		# 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
JOHN DEEA	1141 45 th LARGO	
BRETT WOLF	230 94 AVE. N	Brett Wolf
Jane McLendon	1034 16 Ave SO	Jane McLendon
Brenda Hale	2225 3rd. Ave. No	Brenda J. Hale
James Payne	2225 3rd. Ave. No	James Payne
Gale A. Tull	2012 Barcelona Dr. S.	Gale A. Tull
Waldon Dye	5050 40 th St. N	Waldon Dye
Mary Lou Ray	540 2nd Ave S	Mary Lou Ray
Michael Moore	1147 16 th St. N	Michael Moore
Charles Shreeve	420 4 th St So	
Tom Aaker	JAMES AVE.	Tom Aaker
Richard Allen	7675 31 st St N	
William W. Holmes	6046 Bayou Grande Blvd NE	W.W. Holmes
Erica Ferrum	50-1101 th Ave N	
Demond Baker	2020 18 th Ave S Apt 24	Demond Baker
Mike. Saiz	510 34 th St So	
Charles	5834 Burlington	
Satara	1401 54 St S	
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Jan	140154 St. S	Janice Walker
JOANNE	4020 11 th Bar	Joanne Colley
DAVID BRIGGS	600 32nd A/ SO. 10	David Briggs
MIKE MORAN	2299 12th St So	Mike Moran
TONY SCRUGGS	5570 22 nd St. No 1919	Tony Scruggs
Tyanika Reynolds	2488 13th Ave So	Tyanika Reynolds
Badr A ELDMAN	2540 4th SO	Badr A Eldman
MARY LINDS	3242 4 th Ave So	Mary Linds
DEONIA BRYAN	3237 31st AVE	Deonia Bryan
Roseita Wynn	2827 3 rd Ave S	Roseita Wynn
Sylvia Clinco	101 Kingston St SO	Sylvia Clinco
Tommy Marano	2701 34 th St	Tommy Marano
LORI HALL	2850 13TH AVEN, #113	Lori Hall
HANNA ABRAMS	4200 19 th Ave S	Hanna Abrams
Peter Smith	4400 40 AV S	Peter Smith
CARL JORDAN	1029-17 th St. So	Carl Jordan
Tracy Henry	1847 Burn St	Tracy Henry
KENNY WILLIAMS	754 28 th AVE SO.	Kenny Williams
Number of signatures on page		18

We, the undersigned, petition Mayor ~~Rock~~ Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
B. H. S. Jones	5696 2 nd St S. So	B. H. S. Jones
Stanley Gammon	3201 Burlington Ave. N	Stanley Gammon
Jada Stump	3435 - 3 rd Ave. N. #116	Jada Stump
Donte' Nathan	11759 Temple Terrace South	Donte' Nathan
Ashleen Prince	1175 Pinellas Point Dr S 33705	A. Prince
Jessica Cefield	657 99 N/N	Jessica Cefield
Sandra Vega	412 Cortez Way FL	Sandra Vega
Cecilia Grindley	3001 58 th Ave. S apt 201	Cecilia Grindley
Sunshine Robinson	4045 9 Ave S	Sunshine Robinson
Janice Walter	2501 Cyn Lake S. Ave	Janice Walter
Freeman Wilk	2418 Emlay Court So.	Freeman Wilk
Amelius Eaton	4620 11 th Ave S.	Amelius Eaton
Daniel Klinko	10975 52 nd AV. N	Daniel Klinko
DAVE DONLEY	10033 64 th AVEN	DAVE DONLEY
Sena William	1252-73 rd St S	Sena William
Alberta Farrell	16431 2 nd 14 St S.	Alberta Farrell
Suzanne Bolton	15666 49 th St. Clearwater	Suzanne Bolton
Terry Moore	15666 49 th St. Clearwater	Terry Moore
Number of signatures on page		18

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

Petition Organiser
Kara'Lynne Brubaker

Address 2750 34th St So,
St Petersburg, FL 33711

Telephone number

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Carmen Santiago	302	Carmen Santiago
Nelida Rodriguez	116	Nelida Rodriguez
Geneva Sabastine	507	Geneva Sabastine
Lois Simonitis	610	Lois Simonitis
Marie Slut	504	
Angelina	Briwalle Prioreto	
M.B.	#206 - APT	
Ismael Ruz	307	

Number of signatures on page

18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Jimmie Dupont	550 First Ave South	Jimmie Dupont
Linda Manda	5501 st Ave S St Petersburg FL	Linda Manda
Karimah Sheheed	550 1st Ave So #303	Karimah Sheheed
MARK LAULER	550 #407	Mark Lauler
Tim Lauler	550 #407	Tim Lauler
Susan O'Shea	1108	Susan O'Shea
June E DePaul	Lallevie Condo's	June E DePaul
Patty Brewer	10328 Lightner Bridge Dr.	Patty Brewer
Kronne Wheeler		Kronne Wheeler
Leana Scott		Leana Scott
Jessie Sister	ap 311 550 1st Ave So	Jessie Sister
Deanne Mendy	550 1st Ave S. 33701	Deanne Mendy
William Sista	550 1st Ave S 33701	William Sista
WANDA CARDWELL	5501 st AVE S #501 st 33701	Wanda Cardwell
Pat Woodwood	550 1st Ave S #1101	Pat Woodwood
Stacy Mather	5501 st AVE S #1107	Stacy Mather
Brenda Clapp	5501 st AVE S 1203	Brenda Clapp
Brenda Sheppard	550 1st Ave S.	Brenda Sheppard
Number of signatures on page 17 18		

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Print Name

Name	Address	Signature
Ruthia Suter	550 1st Ave S	Ruthia Suter
Janet Mulligan	550 1st Ave S.	Janet Mulligan
Judy Lambert	550 1st Ave S	Judy Lambert
Jose Robey	550 th Ave So	Jose Robey
Lerie Vandylke	550 1 st Ave. S	Lerie Vandylke
Janet Blair	550 1st Ave S.	Janet Blair
RUBY DAVIS	550 1st Ave S	Ruby Davis
Ralph Lebkuecher	550 1 st Ave S.	Ralph Lebkuecher
Linda Street	550 1 st Ave. S.	Linda Street
Warren Bavelay	550 1st Ave S	Warren Bavelay
JAMES WALTER	550 1st AVE S	Jim M Walter
JANUETA JENKINS	550 1 st AVE S	Janueta Jenkins
DOROTHY EVIATS	550 1 st . Ave. S	Dorothy Eviats
Cynthia Wood	550 1 st Ave S Apt 1109	Cynthia Wood
DAN FITZGERALD	550-1 st AVE S #502	Dan Fitzgerald
LLENRAY J. YARNELL	550 1 st AVE S #609	Lenny J Yarnell
Barbara Wims	550 1 st Ave S #510	Barbara Wims
Diane Ytson	550 1 st Ave S #410	Diane Ytson

Number of signatures on page 18 18

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

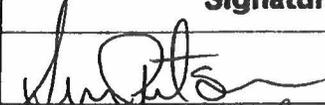
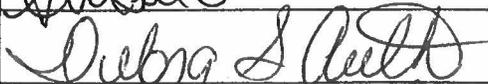
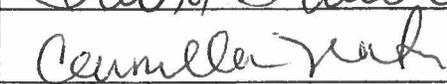
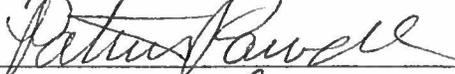
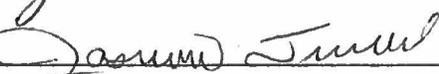
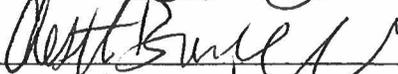
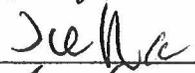
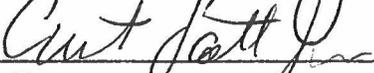
Name	Address	Signature
[Signature]	PO Box 6714, St Pete 33737	[Signature]
Julie Vayne	12950 Estates Ter S ^{San Mateo} 33716	[Signature]
Tammie Walsh	3701 15 th St. N. ^{St. Pete, FL} 33704	Tammie Walsh
Heidi Darge	4501 40 th St N ^{St. Pete} 33714	[Signature]
[Signature]	4901 38 th Ave	[Signature]
Mark Mangiofis	4901 38 th Ave	Mark Mangiofis
Adam Schulman	2560 Ham Blvd. ^{decatur} FL	[Signature]
Michael Rudman	3912 43 rd AVE N. ^{ST Pete}	[Signature]
[Signature]	3725 49 th St St Pete	[Signature]
Richard Sanchez	66107 NALCROFT RD ^{ST PETE}	[Signature]
Curtis Walker	11590 43 rd St. So. ^{ST PETE}	[Signature]
Bob [Signature]	5076 45 th N.	[Signature]
Maree Dargy	3912 43 rd Ave	Maree Dargy
Craig [Signature]	4490 Newark St. N	[Signature]
Christy [Signature]	600 16 th Av. So	[Signature]
Adam B. [Signature]	2202 59 th St S	Adam B. [Signature]
Valerie [Signature]	4420 44 th St. S.	Valerie [Signature]
Monica [Signature]	4024 4 th St. S.	Monica [Signature]
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

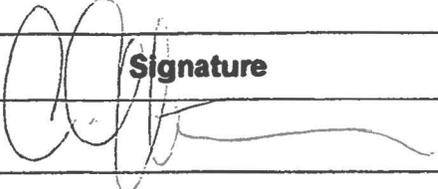
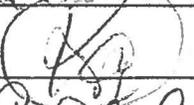
Name	Address	Signature
LSH...	—	[Signature]
Sonya Gilstrap	—	Sonya Gilstrap
Kirk Brou	—	[Signature]
Ashleigh Wignington	—	Ash Wignington
Amber Yedkos	—	Amber Yedkos
Karen Ruggio	—	Karen Ruggio
Kenneth North	—	Kenneth North
Christopher Warkse	5701 16th St S	[Signature]
Eddie Mae Hawthorn	"	Eddie Mae Hawthorn
Katie Jones	"	[Signature]
[Signature]	—	[Signature]
Keira Williams	5519 1/2 Gulfport Blvd	Keira Williams
Kate Latty	—	Kate Latty
Matthew Carter	—	[Signature]
Linda Spadaro	4608 56th St W. Bradenton FL	[Signature]
Mark Dutche	1	Mark Dutche
Hayes Abdul	1600 18th Ave	Hayes Abdul
Pamela Kelly	1324 - 26 Ave 50-	Pamela Kelly

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Amie Peterson	4354 79 th Ter. North	
Debra S Auth	11601 4th St N #2703	
Carmella Norton	4120 YISTAVE N APT A	
NATHAN FARBER	3205 50 th West Ave	
George KANSOU	1327 22nd St. So	
Kellie Green	6142 118 th Ave	
Erika Mays	2319 18th Ave SW B	
Tanisha Ayers	1745 29 th St. So	
Girard Laws	2010 uptown. so	
Robert Postell	1351-14 StS	
PATRICIA POWELL	2227 33 St So	
Nyoshia Booker	2235 33rd Street South	
Jasmine Turrell	1862 40 th St So	
Phillip Butler Sr	1017-15 th Ave. So.	
Chester Brinkley	1826 16 th So	
John L	1935 17 th So	
Robert Wald	1124 17 th So	
Curtis Scott	1123 17 th So	
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
U. White	490 1st Ave #1609	
Kil Medeiros	558 1 st Ave S. #1614	Kil Medeiros
Gisela O'Shea	550 1st Ave S #1408	Gisela O'Shea
Ruby Davis	550 1st Ave S.	Ruby Davis
Fern Pereira	550 1st Ave S.	Fern Pereira
D M Gray	650 1st Ave S	Donald M Gray
D M Tier	550 1st Ave S	D M Tier
Denise Larsen	550 1st Ave S. 1507	Denise M Larsen
Willie Dobb	550 1st Ave.	Willie Dobb
Blonnyne Buddenwey	550 1st Ave S	Blonnyne Buddenwey
BERT DUNN	"	BERT DUNN
LOUIS SCHEFF	"	Louis Scheff
KERRY GRAMME	550 1st Ave S #55	
Gerrit Schwartzenfeld	550 1st Ave S 715	Gerrit Schwartzenfeld
John O'Leary	550 1st Ave S.	John O'Leary
Nancy McDaniel	550 1st Ave S	Nancy McDaniel
Kevin Best	550 1st Ave S	Kevin Best
Judith Holliman	550 - 1st Ave S #301	Judith Holliman

Number of signatures on page **18**

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Tatiana Martin	2326 35 th St. S.	Tate
Earl Thomas	2300-35 th St S	Earl Thomas
Perron Flournoy	3510 22 Ave S	Perron Flournoy
Nathaniel Rich	2253 22 Street South	Nathaniel R
Darwin Johnson	2330-36 th St So	Darwin Johnson
Sandra	2350 22nd St S	Sandra
Keya Williams	2938 26 th Ave S	Keya Williams
Jim Wilk	2320 36 St. So	Jim Wilk
T. Holmes	2329 36th St So.	T. Holmes
Tim Harris	1715 30 St SO	Tim Harris
Milton Conley	2355 36 St SO	M. Conley
W. Holmes		W. Holmes
Deon Coops	2400 Oak Day Avenue East	Deon Coops
Duke Williams	232 1 st St	
Leatie Heard	2931 35 th St. So	
Ray Newton	2343 36 th St. So.	Ray Newton
Debbie Evans	2343 36 th St. S	Debbie Evans
SHAWN	2343 36 th St. S	Shawn Dunbar Evans
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

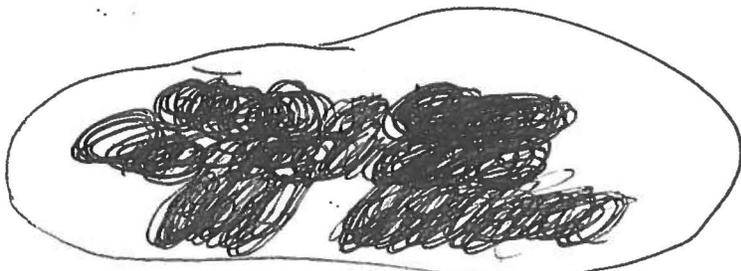
Name	Address	Signature
ALBERT MANUEL	5004 JERSEY AVE So	Albert Manuel
Jana Smith	2311 Grove St S.	Jana Smith
DARAN JOHNSON	2330 36 th St So.	Daran Johnson
Kena Hunter	1367 Prescott St So	Kena Hunter
Adele Daniels	250 38 th Ave So East	Adele Daniels
Rashod Flowers	4327 Queensboro Ave So.	Rashod Flowers
Shanika Sherman	735 21 st Street South	Shanika Sherman
Russell Cato	1501-66 th Ave So	Russell Cato
ANTONIO BROWN	3810 15 th AV. So.	Antonio Brown
Adrienne Doud	5401 7 th St SO	Adrienne Doud
Shyblis Jones	10742 3 rd St N	Shyblis Jones
Tegvillia Gaddy	1317 24 th South	Tegvillia Gaddy
EUGENE NUDLEY	2222 7 th St So	Eugene Nudley
Robert Smith	2419 18 th St. So	Robert R Smith
Thomas Earle	2419 18 th St. S.	Thomas Earle
Bessie Jennings	3524-28 th AVE S	Bessie Jennings
Vernita Jennings	2534-18 th St S	Vernita Jennings
BOBBY JONES	2517-16 AVE S	Bobby Jones
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Tracy MARTIN	2343 8 th St. South	Tracy Martin
Antonio Calowal	7761 43 rd St No Apt.	
MARILYN SHERMAN	2330 36 St. So.	Marilyn Sherman
Jalaina Bowens	4327 Queen Bro Ave S	Jalaina B.
Robert McElroy	2301 36 th S/S	Robert McElroy
Carolyn Green	2446 36 th S/S	Carolyn Green
ALICE FORMAN	4709 12 A/S.	Alice Forman
Michelle Daniels	250 38 th A/S/least	Michelle Daniels
Altampage Rowe	882 13 th A/South	Altampage Rowe
Algiana Bowens	815 3 rd A/S Apt. 511	Algiana Bowens.
Reguan Sherman	735 21 st S/S	Reguan Sherman
TERESA BREER.	2400 36 th S/S.	Teresa Green.
Atton Rowe.	4758 9 th Ave So	Atton Rowe
Anthony House	8400 49 th Street No.	Anthony House
Donohty Niblack	2308 31 th S/S.	Dorohty Niblack
Barbara Leonard	5527 Lynn Lake Dr. ^{APTC}	Barbara Leonard.
Ruby James	1840 26 th A/S.	Ruby James.
Eric Wright	917 18 th S/S.	Eric Wright
Number of signatures on page		18

We, the undersigned, petition Council to grant our wishes for a food bank in an area known as a food desert 1794- 22nd St So, City owned real Property.

Name	Address	Signature
Monica	21 117	Monica
STEVE WOLAZYM	123	Steve
MIKE PERRYMAN	305	Mike Perryman
FRED SCHWARTZ	203	Fred Schwartz
Jacqueline Lundgren	510	Jacqueline Lundgren
NGA PHONG	201	Nga
Moat Tam	316	Moat
Darlene Ditton	215	Darlene
Jaimie Nieves	105	Jaimie Nieves
Doreen Fowler	501	Doreen Fowler
Christie Fowler	506	Christie Fowler
Christie Fowler	101	
Bob LAZIER	212	Bob Lazier
Louise Barkley	402	Louise Barkley
Josephine Rivera	410	Josephine Rivera
NORMA Cayote	204	Norma Cayote
BETTY MUNIZ	106	Betty Muniz
Robert Walley	418	Robert Walley
Number of signatures on page		18



We, the undersigned, petition Mayor Rick Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Christina Etheridge	3800 - 12 Ave So	Christina Etheridge
Kim Monroe-Percie	2531 Madrid Ways	Kim Monroe-Percie
Clarice Hemmings	3738 7 th Ave ~	Clarice Hemmings
Mary Brante	3740 7 th Ave	Mary Brante
Brenda Tensley	4674 Neptune Dr	Brenda Tensley
Nijerika Evans	1733 3 rd St. So	Nijerika Evans
Caretta Hall		
Tom Miller	1600 34 th South	Tom Miller
Alphonse Lantz	1600 34	Alphonse Lantz
Michael Melitt	1224 63 rd St So	Michael Melitt
Vergil Childs	2424 th Union St So	Vergil Childs
Bernona Clines	2311 Calexico W.S.	Bernona Clines
Larisa Sirok	250 58 St. N STRS	Larisa Sirok
Louise Peterson	4660 16 th Ave	Louise Peterson
Barbara Pinckney	2367 Delam di S	Barbara Pinckney
Patricia Glenn	4045 14 Ave S	Patricia Glenn
TIMOTHY GLENN	4045 - 14 th Ave So	Timothy Glenn
Number of signatures on page		18

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Briget Davis	6997 113 th Way N 33772 Seminole, FL	<i>Briget Davis</i>
Megan Key	4955 37 th St N #3 St Pete FL 33714	<i>Megan Key</i>
Victoria Lacey	11990 101 st Ave Seminole FL 33772	<i>Victoria Lacey</i>
Ken B		<i>Ken B</i>
DEBORA BARKER	8101 11 ST. N. APT 121 ST. PETE, FLA 33702	<i>D. Barker</i>
Pamela Thorn	391 1120 th AVE N St. Pet FL 33712	<i>Pamela Thorn</i>
RAY Sepulveda	5585 - 92 nd Ten Pinellas Park FL 33782	<i>Ray Sepulveda</i>
ANITA CAPE	5451 - 96 th Ver. N. Pinellas Park FL	<i>Anita Cape</i>
BASIL LINDSAY	5290 70 th Ave Pinellas Park FL 33781	<i>Basil Lindsay</i>
Alexandra Silva	800 Belcher rd S #112 Largo FL 33771	<i>Alexandra Silva</i>
Angel Johnson	1924 19 th Ave S St. Pete FL 33711	<i>Angel Johnson</i>
RON STEVENS	5892 terrace N. fl. .7729 57 th St. N.	<i>Ron Stevens</i>
Crystal Stevenson	Pinellas Park 33781	<i>Crystal Stevenson</i>
Aquilino Bago	301 58 th AVE N. 256 Pinellas Park, FL	<i>Aquilino Bago</i>
BARBARA DALLAND	5501 80 th St N St. Pete 33709	<i>Barbara Dalland</i>
William Gallegos	3080 39 th St, No., Apt. 38	<i>William Gallegos</i>
STACY MCCORMICK	5501 33 rd Ave d	<i>Stacy McCormick</i>
KEVIN PAUL	8186 TERR. AND. DR. N. 33709	<i>Kevin Paul</i>
Number of signatures on page		19

We, the undersigned, petition Council to grant our wishes for a food bank in an area known as a food desert 1794- 22nd St So, City owned real Property.

Name	Address	Signature
THOMAS DICKERHOOF	3904 W. SAN RAFAEL ST. TAMPA	
Peggy Stein	90 Olive Lake Ave NE St. Pete.	
Cyril Jacobson	6885 - 55th Ave. N. Kenneth City 33709	C Jacobson
Bonita Cross	3598 - 51 Ave N St. Pete	Bonita J. Cross
J. Phillips	4244 11th Ave N. St Pete 33713	J Phillips
JEFF BEHREND	101 N 22ND ST TAMPA 33670	J Behrends
Lucas Mojica	6402 County Rd 579, Seffner FL	Lucas Mojica
Karen Milkell	6681 41st N. S.P. AL	Karen Milkell
Zipporah Jenkins	Jt. Petersburg FL 33716 390 112th ave apt 8207	Zipporah Jenkins
Gail R. Ode	5051 75th Ave. Apt 6	Gail R Ode
Robert M. Welby	5560 58th St. N #418	R. Welby
Peggy Kunda	8190 45 St Paddock Park	Peggy Kunda
Donna Taylor	4823 58th St N.	DONNA TAYLOR
Darrin Young	7747 63RD ST. N. PP FL 33781	Darrin Young
Clayton Bolton	2175 63rd Street N. #608 Clearwater FL. 33760	Clayton Bolton
Jay Welch	8490 92nd Terrace Seminole FL 33777	Jay Welch
Hein, Patricia	9220 54th St N PP 33782	Patricia Hein
SARAH PAXSON	10001 61st Way P.P. 33782	Sarah Paxson
Number of signatures on page		18

We, the undersigned, petition Mayor ~~Rock~~ Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
G. Paul Fleetwood	Apt. 1406	G. Paul Fleetwood
Ylety Guy	Apt 403	Ylety Guy
SALLY SHUMAKER	APT 1006	Sally Shumaker
Grace Held	Apt 309	Grace Held
Angie Parks	APT 1102	Angie Parks
James Hammer	Apt 802	James Hammer
Joanne Baker	APT 1610	Joanne Baker
Letha Belsch	apt 413	Letha Belsch
Jana Murphy	apt 1003	Jana Murphy
Marion Martin	apt 806	Marion Martin
Bob Gouser	apt 502	Bob Gouser
Rochelle Lowenthal	apt 1013	Rochelle Lowenthal
Bruce M Perry III	apt 504	Bruce M Perry III
Janette C. Crowley	211	Janette C. Crowley
Pamela O'Brien	1302	Pamela O'Brien
Sandy Hunt	1004	Sandy Hunt
Sharon White	109	Sharon White
Kathy Collins	250 58 th St. N.	Kathy Collins

Number of signatures on page 278

We, the undersigned, petition Mayor ~~Rock~~ Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Gonovick Richards	250 58 St N	Gonovick Richards
Rhoda Pitkowski	250-58 St N #405	Rhoda Pitkowski
LEESA BELCHER	250 58 th St. N #912	Leesa Belcher
Diane Marcotte	250 58 th St. N #805	Diane Marcotte
Lina Fulton	250 58 th St N 1308	Lina Fulton
Gregg Ross	250 58 St N 310	Gregg Ross
Dan Love Reed	250 58 th St N 712	Dan Love Reed
BERMONA C	140	B. C
Larose S	1409	L. S.
Linda Bischofberger	250 58 St. N #1206	Linda Bischofberger
Sandy Belscher	250 58 St N	Sandy Belscher
Anne Swift	250 58 th N.	Anne Swift
Debra Vargas	" "	Debra Vargas
Dotty Annetta	" "	D Annetta
Alice Nelson	" "	Alice Nelson
Minnie Senior		
A Ward	"	A Ward
Bonnie Kenny	"	Bonnie Kenny
Number of signatures on page		18

We, the undersigned, petition Mayor ~~Rock~~ Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 - 22nd St. So. Saint Petersburg, FL City own real Property.

Name	Address	Signature
Lonnie Riggen	855 15 th S. #12	Lonnie Riggen
Napoleon Green	1010 17 Street South	Napoleon Green
THAN NGUYEN	3011 28 th AVE N	Than Nguyen
CONLIOUS WALTON	4318 17 th AVE SO	Conlious Walton
Rosetta Davis	2001 1/2 queenboro Ave	Rosetta Davis
TERRIE HAYNES	250 58 th ST. N. 1208	TERRIE A. HAYNES
AL MARTIN	250 58 th ST 1410	Al Martin
Joan Verne	250 58 th ST N 1604	Joan E. Verne
Anthony Murray	250 58 th ST N 1008	Anthony Murray
Betty Duffey	#1310	Betty Duffey
Amy Marie Pelletier	#905	Amy Marie Pelletier
Amy Governor	#1503 250 58 th ST N ST. PETE 33710	Amy Governor
Elyah Lorde	250 ^{58th} Street N 33710	Elyah Lorde
Robb McKay	250 58 th ST N 3376	Robb McKay
Linda Julian	250 58 th ST N #1205	Linda Julian
Henry Ey	250 58 th ST N.	Henry Ey
Jane Myles	250 58 th St. North	Jane Myles
Dave Foerney	250 58 th ST N	Dave Foerney
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

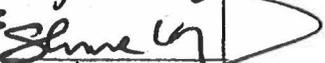
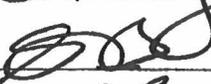
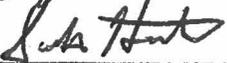
Name	Address	Signature
Douglas Woodward	2435-15 Ave. S.	Douglas Woodward
Elessie McClain	4229- Tarpon	Elessie McClain
Charles Anderson	1085 16 th Ave S St Pet	Charles Anderson
STACEY WOOD BLEN	333 54 th St	Stacey Wood
N. Leticia McLean	5584 22 nd St. So	N. Leticia McLean
X. Cross	554 th 2 nd Ave	X. Cross
Coley Flower	4911 5 th Ave N Apt B	Coley Flower
Humbert Candell	4252 5 th Ave S.	Humbert Candell
JONELL DAVIS	6400 16 th Ave N	Jonell Davis
CHARLES ROSS	2548 15 th Ave So	Charles Ross
E. C. Evans	2475 15 th Ave #23	E. C. Evans
Laura Williams	2544 1/2 Ave 16	Laura Williams
Katherine Ann	2901 20 th Ave So ^{St Pet}	Katherine Ann
Joshua Gray	664 Bayou Blvd.	Joshua Gray
Andrew Thomas	2008 Crystal Beach Ave	Andrew Thomas
Doreen Smith	1055 16 th Ave S	Doreen Smith
Doreen Smith	3317 17 Ave. So.	Doreen Smith
Doreen Smith	1417 Ave So.	Doreen Smith

Number of signatures on page 18

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Kuriel ches	786-452-2639	[Signature]
Emise Joseph	286-955-4559	[Signature]
Marie Mayra	727-520-3156	[Signature]
Caletha Proctor	2129 4 th so apt 6	[Signature]
Marie Thera	Desireline 572785109-55	[Signature]
Eva Smith	3601 21 st Ave N. # 111 St. Pete, FL 33710	[Signature]
Jacoudric Campbell	6620 9 th Ave North	[Signature]
Orlando House	3790 40 th lane ^s	[Signature]
Michelle Lynn	4710 4 th S	[Signature]
Marie Navetta	3227 18 th Ave 33712	[Signature]
C. B. PATR MASSO	6136 EVNN LAKE	[Signature]
D ANDRADE	6188 ROOM	[Signature]
Remy Florenta	10770 U.S. Highway 19 Pinellas 33782	[Signature]
Dinco Thompson	3115 Queensboro Ave S St. Petersburg FL 33711	[Signature]
Shashawna Duml	3718 Queensboro Ave S St. Petersburg FL 33711	[Signature]
Ketelia General	813 531 0417	[Signature]
Travis Bill	820 53 rd Avenue	[Signature]
Chase Moore	717 4 th St. No.	[Signature]
Number of signatures on page		19

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
DEUM MEAN	321A 117th AVE. N ST. PETERS, FL 33713	
Greg Malstrom	11453 83 Ave Seminee FL 33772	
Jim Sam		
JACQUES BRAGGS	2401 CEDARCREST PL 33590	
Jacques Laroche	603 NORWALK, Spk. ³⁴⁶⁰⁹	
Richard P. Ryan	4000 24 th St N. St. Pete FL ³³⁷¹⁴	
ARTIS DAVIS	2122 BRAD FORD ST ⁵⁰² CLEARWATER ³⁴⁶¹²	
WISOL KIKEL	14705 WIRE-FREE RD. CLEARWATER	
Sacinto Melendez	9626 Bayou Dr Tampa FL	
Apif Ramos	3555 Dartmouth Ave N	
Sharon Sheppard	809 62 nd Ave. So.	
Delilah Tu	6143. 43 rd Ave N (Cannathur city)	
Shane King	6019 Venetian Blvd NE ^{ST PETERS 33708}	
Groff Bodine	390 112 Ave N. St pete 33716	
Tomy Tran	9881 61 st Ave. N St Pete	
Marie Vixayo	7234 37th aven St. Pete	
Ray Lewis	10604 340 St N ST. PETERS 33716	
Scott Hurtstein	11189 Valencia Ave	
Number of signatures on page		16

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
Santebra Boith	5801 54 th ave S	Santebra Boith
Christel Denmark	1760 16 th S S	Christel Denmark
Randy Oatman	4127 12 th Ave	Randy Oatman
Dave Varner III	1935 13 th St S	Dave Varner III
LATANVA Johnson	2185 16 AVE So APT #4	Latanva Johnson
XXXXXXXXXXXXXXXXXXXX		
Betty Wimberly	2401 4 th Ave. S.	Betty Wimberly
Kathy Hatch	2331 Florida ave 337	Kathy Hatch
Darrell Williams	3901 Tree Man	Darrell Williams
Mary Stronger		Mary Stronger
Glenn Maxwell	708 10 th St S	Glenn Maxwell
Lonnie Shaw	446 - 2 nd St S # 76	76 33701
Dorrie Beck	346 0 2 nd St S	327-5950
Vickie Johnson	2451 Greenstone A/S	557-4435
Andrea Maho	2111 12 th St S	553-7162
Deane Child	2116 16 th Ave	37-531 0511
Hatricia Needon	775 - 17 th Ave. S	727-896-1085
Wina Brown	420 0 th Ave. N # 292	727 244-3127
Number of signatures on page		16

We, the undersigned, petition Mayor Rick Kriseman & City Council to grant our wishes for a Positive Impact food bank in the area known as a "food desert." Located at 1794- 22nd St So. City owned real Property.

Name	Address	Signature
AL MARTIN	250 58 ST N	Al Martin
Rhoda Piatkowski	250-58 th St. N.	Rhoda Piatkowski
Betty Duffey	250-58 th St N.	Betty Duffey
Amy Pelletier	250-58 th St. N., Apt. 905	Amy Marie Pelletier
Donna Williams	250 58th St N	Donna Williams
Alina Nelson	250 58 th St Apt 812	Alina Nelson
Jean Macel	250-58 th St. N #1111	Jean Macel
Elijah Tonders	250 58 th St N, 1511 ^{AM}	Elijah Tonders
LINDA HARRIS	250 58 th St N #1205	Linda Harris
Judith Lee	250 58 th St N # 1002	Judith Lee
Margie A Green	250 58 th St N # 501	Margie A Green
Shelley Bowden	250 58 th St N # 303	Shelley Bowden
Mikhail Gerdov	250 58 St. N. 57 Det.	Mikhail Gerdov
Lona Foltz	250 58 th St N #1201	Lona Foltz
Sue Boyd	250 58 th St 402	Sue Boyd
Denise Parr		Denise Parr
Vanessa Young	235-38 th Ave. SE St. Pete FL 33705	Vanessa Young
Gen Richards	250 28 St N	Gen Richards
Number of signatures on page		18

Petition to Mayor Kriseman & Saint Petersburg City Council

Date 02/08/2020

Petition Organiser
Kara'Lynne Brubaker

Address 2750 34th St So,
St Petersburg, FL 33711

Telephone number

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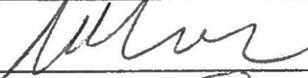
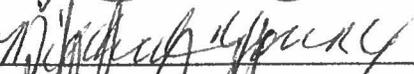
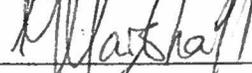
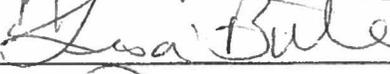
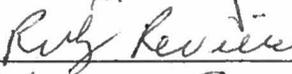
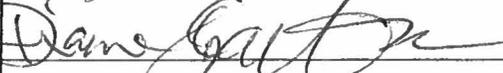
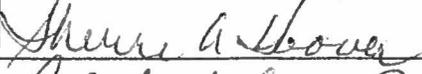
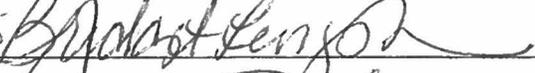
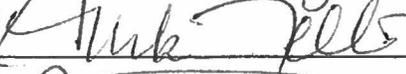
Name	Address	Signature
Mark Park	250 52 nd St Apt 1103	<i>[Signature]</i>
Debra Vargas	250 58 th St N	<i>[Signature]</i>
Michelle Nelson	3327 23 rd St N	<i>[Signature]</i>
Landy Hunt	250-58 th St N. Stale	<i>[Signature]</i>
Linda Bischofberger	250 58 th St N.	<i>[Signature]</i>
Laura Azzaro	250 58 th N.	<i>[Signature]</i>
G.V. Azzaro	Nautica Apts	<i>[Signature]</i>
Jamie Crowley	250 58 th par st pete fl	<i>[Signature]</i>
Chris Scheubler	250-58 th St. No.	<i>[Signature]</i>
James Baker	250 - 58 th St N	<i>[Signature]</i>
Viola Cooney	250 58 St	<i>[Signature]</i>
Linda Haynes		<i>[Signature]</i>
Bake McLang	250 58 th St N	<i>[Signature]</i>
Leesa Belcher	250 58 th St. N.	<i>[Signature]</i>
Number of signatures on page		

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Roseleen Garrity	585 Villavande Ave S 34 Petersburg 33707	Roseleen Garrity
Heidi Davis	3170 Shovelwood Dr Clearwater FL 33760	Heidi Davis
Rashed Mizel	3480 16 th Ave N.	R. Mizel
John Johnson	4489 Sarah Ave	John Johnson
George Krug	2034 Upton Ct	George Krug
Fredrick Daniels	2835 17 Ave S	Fredrick Daniels
Jodie Archer	3024 Gemett St NW	Jodie Archer
Jaye Keaton	1947 27 th St So	Jaye Keaton
Katinka Rhoads	1324 11th Ave South	Katinka Rhoads
William Robinson	2123 Queensboro Ave S	William Robinson
Thoya Mathis	1700 1/2 2 nd St South	Thoya Mathis
G Goins	1748 2 nd St S	G Goins
James Harris	1750 2 nd St S	James Harris
Cindy Harris	2175 2 nd Ave S	Cindy Harris
Jonhgy Tran	2520 5th Ave N	Jonhgy Tran
Chris AEBR	11	Chris AEBR
Mfence Kellec	2460 33 St. So	Mfence Kellec
Agatha Washington	7200 63 rd N Knull St	Agatha Washington

Number of signatures on page 16

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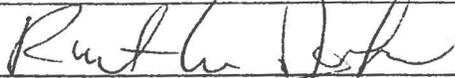
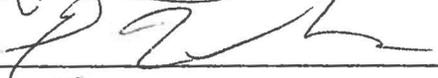
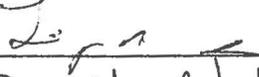
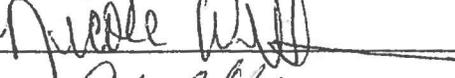
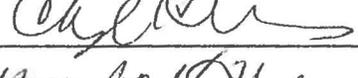
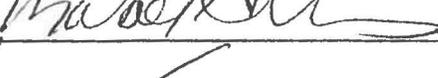
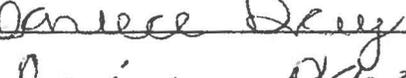
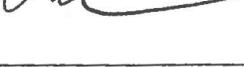
Name	Address	Signature
Rickie Snow	1320 7th Ave So	
James Cooper	420 4 th S.	
Danni Clarke	2707 54 th St S	
Michael Young	1000 Burlington Ave W	
Mona Marshall	2000 19th St S	
LISA Butler	3327-Queensboro Ave	
Deanna Deane	465 73 rd Avenue North	
Peter Fannon	1601 24 th St S SP	
Wendy Nash	1123 7 th St S	
Ruby Review	1641 26 ave so.	
Danne Suckson	1779 26th Ave South	
J. O'Brien	James K. O'Brien	
Andrew Cox	2101 16 St So	
Sherri Hoover	5495 21 st Ways, St Pet	
Bridget Long	6212-16th St - So St Pet	
Timothy Tellis	4089 7th Ave N	
Audrey Brato	250 78th Ave N	
Kimberly Bunn	PO Box 531343	
Williams	Number of signatures on page 18	

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Loftley, Eric	2531 36 St 507	Eric Loftley
Rod + Regina	2000 22 St So	Rod + Regina Woody
Janice King	550 1st Ave 90.	Janice King
Ernest [unclear]	550 1st Ave S.	Ernest
Lucy Mulford	550 1st Ave S # 311	Lucy L. Mulford
Bill [unclear]	550 1st Ave S # 311	William [unclear]
Dorothy [unclear]		Dorothy [unclear]
Matty C. Lane	550 - 1st A.S. 306	Matty C. Lane
Wilma [unclear]	5-50 15. W S 214.	Wilma [unclear]
Dorothy Evidis	550 1st Ave South	Dorothy Evidis
Charles [unclear]	707	Charles [unclear]
Bonnie [unclear]	550 1st Ave S 1607	Bonnie [unclear]
Fred [unclear]	550-1st Ave S, 1006	Fred [unclear]
Jeanette Flores	6820 - Park St. S	Jeanette M. Flores
Leslie [unclear]	550 1st AVE S.	Leslie E. [unclear]
Ann [unclear]	551 1st Ave S	Ann [unclear]
[unclear]	571 1st Ave S	[unclear]

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Robert	978 9th Ave So	
Debra Hayes	2260-21st St. So.	
Foster, Eldon	2154 1/2 17th Ave S	
M. Cynthia Wilton		
Lige George	4710 Emerson Ave S	
Nicole Willingham	2137 Queensborough Ave	
Cheryl / Hayes	1175 Pinella Pines Ave So	
Mabel / Hayes	1175 Pinella Pines Ave So	
Lorraine Liles	1400 21st St. So.	
Janiece Day	1400 21st St. South	
Janice Day	1400 21st St.	
Antonio Davis	1201 83 Ave So	
Ray Sepulveda	2260 22nd St So	
DeLoise Fleber		
Winnie B Dittus	2830 7th	3390h
James Melts	1200 18th Ave So	33712
Shantell Hayes	1921 16 Ave So	33705
Carl Mundy	7300 20th St N St Pete FL	

Number of signatures on page ³³⁷⁰⁷ 18

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Name	Address	Signature
Daddy Brown	4150 14th Avenue South	<i>Daddy Brown</i>
Steven Walker	4018 6th St S Apt 6 33707	<i>Steven Walker</i>
Daelshel Wilk	—	<i>Daelshel Wilk</i>
Carole Brown		Carole Brown
Gemma Br	5623 15th Way S	<i>Gemma Br</i>
Yvonne Rault		<i>Yvonne Rault</i>
Dianne Palmer	401 Dolphin Ave SE	<i>Dianne Palmer</i>
Zion Antley		<i>Zion Antley</i>
Richard Hopkins	1730 5th St S ST PETE	<i>Richard Hopkins</i>
Hattie Williams	2410 23rd St S	<i>Hattie Williams</i>
Vera Hodge	4450 13th St SE	<i>Vera Hodge</i>
Mary Mole	1311-16th St S	<i>Mary R. Mole</i>
Kamala Ginson	3734 8th Ave South	<i>Kamala Ginson</i>
Chinella Meltz	2245 th Ave South	<i>Chinella Meltz</i>
Aick HW		
Dena Walker	3526 1st Ave SO	<i>Dena Walker</i>
Johanna S	1344 22nd St S St Pete	<i>Johanna S</i>
Tyhisia Alexander	1344 22nd St S	<i>Tyhisia Alexander</i>

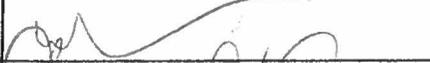
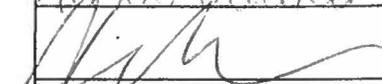
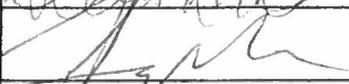
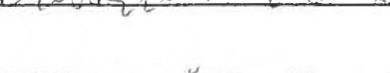
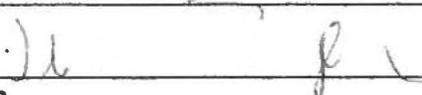
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Name	Address	Signature
Sandra Thomas	1630 22 Ave S.	Sandra E. Thomas
Deivid Thomas	1560 16th St So	[Signature]
Cassia Bolden	6345 25 th St S.	[Signature]
Carla Scott	P.O. Box 6013	Carla Scott
Chris Blain	2185 16 Ave S	[Signature]
Richard Butts	3491 62 nd Ave N	[Signature]
Tony Green	1501 15 th St So.	[Signature]
Kwinn Pietee	2400 15 th Ave South ^{APT 119}	[Signature]
Shaquita Rustin	3932 Ballard rd.	[Signature]
Demario Riddick	3175 12 th St	Demario Riddick
Cutler Jackson	1045 S 7 th St	Cutler Jackson
Carmy Scott	67 Phosphate Loop	[Signature]
Jamika Phlyer	Ave 2 27 th St	Jamika Phlyer
Atasha Jackson	232 Melrose Ave SU	Atasha Jackson
Brannyn	3300 44 St South	Brannyn
Tami Mc	235 9 th Ave S.	Tami Mc
Tanya Duckett	1033 41 st St S.	Tanya Duckett
Daniel Sanders	2309 13 th Street South	[Signature]

Number of signatures on page 18

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Name	Address	Signature
Lina Olay SaFar	3400 22nd Ave South	
Lyonda M. Bell	5455 68th Ave NW Apt 3505 ST Pete FL 33709	Lyonda M. Bell
Dorsey Wall	3076 18th Ave S	Dorsey Wall
Sandi Speer	5900 Shore Road S	Sandi Speer
Melanie Debra	900 22nd Street SW	
Rudolph Smith	4101 40th St SW	
Ashley Ann	889 26th Ave SE	
Patricia McCray	14616 Sunset St #1A	Patricia McCray
Patrick A. Jenkins	5465 11th Ave NE	Patrick Jenkins
Claudette Moore	4101 - 10 th Ave S	Claudette Moore
Woodward Miller	1527 Walton St S	
Alexis Walker	1753 12th Ave S	
	1725 17th St S	
Ronald Gibbs	1701 17th Ave S	
Shirley McPherson	1736 Green Street S	Shirley McPherson
Dorcas Owens	2137 Dunwoody Rd SE	
Tiwan Rogers	730 Alameda Way S	
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
JAN SHOOK	ST Pete FLA 33710 1200 JUNGLE AVE N	JAN SHOOK
Nicole McGehee	877 9 th Ave	Nicole McGehee
DAVID BOYD	2501 52nd St N.	DAVID BOYD
John Mellis	4100 4 th AVE SO.	John Mellis
Victor Gilli	3727 27 th S	Victor Gilli
LESPROY SIMON	3035 Fl th VE	LESPROY SIMON
Michelle Anderson	2444 33rd St. S	Michelle Anderson
Wendy Wesley	2452 B Ave N St. Pete 33704	Wendy Wesley
Katrina Goodrich	1437 Pine St. Clearwater, FL 33756	Katrina Goodrich
George V Ruppel	1841 50th St Gulfport FL 33707	George V Ruppel
Cynthia Johnson	1125 Pellas Point Dr 106	Cynthia Johnson
Debra Young	1772 Owen Dr Clw 33739	Debra Young
Renee Carnegie	1720 N. Washington Ave Clearwater, FL 33755	Renee Carnegie
Wendy Jones	1825 Kinloch Hill Clw FL 33757	Wendy Jones
Bill Hillman	2828 CENTRAL AVE	Bill Hillman
Julian Neller	2946 Gulf to Bay Blvd	Julian Neller
Juanette Headen.	3715 MISTWOOD DR TPA FL 33619	Juanette Headen.

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
James Rolaf	1917 17 th St S	James Rolaf
Sabrina Edwards	1715 14 th South	Sabrina Edwards
Jesse Dickson		Jesse Dickson
ALSPRADE	1926 13 th St. S	Al Spradley
Ver Viche	1259 Eldridge St.	Ver Viche
Chika Olden	1259 Eldridge St.	Chika Olden
Jessie Holden	1259 Eldridge St.	Jessie Holden
Tiffany Baptiste	3920 78 th Ave	Tiffany Baptiste
Reneth McPherson	3920 78 th Ave	Reneth McPherson
Rui Menduri	7688 1 st Street	Rui Menduri
Dianne Barnard	587 17 th Dr. N. #209 St. Pete. 33702	Dianne Barnard
Linda Maurer	5425 Lynn Lake Dr S St Pete	Linda Maurer
Harley Dunn	33 rd St. S.	Harley Dunn
Ashley Jackson	3980 64 th St N	Ashley Jackson
JOE Foster	708 19 th St. S	Joe Foster
John Smith	7594 39 th Terr N	John Smith
Gayle Wender	7594 39 th Terr N	Gayle Wender
Linda Mangold	4519 3 rd A. S.	Linda Mangold

Number of signatures on page 18

We, the undersigned, petition Mayor Røck Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Andrea Williams	1901 27 th St. S	Andrea Williams
Monica Keese	4817 11 th Ave S.	Monica Keese
Ray Albert	4301 44 th ST S	Ray Albert
Fred Albert	"	Fred Albert
Gabby W	4424 5 th Ave S	Gabby W
Elle Robin	" "	Elle Robin
Kelvin Beam	114 Hillcreek Dr	Kelvin Beam
JOE MARION	1130 30 th S	Joe Marion
Kelvin Beam	4411 11 Ave So	Kelvin Beam
J. Mike Hayes	2426 1 st St 50 th 3	J. Mike Hayes
Carlton Anes	1313 Royal Palm Dr.	Carlton Anes
HAROLD Williams	2501 4 th Ave So.	Harold Williams
Joyce Washington	3434 35 th St S	Joyce Washington
Denise Wray	1310 - 29 th St. So.	Denise Wray
Fumett Callaway	3747 6 th Ave N	Fumett Callaway
Argonoy Jenkin	6601 Camden Bay Dr	Argonoy Jenkin
Vera Beale	5455 21 way so #101	Vera Beale
Shelene Mells	400 7 th St S	Shelene Mells
Number of signatures on page		18

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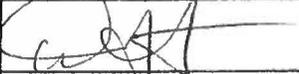
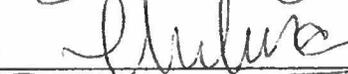
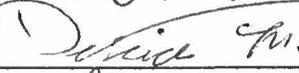
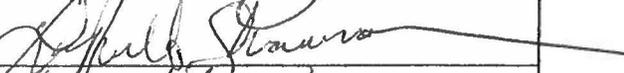
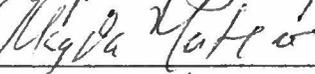
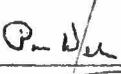
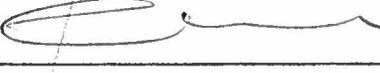
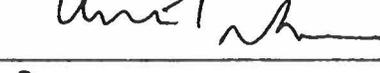
Name	Address	Signature
Milton Mablex	3166-18 Ave so.	Milton Mablex
Ricky Meigs	1137 54th Ave S.	Ricky Meigs
Stephanie Brown	346 18th Ave S 2431 Quebec Ave So.	Stephanie Brown
Mike Jones	1175 pellas Pt Dr. S	Mike Jones
Mauricio Roberts	2551 LYNN Lake Cir	Mauricio Roberts
Dominic Polk	3166 16th Ave S	Dominic Polk
Danicia Jeffery	1715 29th St 80	Danicia Jeffery
BE BROWN McLary	2132 29th St S	BE BROWN McLary
LA ROYAN DAVIS	2132 24th St S	LA ROYAN DAVIS
NEVEDA BOSTMAN	3547 6th Ave So	NEVEDA BOSTMAN
Rosemarie Clay	2305 25th Ave So	Rosemarie Clay
Dashia Maldonado	3401 37th St. S #26	Dashia Maldonado
Isabel Oliver	1111 #289	Isabel Oliver
John Reynolds	2320 33 St So	John Reynolds
Cassman Hefern	4601-22 A/S	Cassman Hefern
Latoya Kistner	2675 5th Ave N. APT 119	Latoya Kistner

Number of signatures on page 18

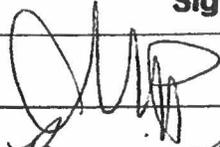
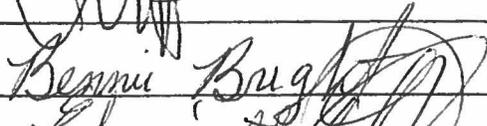
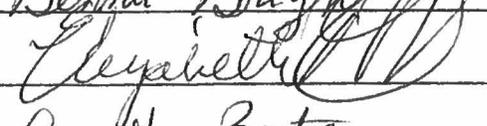
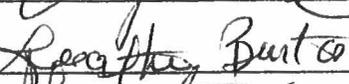
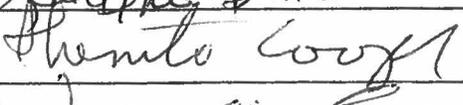
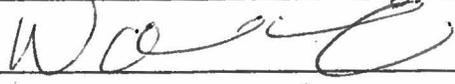
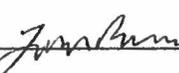
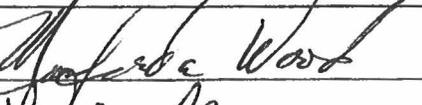
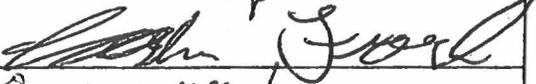
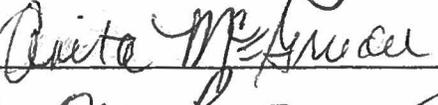
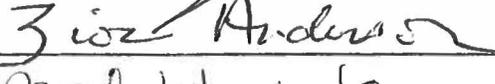
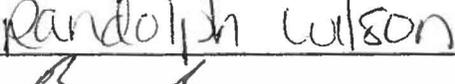
We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Natasha Pelley	4656 72nd Ave N	
Jacquan Livingston	10212 110th St So	
Kassandra Baylor	3451-5th Ave. No	Kassandra Baylor
David Baylor	3451-5th Ave. No	David Baylor
James Moore	1245 11th Ave So	
Andre Thomas	4324 11th Ave No	
John Nelson	3845 10th Ave. So.	
Renee Byrd	N/A	
Steph Byrd	N/A	
James [unclear]	2607 Dade St	
Lutricia Gull	734 18 25th. South	
James Parkin	3655 40th St S	
JEN WEST	935 9th Ave South	
Shebella Small	3450 16th Ave S	
Josephine Williams	4715 S. Rio Grande Ave Orlando	
Anna Williams	406 38th St South	
Darvin Young	7202 54th St	
Gba Walker	7207 54th St N	
Number of signatures on page		18

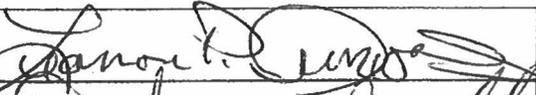
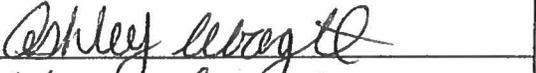
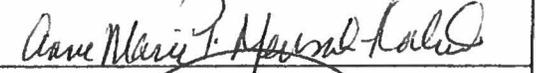
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Name	Address	Signature
Dianne Griffin	5402 68th Lane N apt 9203 St Petersburg, FL 33709	
YOLA CRITTON	8601 DR. MLK JR. ST NO ST. PETERSBURG, FL 33702	
WANDA GRIFFIN	1426 40th STREET SOUTH ST. PETERSBURG, FL 33711	
Allison Nolan	701 6th ST S St Pete, FL 33701	
Thelma Melin		
Derrick McSwain	417 P.ellas Clearwater FL 33756	
Nilcki Green	4515 66 Ave N	
LaResa Shannon	1400 4th St North 501	
Magda I Matias	841 11th Fern St Petersburg FL 33716	
Nuelus Almusso	8701 4th S N St. Pete FL 33702	
Pam Wellons	11601 4th St N St Peter FL	
Sue Cronza	390 112 AVE N 33703	
TERRY JONES	3138 Prairie Island Land O Lake, FL 34638	
PATRICIA MARTI	1906 NEWBLE AVE N4 ST. PETERSBURG, FL 33709	
NICK SYGORA	10465 51 TERRACE N.	
JANE SHEFF	4508-40 Ave N St Pete	
CARLIN MOULTON	7408 DR MLK JR ST N St Pete FL	
ANNA TISCHRO	5276 24th Ave N	
Number of signatures on page		18

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Name	Address	Signature
Cynthia Lee	2143	
Bennie Bright	2043	
Elizabeth Lee	2044 Upton Ct S.	
Lee Arthur Burton	2046 Queensboro Ave	
Shemita Coyle	420 4 th St S.	
Natalie Lehart	2228 13 th Ave	
Tony Godwin	3166-11 Ave South	
Deon Jones	2038 Queensboro	
John C Robin	2123 Queendick Dr	
Cherilla Robinson	1521 15 th St So.	
Manfeka Wood	PO Box 2815 Park	
Loyis Caspere	10198 66 th Lane N.	
John Ford	1201-145 th So	
Anita Mercedes	1297 63 rd A/S	
David Jones	213 27 th St 50 th St. Peter Fla	
Zion Anderson	1927 13 th St So St Pet	
Randolph Wilson	2321 Grove St. So	
Bronna Reynolds	511 83rd Ave N	
Number of signatures on page		18

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Name	Address	Signature
Leonard T. Junior	2020 18 th Ave So #16	
Delois Smith	1120-26 th Ave S.	
Charles Moore	1838 26 ST.	CHARLES MOORE
Ashley Wright	2158 Oakley Ave So	
Tasha Farrell	1125 2nd Ave S Tierra Verde	
Charita Johnson	4201 Parrish Dr. S. St. Pete.	
Anne-Marie Mensah Kodiah	P.O. Box 291734 TAMPA FL 33607	
Whitney Griffin	4420 41th St So. St. Pete 33703	
Cynthia Tomlin	1001 40th St 33711	
Norma Dwyer	1421 24 th Ave 33705	
Jessica Worlds	1688 Zolotice Blvd	
Mannelle Jordan	3720 4 th Ave S. 33711	
Ruth Barrons	2634 6 th Ave S. 33712	
JAMES BARRONS	2634 6 th Ave S. 33712	
SAM HEMINGWAY	1721 22ND AVE S. 33705	
Nicah Madir	6357 25 th St S.	
Imhotep Taylor	1616 21 st S #229	
Shakura Debra	1616 21 st S #229	
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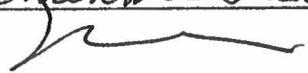
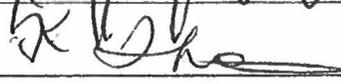
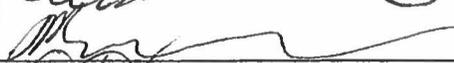
Name	Address	Signature
Rennae Duda	2433-11 th St S.	R. Duda
Betty Scott	4601 22 nd St S.	Betty Scott
E. Adelaide Pittman	746-38 th Ave So.	E. Adelaide Pittman
Evelyn Battle	12754377 St	Evelyn Battle
Ernest Doreen	2140-17 th Ave S	Ernest Doreen
Joe Robins	1161 Up St Ct.	Joe Robins
Christin Jenkins	1924 1/2 14 th St S	Christin Jenkins
Anita Harris	2400 15 th Ave S	Anita Harris
Ether Horsell	1751 39 th St South	Ether Horsell
Carletta Johnson	2021 1/2 Aucensboro	Carletta Johnson
Tamisha Crimmons	2185 6 th Ave South	Tamisha Crimmons
Tamara D. Duff	2185 16 Ave	Tamara D. Duff
LINDA MARINO	2185 14 th Ave	Linda Marino
Bunny Hausman	2707 54 St S 33707	Bunny Hausman
Willie Kidd	1985 19 th St S	Willie Kidd
Wayne Atkins	2174 17 Ave S	Wayne Atkins
Kathie Bngl	St. Petersburg Fl	Kathie Bngl
John Nickl	6935 33774	John Nickl

Number of signatures on page 18

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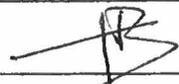
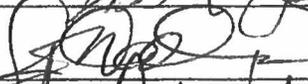
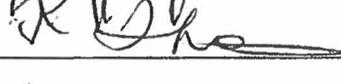
Name	Address	Signature
Ahmad Lang	3918 Grove St So	Ahmad Lang
Tony Walker	2540 15 th AVE SO	Tony Walker
Brandon James	3030 52 AVE S	Brandon James
Demartez Wells	3078 22nd Ave So	Demartez Wells
Jalora Berte	2400 15th Ave S. St. Pete 33712	Jalora Berte
Cory Tucker	2400 15th Ave S. St. Pete	Cory Tucker
John Bossert	2400 15th Ave. South St. Pete	John Bossert
Julius Chatman	2400 15 Ave S. St. Pete	Julius Chatman
Leon Grant	1566 16 th Street	Leon Grant
Tresalyan Morris	3459 18th Ave S	Tresalyan Morris
Veneta Anthony	P.O. Box 47312 St. Pete 33743	Veneta Anthony
Timothy P. Sebold	3101 18th Ave S	Timothy P. Sebold
Stephen Reddick	257 15 th Ave N.	Stephen Reddick
Kentricue Pennard	1045 7 th St South	Kentricue Pennard
Shawn Reddick	1045 7 th St South	Shawn Reddick
Lacey Gray	2482 18th St S.	Lacey Gray
Walter Smith	4081 Bluefish	Walter Smith
Shane Boward	30218 th av So.	Shane Boward
Number of signatures on page		18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Clementine Blake	3635 Queensboro Ave	Clementine Blake
Frank Sinner	33-1 38 Av. N.	
John B	5261 30th Ave	
D. Wright	4651 20th Ave South	Damarrio Wright
C. Sanders	201 15th S	Cadrika Sanders
TRE M44NE WILLIAMS	2025 13th Ave	TRE M44NE WILLIAMS
Chaz Coates	2137 Queensboro Ave	Chaz Coates
Cassie Coates	2137 Queensboro Ave	Cassie Coates
Sybil Pla	2137 Queensboro Ave	Sybil Pla
J. Walker	2173 Queensboro Ave. S.	
J WALKER	5210 9 th S.	
Kimberly Thomas	2801 51st Ave STP 33712	
Tequila Johnson	978 9th Ave South	Tequila Johnson
Roderick Woody	2000 22nd St. South	Roderick Woody
Shenita Coates	420 4th St South	Shenita Coates
Ruth Stearns	3558 2nd Ave S.	Ruth Stearns
Richard Kruse	2244 17th Ave	
Angela Williams	2419 Union St S	Angela Williams

Number of signatures on page 18

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Name	Address	Signature
Clementine Blake	3635 Queensboro Ave	Clementine Blake
Frank Sauer	33-138 Av. L.	
John B	5661 30th Ave	
D. Wright	4651 20th Ave South	D. Marnio Wright
C. Sanders	201 15th S	Cadricka Sanders
TRE M44NE WILLIAMS	2025 13th Ave	TRE M44NE WILLIAMS
Chaz Coates	2137 Queensboro Ave	
Cassie Coates	2137 Queensboro Ave S	Cassie Coates
Sybil Pla	2137 Queensboro Ave S	Sybil Pla
J. Walker	2173 Queensboro Ave. S.	
J WALKER	5210 9 th S.	
Kimberly Thomas	2801 51st Ave STP 33712	
Tequila Johnson	978 9th Ave South	Tequila Johnson
Roderick Woody	2000 22nd St. South	Roderick Woody
Shenita Coates	4204 4th St South	Shenita Coates
Ruth Street	3558 2nd Ave S.	Ruth Street
Richard Krue	2244 17th Ave	
Angie Wynn	2419 Union St S	

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Name	Address	Signature
Clementine Blake	3635 Queensboro #450	Clementine Blake
Frank Sinner	33-1 38 Ave. S.	
John B	5261 30th Ave	
D. Wright	4651 20th Ave South	D. Marnio Wright
C. Sanders	201 15th S	Cadrilla Sanders
TRE M44NE WILLIAMS	2025 13th Ave	TRE M44NE WILLIAMS
Chaz Coates	2137 Queensboro Ave	Chaz Coates
Cassie Coates	2137 Queensboro Ave S	Cassie Coates
Sybil Pla	2137 Queensboro Ave	Sybil Pla
J. Walker	2173 Queensboro Ave. S	J. Walker
J WALKER	5210 9 th S.	J. Walker
Kimberly Thom	2801 51st Ave STP 33712	Kimberly Thom
Tequila Johnson	978 9th Ave South	Tequila Johnson
Roderick Woody	2000 22nd St. South	Roderick Woody
Shemto Coats	4204 4th St South	Shemto Coats
Ruth Street	3558 2nd Ave S.	Ruth Street
Richard King	2244 17th Ave	Richard King
Angela Wynn	2419 Union St S	Angela Wynn

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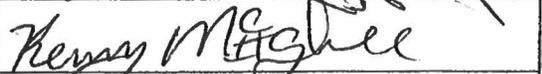
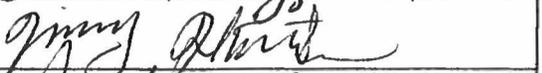
Name	Address	Signature
Breion Eckert		Breion Eckert
Arvelia Washington		Arvelia Washington
Saray Antley		Saray Antley
Shayla Watts		Shayla Watts
Carolyn Knight		Carolyn Knight
Jessie Andrew	244 33 rd St S	Jessie Andrew
Janet Holmes	1610 29 th St S	Janet Holmes
Marie Daniels	2078 Bethel Way	Marie Daniels
Simmi Adams	4044 11 th Av	Simmi Adams
Felicia Watson		Felicia Watson
Marsha Johnson	121 56 th Ave S #507 St. Pete	Marsha Johnson
Lewis Johnson	121 56 th Ave S #507 St. Petersburg FL	Lewis Johnson
Janetta Hopkins	4730 5 th St S St. Pete 33705	Janetta Hopkins
Shirley White	2421 Green Bay South St. Pete	Shirley White
Jordan Cole	2457 13 th Ave S 33713	Jordan Cole
Matthew Rucker	2520 33 rd South	Matthew Rucker
Mattie Wells	2457 13 th Ave S	Mattie Wells
Ben Jordan		Ben Jordan
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Ahmad Lang	3918 Grove St So	Ahmad Lang
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Cory Tucker	2400 15 th Ave S. St. Pete	Cory Tucker
John Bossert	2400 15 th Ave. South St. Pete	John Bossert
Julius Chatman	2400 15 th Ave S. St. Pete	Julius Chatman
Leon Grant	1566 16 th St. Key	Leon Grant
Tresalyan Morris	3459 19 th Ave S	Tresalyan Morris
Venseia Anthony	PO Box 47312 St. Pete 33713	Venseia Anthony
Timothy P. Scholz	3101 15 th Ave S	Timothy P. Scholz
Stephan Reddick		Stephan Reddick
Kendricque Pennard	1645 7 th St South	Kendricque Pennard
Shawn Reddick	1045 7 th St South	Shawn Reddick
Lady Gray	2402 16 th St S.	Lady Gray
Walter Smith	4081 Bluefish	Walter Smith
Shane Boward	302 18 th Ave So.	Shane Boward
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Name	Address	Signature

BRIAN BENSON		
Melba Crowford	2903 35 th AVE NW	
MARVIN FITZGERALD	3117 OAKLEY AVE SO	
KENNY McEGHEE	1700 18 AVE SO	Kenny McEghee
JAMES BARNEY	1727 DAYTON ST. SO	
EARNEST FITZGERALD	719 1/2 NEWTON AVE. SO	Earnest Fitzgerald
JIMMY JONES	228 - 3 ST. N	
AMBERY ROUSE	1619 23 RD ST. SE	Amberly G. Rouse
Richard Richardson	1655 16 th Street So	Richard Richardson
AL OLIVER	1600 18 th AVE S	
ramsey klovic	8963 35 th st n	
Carlos Lattimore	2034 Seminole Blvd S	Carlos Lattimore
Gary Robinson	1560 16 th Street So.	Gary Robinson
Bikko Neeley	699-29 th AVE S	
Germaine Goulet		Germaine Goulet
Joseph H. Jones		Joseph H. Jones
Maryse Jones	727 614-20 97	Maryse Jones

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Name	Address	Signature
Robert Brooks	5081 Duval Circle ^{Unit 101}	Robert Brooks
Kunja Newson	11601 4th St. N. Apt 300	K Newson
Richard Thompson	1702 22nd Ave. So.	Richard Thompson
Margaret Middlebrooks	2229 20th Ave. So.	Margaret Middlebrooks
Scott Miller	4184 57 th Ave. So.	Scott Miller
Galen Rapoza	6600 31st. So.	Steven Rapoza
CLAIRE MORRISON	745 41 Street North	Claire Morrison
Linnell Pleas	3127 17 th Ave. So.	Linnell Pleas
ANGELA DANIELS	644 16TH Ave South	Angela Daniels
ISAAC HINES JR	2920 PONCE ^{Way So} De-Leop	Isaac Hines Jr.
Deborah Harder	3033 47th Ave. So.	Deborah Harder
Mervat Al said	33445 Applewood Terrace	Mervat Al said
ANA MALLE	525 64th. Ave. So.	Ana Malle
Katherine Jones	1590 30th. St. S	Katherine Jones
MIA McElroy	960 James A. S.	Mia McElroy
Holly Sorensen	5200 28 th S. No. ^{4th} 35th	Holly Sorensen
Stephen G. B. SON	955 51st. No. th 202	Stephen Gibson
Lila Keith	710 50th. St. N. ^{AP+} 218	L Keith

Number of signatures on page 18

We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Ronnell Finckney	4301 28th St. No. #118	Ronnell Finckney
Jacquelyne ^{Williams}	4631 Alcazar Way S.	Jacquelyne Williams
Mary Ann Valentine	2154 28 St. So.	Mary Ann Valentine
Starlett Clark	2020 22nd St. So.	Starlett Clark
Robert Rolle	2160 62 nd Ave Apt 16	Robert Rolle
Berlin Lajoie	2445 64th Ave. So.	Berlin Lajoie
Liza Kirkland	4011 3 rd Ave. So.	Liza Kirkland
Robert Macky	230 35th Ave. So.	Robert Macky
Pamela Jackson	1725 Patton Ave So.	Pamela Jackson
Annette Bryant	3456 13th Ave. So.	Annette Bryant
Jamelah E/Said	3904 Pompano Dr. SE	JM
CARLTON FLORENCE	1230 1/2 Alcazar Way So.	Carl Florence
Carlton Florence Jr.	1230 Alcazar Way S.	Carlton Florence Jr.
Sarah Houghbrook	11601 - 4th St ^{APT} 404	Sarah Houghbrook
Sandra Marquez	4100 Cortez Way SOUTH	Sandra Marquez
Nellie Lumpkin	1661 13th Ave. So.	Nellie Lumpkin
Carol Abrams	4540 56 th Ave No.	Carol Abrams
Jamela Washington	1735 31 Street South	Jamela Washington
Number of signatures on page		18

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Name	Address	Signature
Ronell Finckney	4301 28 th St. No. #108	Ronell Finckney
Jacquelyne ^{Williams}	4631 Alcazar Way S.	Jacquelyne Williams
Mary Ann Valentine	2154 28 th St. So.	Mary Ann Valentine
Starlett Clark	2020 22 nd St. So.	Starlett Clark
Robert Rolfe	2160 6 th Ave Apt 16	Robert Rolfe
Berlin Lajoie	2445 6 th Ave. So.	Berlin Lajoie
Liza Kirkland	4011 3 rd Ave. So.	Liza Kirkland
Robert Mackey	230 35 th Ave. So.	Robert Mackey
Pamela Jackson	1725 Patton Ave. So.	Pamela Jackson
Annette Bryant	3456 13 th Ave. So.	Annette Bryant
Jumaláh E/Said	3904 Pompano Dr. SE	JM
CARLTON FLORENCE	1230 1/2 ALCAZAR WAY S.	Carl Florence
Carlton Florence Jr.	1230 Alcazar Way S	Carlton Florence Jr.
Sean Houghbreak	11601 - 4 th St x 6 th St ^{APT}	Sean Houghbreak
Sandra Vazquez	4100 Cortez Way SOUTH	Sandra Vazquez
Nellie Lumpkin	1661 13 th Ave. So.	Nellie R. Lumpkin
Carrol Abrams	4590 5 th Ave. No.	Carrol Abrams.
Tameka Washington	1735 31 Street South	Tameka Washington
Number of signatures on page		18

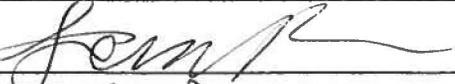
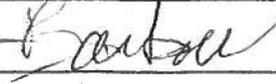
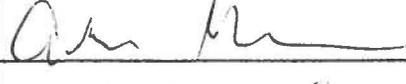
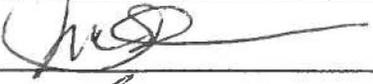
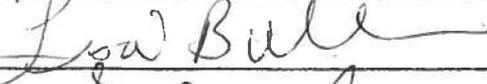
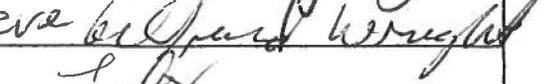
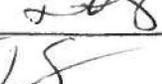
We, the undersigned, petition Mayor Rock Kriseman and City Council to grant our wishes for a Positive Impact food bank in the area known as a, "food desert: Located in the 6th district. 1794 -22nd St. So, Saint Petersburg, FL City own real Property.

Name	Address	Signature
Britt C. R. N	St Pete 3590 Manatee Dr SE	Mary Britt
Tequila Johnson	978 9 th Ave S	Tequila Johnson
Ratler Jh	978 9 th Ave S	Member
Kelly Peterson	1730 19 th St. SO.	Kelly Peterson
Andrew Sheppard	1730 19 th St. SO.	Andrew Sheppard
Tess Jackson	1950 47 th St. So	Tess Jackson
Nikki Gray	4301 28 th St. N	Nikki Gray
Cynthia Cooper	2431 - 28 th St. So.	Cynthia Cooper
Jon Zuckerman	15421 Brushwood	Jon Zuckerman
Margari Ahmed	6760 11 th Ave N	Margari Ahmed
Terrell Sullivan	7624 15 th Ave	Terrell Sullivan
Deborah Sullivan	7624 15 th Ave	Deborah Sullivan
Yolanda Regy	727 504 1881	Yolanda Regy
C. W.	727 321 420	C. W.
Brandi Dennis	239-271-4985	Brandi Dennis
Alice Edwards	727 268 4311	Alice Edwards
Bobbie Johnson	1051-15 th Ave. SO	Bobbie Johnson
Number of signatures on page		18

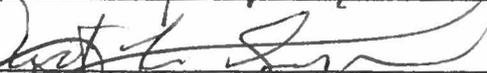
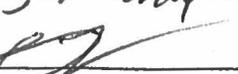
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Name	Address	Signature
Alice Ingram	2234-23 A. So	Alice J. Ingram
Jacquelyn Reed	3201 Burlington Ave ^{Apt 303}	Jacquelyn Reed
Sylvia Smith	3201 Burlington Ave ³¹⁵	Sylvia Smith
Anthony Ingram	1260-23 St So	Anthony J. Ingram
Delbie Watson	1544-29 St So	Delbie Watson
Glenda Bright	611 - W - Harbor DR So	Glenda T. Bright
Paula Scott	1844 27th St. So	Paula Scott
Julian Ingram	4710-6th St So	Julian C. Ingram
Gloria J. Scott	2422-23 A So	Gloria J. Scott
Wesley Reed	5256-31st St So	Wesley T. Reed
Joshua Boykins	752-52 A So	Joshua Boykins
Arthur Cubby	2120-25 St So	Arthur Cubby
Lois Grayson	1030-27th A So	Lois Grayson
Glenda Bright	611 - West Harbor Dr	Glenda Bright
Lois Grayson	1030 29th St ^{Ave} So	Lois Grayson
Amber/Kitty Floyd	2120 - Oakley Ave So	Kendrick ^(Kitty) Floyd
Carnie Avery	3144 19th A So	Carnie E. Avery
Linda Fowler	15th A 12th St So	Linda C. Fowler
Number of signatures on page		18

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Name	Address	Signature
Michelle Kinyunga	1175 Pirellas Pt. Ave S	
Lena Pryor	1175 Pirellas Pt. Ave S	
Jason Walters	3950 34 th Ave S	
TURKEY McINT	4439 WAREFIELD AVE S	
Pamela Smith	3083 12 th Ave S BRANSON AVE S	P. Smith 
Tahara Bivis	1234 22 nd Street South	
	5858 20 th Ave	
Dorlene Pryor	2912 15 Ave S	
		
Inez Shuler	2343 26 th St S	
Dennis Lewis	785 17 th Av S	
Lisa Butler	3227-Queensboro Ave.	
Gerald Jackson	3227-Queensboro Ave	
Alfred Wright	3277 Queensboro Ave	Alfred Wright 
Laguarda Sutt	17613 30 th Street	
Therula Sutt		
Beverly Sutt	2130 20 th St	
Victor Neavicks	1290 62 nd Ave S	
Number of signatures on page		18

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Name	Address	Signature
Shawn Jackson	1813 13 th Ave So St. Pete 33712	
Robert Jackson	2475-18th Ave So. #4th	Robert Jackson
Mrs S Smith	4429 10 Ave So	
Mary to Sillm	3031 35 th St Teri	
Michael Hewitt	5455 26 st 34 St petrosburg	Michael Hewitt
Brandon Payne	4113 12 th Ave St Pete	
TIA Pro	1258-17 th Alde Dora	TIA Pro
K Butler	8 Jefferson Ct. So	Karely Butler
Terry Knight	6557 18 th Ave. So. #2	Terry Knight
Bennett Brown	727 22 nd - 7100 2021 Ave So	Bennett Brown
Loretta Marts		L Marts
P Walker		P Walker
Ma Bus	1111 Russ St So	Nell Russell
Aldea Ryzon		
Ariether Gaftey	2531-36 th So S.	Ariether Gaftey
Wynif Thompson	2475 18 th Ave So	Wynif Thompson
Celia Hana	650 15 th Ave	28
Alec L. Moody	1645 27 th St So	Alec L. Moody

Number of signatures on page 18

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Name	Address	Signature
Theresa Dajon	1961 - 31 st A So	[Signature]
Cedric Williams	714 60 th St South	[Signature]
LaShunda Adams	2145 1/2 District Ave N	[Signature]
Clyde Adams	250 S 19 th St	[Signature]
ALFRED FORD	2220 HIGHLAND ST. S.	[Signature]
Bernice Jones	4145 Porphyrose St SE	[Signature]
Katrina Brea	4511 25 th Ave S	[Signature]
Che Johnson	1167 Turner St	[Signature]
Del - Hu	1710 4 th St	[Signature]
Miss Frank Martin	1730 21 st Street So	[Signature]
Jamone McNeil	2254-26 th Ave So	[Signature]
[Signature]	444-717	
[Signature]		[Signature]
Dorothy Morand	935 15 th Ave S St Petersburg FL 33705	[Signature]
Gloria Coe	3927-14 th Ave S St. Pete	[Signature]
Betty Wright	2400-15 th Ave S #8	[Signature]
BERNICE GREEN	2435 16 th St So	[Signature]
Mr. & Mrs Edward Fagan	1543 43 rd street S. St. Pete	[Signature]
Number of signatures on page		18

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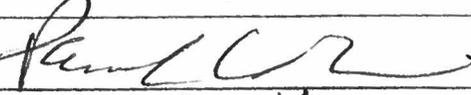
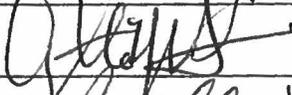
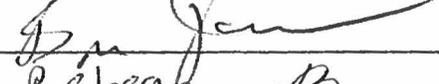
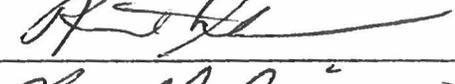
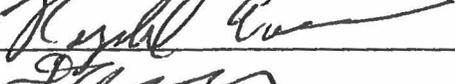
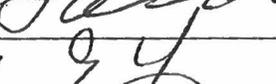
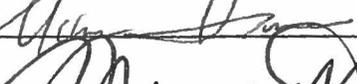
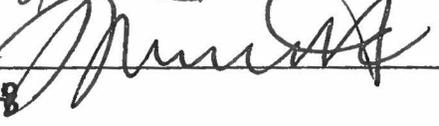
Name	Address	Signature
Cornelius Perry	921 Newton Ave S.	C. Perry
Nady Frankla	3347 38 St	Nady Frankla
John Shelley	3821 whitney dr se	John Shelley
Bernice Shelley	3821 whitney dr se	Bernice Shelley
Bill Thompson	2435 26th Ave S	Bill Thompson
Abby [unclear]	860 11 th Ave S	Abby [unclear]
[unclear]	3022 Melrose Ave	[unclear]
[unclear]	[unclear]	[unclear]
Fontaine Simmons	4929 14 th Ave S	Fontaine Simmons
N. Don	3049 Melrose Ave S	N. Don
E. Thompson	1601 16 th Ave S	E. Thompson
S. Isidore	1800 Auburn St S	S. Isidore
Mary Delphart	1800 Auburn St S	Mary Delphart
Rufus Jones	2101 Upton Ct S	Rufus Jones
[unclear]	2221 1 st Ave S	[unclear]
[unclear]	2117 20 th St S	[unclear]
Derrick U	2129 1 st Ave	Derrick U
Jasmine Rivers	2122 20 th Ave S	Jasmine Rivers
Number of signatures on page		18

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Name	Address	Signature
Laura Green	12946 Prestwick Dr ^{Livermore FL 33579}	L Green
Barbara Malarkey	956 Newton Ave S	B Malarkey
F. HURST	1616 Mockingbird Ln	F Hurst
Del Jones	1755 22nd ave so	Del Jones
Valerie Davis Jones	2231 29th Street So	Valerie Jones
Ed Wright	3510 35th A/S	Ed Wright
Regina Lamb	1301 Preston	Regina Lamb
Walter James	1310 Prescott	Walter James
Janet McCleney	1022 5th Ave So	Janet McCleney
Vera Nield	4450 13th Ave	Vera Nield
Olie Kent	1759 Newark St So	Olie Kent
Linda Han	305 34th Ave So	Linda Han
Christina Ethel	3800 - 17th Ave So	Christina Ethel
Christina Lynn	3677 30th Ave So	Christina Lynn
Calvinette Hayes	1029 Union St So	Calvinette Hayes
Laurie Hughes	2674 18th A/S St.	Laurie Hughes
Lance Lambert	3634 57 th Ave	Lance Lambert
Wishia Coleman	1100 16th Ave. So	Wishia Coleman

Number of signatures on page 18

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Name	Address	Signature
Sam Coleman	1175 Pimelle Pt DR	
Nellie Keeley	2232 Burlington Ave. No.	Nellie Keeley
Terry Jones	1147 Jones Ave So	
Anjanette Mullen	5870 So Ave No.	
Izella McCree	2338-23 St So.	Izella McCree
Mattie Adams	2331 26 th St. So.	Mattie Adams
Carolyn Ellison	2240 17 th St. S	Carolyn Ellison
Adrian Howard	825 21 Ave So.	Adrian Howard
Keila Sams	2045 18 Ave So	Keila Sams
Sorenia Jones	215 23 rd Ave S. E	
Rebecca By	1665 21 st Ave So	Rebecca By
Norris Martin Jr.	746 Paris Ave So.	
John	1614 25 th St S.	
Regina Ellison	716 20 th S So	
Denis	9409 56 th St S	
Eleanor Lawrence	2220 4 th St South	E L
Michelle Jones	1828-20 th Ave S	
Amya Pedraza	1012 15 th Ave	

Number of signatures on page 18

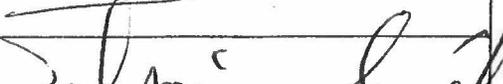
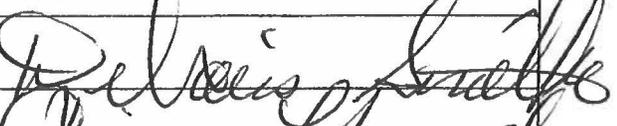
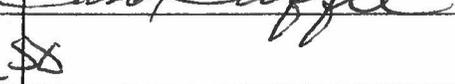
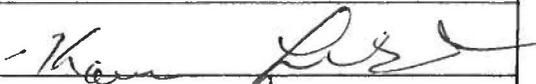
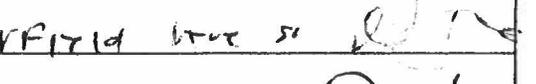
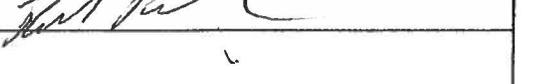
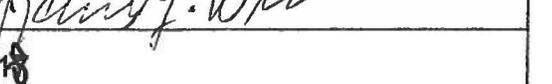
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Name	Address	Signature
Mollie	2550 16 th Street	Mollie J
Sarah	4055 76 th Ave No	Sarah Miller
Nicobria	1910 23rd Ave S	Nicobria
James CRO	7025 4 th St N	James CRO
Lilisha Brown	3075 19 th Ave So	Lilisha Brown
Shaybrance Yang	1746 Hill	
Mya Jones	1754 20th streets	
Lynell Anderson	3300 Winding DE SO	Lynell Anderson
Locketta Brown	1740 Youva lot	Locketta Brown
Karla Jones	321 Coanakee Dr SE	Karla Jones
Glenda Allen	1436-11 th St S	Glenda Allen
Beverly	3242 20th 22 nd Street	Beverly
John Green	3212 W 22nd Street	John Green
Michelle	1616 21 st St S	Michelle
Shomari Jones	4750 Emerson Ave south	Shomari Jones
Kristal	1921 19 th St S	Kristal more
Samiya Neal	1921 - 19 th St S	SAMIYA Kani
Samon City	16 Hill	
Number of signatures on page		18

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Name	Address	Signature
Yeluda [Signature]	1825 Auburn St So	Yeluda [Signature]
TERRANCE CRAWFORD	1124 6 th Ave So	Terrance Crawford
Willie Brown	818 22 nd Ave S	Willie Brown
Deon Whitaker	4509 10 th Ave S	Deon Whitaker
Arenetha [Signature]	1326 37 th St S	Arenetha [Signature]
Sue [Signature]	334-366 E 5 th St	Sue [Signature]
Joe [Signature]	727 584 St So	Joe [Signature]
Matthew Stone	727 238 - 0868	Matthew Stone
Jany Flannery	1401 12 th St So	Jany Flannery
Jimmy [Signature]	4657 2 nd Ave S	Jimmy [Signature]
Nell [Signature]	1210 2 nd Ave S	Nell [Signature]
Julia Scott	1825 12 th St S	Julia Scott
Doris Newton	2571 GRENADA	Doris Newton
Angela Roberson	1430-7 th Ave So.	Angela Roberson
Mary Wright	4732 4 th Ave S	Mary Wright
Shirley [Signature]	2222 10 th St So	Shirley [Signature]
Jernell Rogers	1731 55 th Ter So	Jernell Rogers
Tricia O'Law	1615 58 th Ter S	Tricia O'Law
Number of signatures on page		18

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Name	Address	Signature
Michael Johnson	3080 US 91	
Lisa Ewe/cd	3080 US 91	
Katherine Davis	2339 35 th St So	
Jackie Jones	1838 17 th St S	
Sandy Bright	5511 5 th Ave N Street	
Tanya Lim	9829-18 Ave So	
Debra's Smith	1120 26 th Ave	
Jim Lloyd	1120 26 th Ave	
Shakida Smith	1650 19 th Ave. So	
Carol Cuffie	1901 21 st St.	
MORRIS BOLDEN	1460 23 Ave So	
Kerry Leshor	146 41 st So	
Marie Brown	856 28 th Ave So.	
Teresa Dulce	1420 10 th Ave S	
Rich Robinson	1090 7 th Ave So	
Shelene Jones	9928 14 th Ave So	
Kenneth Wright	1626 32 Ave S	
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Name	Address	Signature
Chastity W	755 38 th AVE S.	Chastity Williams
SHERIE	1504 24 th AVE S.	Sherie Hayes
Tabean Brown	1234 22 nd St So	Tabean Brown
Jesse Moss	859 Newton AVE S	Jesse Moss
Patricia Brown	1535-12 th St. So.	Patricia Brown
Kaeryn	0429 15 th AVE S	Kaeryn
Steve Wynn	3677 30 th AVE S.	Steve Wynn
Monica	2456 Melrose Ave So	Monica
Queen Harris	855 21 st Ave So	Queen Harris
Jane Russell	7020 9317 th ^{BR} AVE	Jane Russell
Maria F...	1010 10 th Ave S	Maria F...
Cheryl Miller	2526 27 th St	Cheryl Miller
Stacy Cromartie	412 - Melrose St S.	Stacy Cromartie
Jason Hance	3037 21 st AVE S	Jason Hance
Hens Elisha	15-38 PRISCOTE S-S	Hens Elisha
Johnnie Johnson	500 44 th St. So	Johnnie Johnson
Dexter McCree	2338 23 rd St. So	Dexter McCree
Robert Seneca	2339 35 th St	Robert Seneca

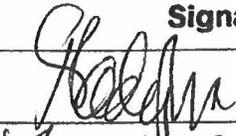
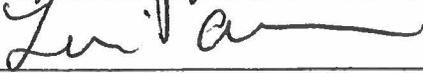
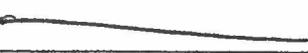
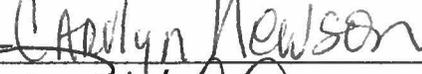
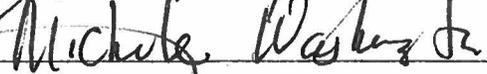
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Name	Address	Signature
Ronnie Wynn	_____	Ronnie Wynn
Myra Leon	_____	Myra Leon
John Hall	_____	John Hall
[Signature]	_____	CA SANDA WALKER NIKO
Kianaka Jackson	524-27 ave. So.	Kianaka Jackson
Tammie Herb	2938 Lampziller	Tammie Herb
Martha Duffa	2436 33 rd S/S	Martha Duffa
Jillian Harris	2575 14th Ave S	Jillian Harris
Ladunford	111 12 th So.	Ladunford
Loukoga	3301 58 th ave.	Loukoga
Shavonda	1463 70 th AV. S	Shavonda
Ashley marrie	1132 Tangerine St	Ashley marrie
Pearson Argine	2175 Oakley Ave	Pearson Argine
[Signature]	2441-15 th So	[Signature]
[Signature]	1616 21 St So	Stafford Matthews
Mary Le Moray	2510-28 St	Mary Le Moray
GABRIELLE A LAMBERT	716 24 th Ave S. St. Pete #153705	Gabrielle A Lambert
Levon Mann	247 27 th ave So	Levon Mann

Number of signatures on page 18

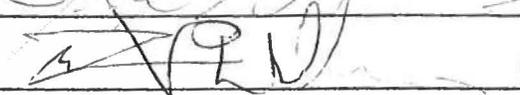
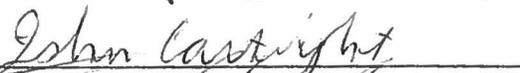
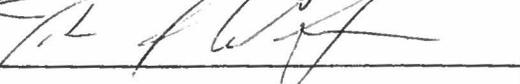
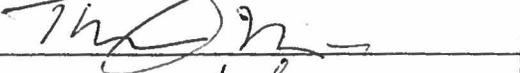
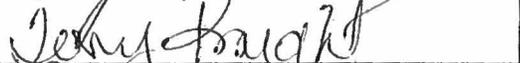
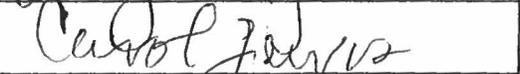
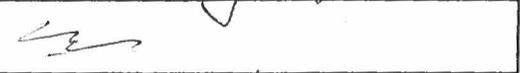
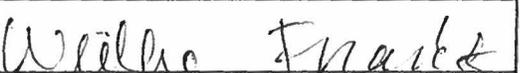
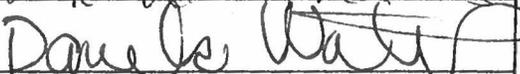
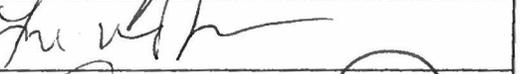
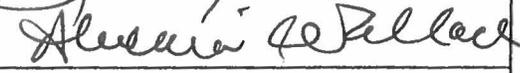
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Name	Address	Signature
B. Lee Ross	3401 37th St. S. #5	
Londria Adams		
Arelia Parker		
Betty Beede		Betty Beede
Lameca Covington		Lameca Covington
Paula Walton	4318 	Paula Walton
Mary Mole		Mary R. mole
Reggy Burg Brian		Reggy Burg Brian
James Cole		
Wanda McIntosh		Wanda McIntosh
Kenneth McIntosh		Kenneth McIntosh
Cady Newson		Cady Newson
Robin Conyer		
Michele Washburn		Michele Washburn
Thomas Davidson	2123 QD	
Terry Kelly		
LE Roy Kietland	2780 54 TH AVE	
Number of signatures on page		18

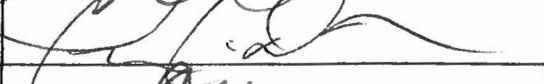
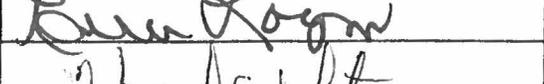
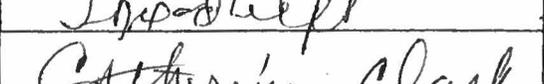
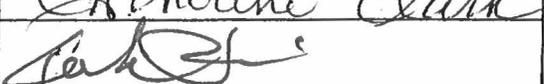
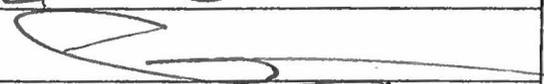
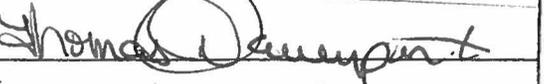
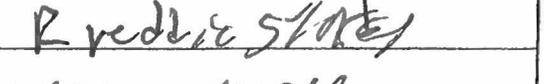
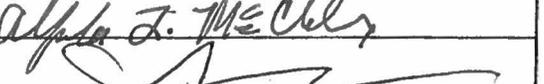
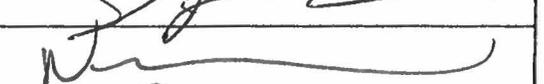
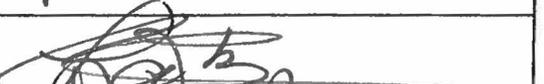
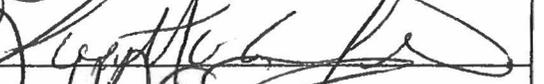
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Name	Address	Signature
Charles, Keldin	2331 16 ^{AVE} 50	Charles Keldin
Constance Gibbs	2401 16^{AVE} 50	Constance Gibbs
Dorothy Ann	_____	Dorothy Ann
Darlene Flannery	_____	Darlene Flannery
Sheldon Jackson	745 10 TH AVE 50-	Sheldon Jackson
Christine Oxendine	1327 Prescott St. S.	Christine Oxendine
Lewine Parker	_____	Lewine Parker
JOANN ROQUEMIRE	_____	JOANN ROQUEMIRE
DARRICE BARNES	_____	DARRICE BARNES
Addrian McMillan	_____	Addrian McMillan
Debra C Miller	_____	Debra C Miller
Gabriel Sullivan	5100 16 th AVE W	Gabriel Sullivan
Lina Rojas	_____	Lina Rojas
Jose Lopez	_____	Jose Lopez
Ana Tabares	_____	Ana Tabares
Ana Ortiz	_____	Ana Ortiz
Dawn Bryant	_____	Dawn Bryant
ANLASNO	5940 50 ^{AVE} S.	ANLASNO
Number of signatures on page		18

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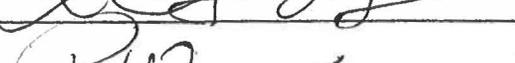
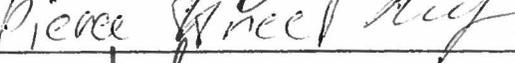
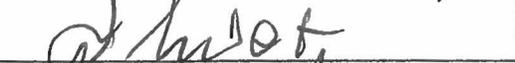
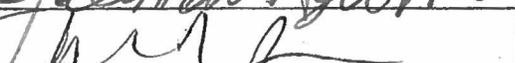
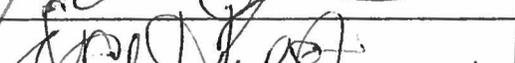
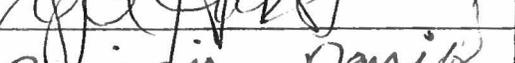
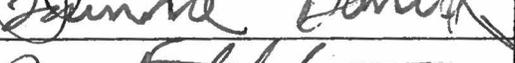
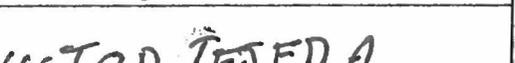
Name	Address	Signature
LARE BENSON	2400 15 th AVE. S.	
DEVIN WINKLER	2400 15 th AVE. S.	
John Cartright	2400 15 th Ave S	
John Washington	1	
NGA TAT	7055 Bayou West <small>Pinkettes Park</small>	
Tony Brown-milk	1835 14 th Ave S	
M Love	M Love	
Terry Knight	655-18 th AVE #6	
Carol Lewis	655-18 th AVE #5	
Armon Dean	241019 Ave 2	
Constant Smith	1746 20 th St So	
Willie Frank	1746 20 th St So	
PAMELA	228 Paris	
Jessica Fish	1763 Preston St South	
Tim Baptiste	7100 Newton Ave S	
Bill Baptiste	1100 Newton Ave S.	
Beverly Smith	127-26 th St So	
Alexia Wallace	2363 - 10 th St So	
Number of signatures on page		18

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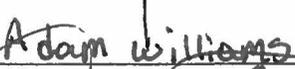
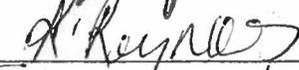
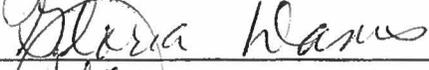
Name	Address	Signature
Queen Harris	855 21st St	
Donna Lewis	998 58th Ave So.	
Selena Quintanilla	9089067754	
Ellis Logan	870 16 Ave Aa	
Connie Threader	2322 37	
Catherine Clark	1740-29th St So	
Lakisha	1436 Prescott St So	
Jason Hanson	727 608 0145	
Juanita	1038 ¹⁸³⁸ 17th St S	
Thomas Davenport	5123 Queenborough St 727-586-2530	
Freddie	2523 / 105+504	
Alicia McChes	2502 29th St S	
Cherrell Lynn	2526 29 St S	
Mohammed	5347 535 St	
Ahmed Saleh	6400 4th Ave	
Shona Burr	1840 21st St S	
Yoselle	1925 24th Ave S	
Eudonia Arce	2560 54th Ave S.	

Number of signatures on page 10

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Name	Address	Signature
Rhonda Lewis	931 20th Ave S	
CLARENCE DUDLEY	2510 - 25th St. So.	
Joyce Hurst	3171 Shoreline Dr	
Christine Gregory	7801 46th Ave N St. Pete	
RITA WAGNER	2464 67way n. St. Pete	
Brady Johnson	1229/63 Ter So	
Ivina Skirrow	Pierce Street	
JANET STEWART	3801 29th Ave S. 33711	
Jeannette Aguirre	512 13th St W 34201	
Fernand Hurst	11036 Preston St. So	
Joyce Hurst	11036 Preston St	
Minnie E DANIGS	1735 GARNVILLE	
Dr. Fletcher	1735 GARNVILLE	
H. Malcott	6408 Saltwell Ave	
Andy	15505 Lake	
VICTOR TEDEDA	2410 4 ST S	
JAMES CROSS	2025 4th St W Apt 51	
Mimi L	8909 Westbay Blvd	
Number of signatures on page		18

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Name	Address	Signature
Charlye Russ	4655 4 th Ave. So.	
B Woodland	4040 Emerson Ave	
R. Oliver	1000 44 th Ave So.	
Bertha Zubi	751 65 th Ave S	
Emily Beck	6801 48 th Ave N Unit A	
Alice Denmark	3240 - 1 st Loder S	
Kay Washington	2938 24 th Ave S	
Adam Williams	4541 Gomez wy	
Ericka Jones	4541 Gomez wy	
Nellie Keeley	2232 Burlington Ave	
Stephanie Sien	50112 th AVE N Pk 3e	
Yvon Jack	5347 38 th St	
Pat King	1319 12 th Ave So.	
Sherri Thompson	2371 Lynn Lake Court S	
Karen Reynolds	611 60 th Ave S. ST. PETE	
Janet Brown	936 Glen St. So.	
Gloria Davis	701 15 th St. So of Blon	
Eder Guerrero	977-3152499 - St. Pet.	
Number of signatures on page		18

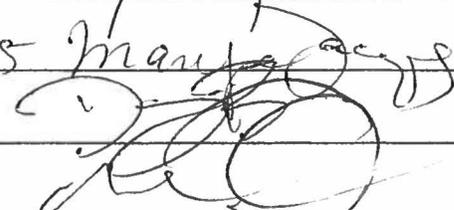
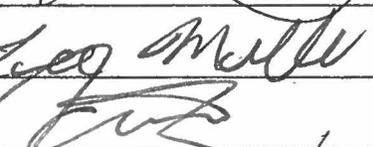
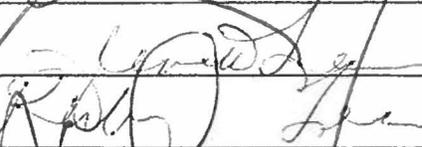
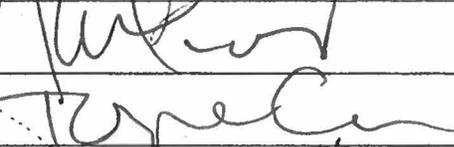
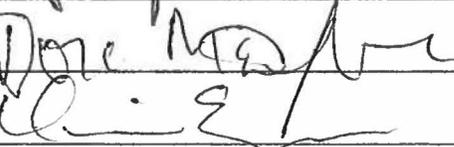
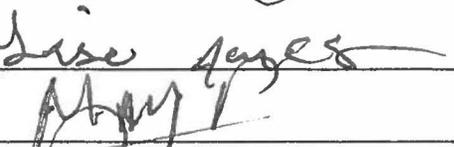
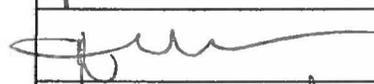
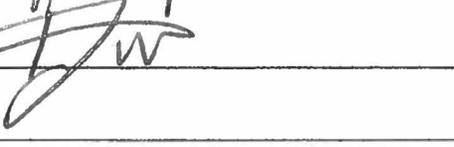
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Name	Address	Signature
Laure Anders	2674 18 th St S	L Anders
Vicki News	2870 59 th Ave	Vicki News
Kirk Best	4171 42 Ave	Kirk Best
Nancy Rodriguez	4926 14 th	Nancy Rodriguez
Adrian M.B.	4480 Pompano	Adrian M.B.
Leticia	1750 15 th St So.	Leticia
Greg Allen	1658 28 56 th Ave	Greg Allen
Cynthia	681 25 th Ave SO	Cynthia
Paul Reed	3040 14 th Ave So	Paul Reed
Gerald		Gerald
Nita Cruz	1778 39 th St S	Nita Cruz
Shaka Fuller	1/4 22 37 th St S.	Shaka Fuller
Julia	2012 23 rd St So	Julia
Tawanda Jones	1220 10 th Ave. S.	Tawanda Jones
Helon Daniels	2540 15 th Ave. SO	Helon Daniels
Ann Jane	5240 9 th Ave N	Ann Jane
Maurice Dan		Maurice Dan
Tanya Bryant		Tanya Bryant
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Name	Address	Signature
Floyd Cuffie	1701 21 st St. S 33712	F Cuffie
Carol Cuffie	1701 21 st St. S. 33712	C. Cuffie
Sharon Mulbry	4375 Queensboro Ave S	Sharon Mulbry
Michelle Wilson		Michelle Wilson
Tinesha Gipson	4121 48 th A/S	Tinesha Gipson
Judith Herron	1513-47th St S	Judith Herron
Janice Jeffrey	1690-60 th Ave S	Janice Jeffrey
Shirley Eggle	4823 16th St	Shirley Eggle
Annie Person	2957 5 th A/S	Annie Person
Mary Carpenter	5926 st st so	Mary Carpenter
[Signature]	5907 number	[Signature]
Kiana Bush	9008 Tampa FL	Kiana Bush
Raymond Jones	33614	Raymond Jones
Christina Jones	33611	Christina Jones
Tamilka Bennett	25 th St S Lynn	Tamilka Bennett
[Signature]	33607 State	[Signature]
Carolyn Macon	411 38 th St. S 33711	Carolyn L. Macon
Elizabeth Terry	2760 Edwards Ave S	Elizabeth Terry
Number of signatures on page		18

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Name	Address	Signature
Mike Wood	2535 31 st S. S St. Pete FL	Mike Wood
Helen Rittman	1446 33 rd St. So.	Helen Rittman
Dawn Dillard	1446 33 rd St So 33712	Dawn Dillard
Mary Conyers	1234 8 th Ave S 33706	Mary Conyers
Mary Conyers	1550 16 th Street S 33705	Mary Conyers
Michael Brockman	5051 7 th Ave N	
Lee Smith	411 30 th St So	
Lee Smith	1608 27 th St So	Lee Smith
Frank	711 11 th St S	
Jeanette Lewis	2516 Imbry St So.	
Harley Lewis	2516 Imbry St	
Nate Wood	871 22 nd Ave S	
	Cedar	
Dora Maffei	2235 14 th Ave S	Dora Maffei
Denise Evans	3043 Freeman Ter S	
Lisa Jones	1719 7 th Ave So.	Lisa Jones
MARY Richter	28 8 th Ave S	
Jenny mit	810 PP-SI	

Number of signatures on page 18

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Section 8: Proposal Requirements	
Development must have a food component that is supported by the findings of the “Tangerine Plaza Market Study”, attached as Exhibit “F”. The City is willing to enter into a private-public partnership to support a grocery store that may include use of incentives available through the South St. Petersburg Community Redevelopment Plan. As the immediate area may not support a full-size grocery store, the City is suggesting the idea of a smaller scale store that would still provide fresh food choices;	
Strengths	Weaknesses
A description of the proposed use and identification of the end-user, if not the Proposer. Conceptual site plans or illustrations of the proposed use are to be included as well as details describing the development program such as number of dwelling units and square footage devoted to the land use proposed;	
Strengths	Weaknesses
A mixed-use development with retail, including healthy food retailer(s), that must include space along 22nd Street South and, preferably, along 18th Avenue South;	
Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Development which is consistent with South St. Petersburg Community Redevelopment Plan’s goals to link development with living-wage jobs for existing residents and utilize Small Business Enterprise companies, specifically from South St. Petersburg when available. “Living wage” jobs are those that pay at least \$12.00/hour in addition to full medical and other benefits for a single adult household;

Strengths	Weaknesses

Development which is consistent with the city’s Integrated Sustainability Action Plan (ISAP) especially as it relates to sustainable building, procurement, and business practices and equity. Tangerine Plaza, already an important asset in the community, also brings opportunities to propose building and community practices that promote community equity and resiliency as it relates not only to extreme weather events, but quick recovery through high quality buildings, jobs, and when needed, community resources;

Strengths	Weaknesses

Development which is consistent with Complete Streets Implementation Plan’s (CSIP) vision of 18th Ave S. modal priority as a “transit” corridor with land development supporting transit service through design considerations such as orienting building siting and entrances to transit stops, and adjusting minimum motor vehicle parking standards;

Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Development which is consistent with the City’s ongoing desire to incorporate bicycle and pedestrian infrastructure and development site and building design that promotes active living and physical activity in support of the City’s Health in All Policies initiative;	
Strengths	Weaknesses
Development which reflects the heritage and culture of South St. Petersburg through architectural design, tenant mix and program, signage and other features of the development;	
Strengths	Weaknesses
Preferred real estate interest to be conveyed (i.e. Lease, Lease w/ Purchase Option etc.) and specific terms thereto. The City is interested in a long-term lease with the selected Proposer with an option to purchase once the terms of the development agreement have been satisfied;	
Strengths	Weaknesses
A project pro-forma and construction budget;	
Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the proposed development, including company operating revenues and expenses, history of debt repayments, and letters of credit;	
Strengths	Weaknesses
A project time line, including date specific milestones such as project approvals, commencing and completing construction and opening for business;	
Strengths	Weaknesses
Estimated type and number of new jobs that the development will create, including a time line, and projected salaries;	
Strengths	Weaknesses
Estimated type and number of existing jobs that will be relocated and/or retained at the Property, including salaries;	
Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved;

Strengths	Weaknesses

A credible effort 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 phases of the project and in the ongoing operations of the end user business(es) with an SBE goal of thirty percent (30%). For more information on visit: http://www.stpete.org/assistance/small_business_enterprise_program.php;

Strengths	Weaknesses

A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;

Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Resume of Proposer's previous experience and a description of the scope and quality of past projects;	
Strengths	Weaknesses
A list of any previous or current City-project that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;	
Strengths	Weaknesses
A complete description of the development team including names, addresses, individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;	
Strengths	Weaknesses
Any extraordinary terms or conditions;	
Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein;

Strengths	Weaknesses

Section 9 Preferred Proposal

A Lease term of 30 to 40 years;

Strengths	Weaknesses

A market driven proposal for annual base rent;

Strengths	Weaknesses

A purchase option, to be exercised upon completion of all development goals and jobs being retained for a reasonable period of time;

Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Development that provides space for City or non-profit entities to deliver services to the South St. Petersburg community;	
Strengths	Weaknesses
Creation of the highest number of permanent full-time jobs for residents of the South St. Petersburg Community Redevelopment Area;	
Strengths	Weaknesses
Occupancy of all or some of the project site by local South St. Petersburg businesses;	
Strengths	Weaknesses
A housing component with a mix of affordable (>80% of area median income [AMI]), workforce (80% to 120% of AMI) and market rate units. The City's preference is that affordable and workforce housing make up the majority of units to be built and has initiatives and programs to support proposals that meet that objective;	
Strengths	Weaknesses

Positive Impact Worldwide

Tangerine Plaza RFP Submittal (May 22, 2020)

Development that will provide a use, or uses, that are consistent with the City’s Grow Smarter Initiative, which identifies targeted industry sectors that the City intends to support to transform the economy. These sectors are Marine and Life Sciences, Specialized Manufacturing, Financial Services, Data Analytics, and Creative Arts and Design. For more information, link to the following City webpage;
http://www.stpete.org/economic_development/target_industries/index.php.

Strengths	Weaknesses

Demonstrated effort to partner or collaborate with local community groups to ensure the support and success of the project. These groups could include the Deuces Live Main Street District, the One Community Plan (<https://onecommunitystpete.com/>), Tampa Bay Black Business and Investment Corporation, the Pinellas County Urban League as well as faith based and other community development organizations;

Strengths	Weaknesses

A timely development plan and construction schedule;

Strengths	Weaknesses

No rezoning of any part of the Property.

Strengths	Weaknesses

POSITIVE IMPACT WORLDWIDE

CONNECT • SERVE • IMPACT

Positive Impact Worldwide commenced in the family room of Jay and Kara'lyne Brubaker's home in 2003. Their love for the city of St. Petersburg compelled them to train and teach the simplicity of God's word. Soon their attendance grew to 50 people making it impossible to stay in their family room. They took their biblical studies and life coaching to a small chapel in Pasadena, where once again it quickly outgrew their space. It was time to step out on faith to expand even further. Thus, in a leap of total trust, Jay and Kara'lyne assumed a second mortgage on their home and made a down payment of \$250,000 on their present location at 2750 34th Street South, St. Petersburg for \$1.4 million.

As they were joined by others who shared the same hope and dream to make a difference in their city of St. Petersburg, the mission to train and teach experienced extended growth. Jay, a St. Petersburg seasoned police officer with over 33 years of on the job experience and commitment, witnessed first-hand the destruction that drugs and violence was having on the youth of St. Petersburg. Jay, along with his wife Kara'lyne, believed that with love and a lot of hard work they could make a positive impact in turning a few lives around for the better.

Kara'lyne with her corporate skills and motherly love and Jay with his street savvy discipline, forged together an unbreakable team of loving, kind, and hardworking people. With a tenacity that builds hope in others to achieve their dreams and goals, the Brubaker's collaborative experience would soon set the precedent of what life could look like when people help people to succeed.

Recognizing the need for food as sustenance being a common factor in all of our lives, Positive Impact became partners with Pinellas Technical College's culinary department. By sharing their restaurant style space, this collaboration afforded Positive Impact the capacity to host banquets and ultimately raise money for orphans around the world.

With access to a commercial kitchen located in the church, they readily saw a way to help others build their businesses with a little help. In some cases, individuals may have the vision, but could not afford the space to start their dream. St. Pete Ferments is an excellent example of this type of assistance. Positive Impact Kitchen is where this business started as a wild fermentation company that creates small batches using old-world methods.

Additional local area businesses that have benefitted from partnering with Positive Impact are included in the attached chart.

SNAPSHOT OF POSITIVE IMPACT WORLDWIDE

St. Petersburg Area Businesses

Business Name and Address	Business Type	Additional Information
The Body Electric Yoga Company 3015 7th St. N. St. Pete, FL 33704	Yoga and athletic company	https://thebodyelectricyoga.com/
Brick Street Farms 2001 2nd Ave. S. St. Pete, FL 33712	proprietary farms are highly integrated horizontal hydroponic systems.	climate controlled and fully self-contained (no pesticides ever) inside a 40-foot freight container to grow acres of hyper-fresh produce
Pete's General 495 7th Ave. N. St. Pete, FL 33701	Local market	www.petesgeneral.com
Love Food Central 2057 Central Ave. St. Pete, FL 33713	Serves vegan and gluten-free comfort food	
Saturday Morning Market	Market for fresh produce	Online Market
Greens 'N' Things Urban Farm	Uses organic practices to re-purpose underutilized land	Online Market
Tampa/Tampa Bay Jug & Bottle Dept. 6203 N Florida Ave. Tampa, FL 33604	carries wine & beer in bottles, cans & growlers, plus an eclectic selection of foodstuffs.	https://twitter.com/i/web/status/1076169753096585217
Tampa Bay Organics	Fresh organic home Delivery Service	www.tampabayorganics.com
Gulf Coast Sourdough & Wild Yeast Breads 5214 N Nebraska Ave. Tampa, FL 33549	Artisan bakery	www.barefootbirth.com/communityrootscollective
Red Tractor Produce	Organic produce for Delivery Service	www.theredtractorproduce.com
Lakeland Sunny Florida Organics	Fresh and organic produce for Delivery Service	www.sunnyfloridaorganics.com
White Picket Produce	Delivery Service	www.whitepicketproduce.com
Riverview A Simpler Place Farm & Market 9903 Carr Rd. Riverview, FL 33569	Suburban farmette with diversified farm to table offerings	
Stuart Ground Floor Farm (closed for renovations) 100 SE Martin Luther King Jr. Blvd. Stuart, FL 34994	Wild fermentation creations	Owner Sarah Arrazola, founder of St. Pete Ferments, is a St. Petersburg native and proud Floridian.
FRESH GO RESTAURANT	Catering Menu – Breakfast Catering Menu – Lunch Catering Menu – Dinner Pre-Made Meals	Owner Ms. Jolene Schultz Catering business operated from Positive Impact Kitchen; Provided meals for Esther's School, in Pinellas Park. Daily for 65 exceptional children for 10yrs
Chef Lennox Preudomme	Culinary Head Chef	Prepared food in Positive Impact Kitchen for over 2,000 people per month for five years.
Suncoast Haven of Rest Rescue Mission in Pinellas County, Florida 1763 9th Ave. N. St. Petersburg, FL 33713 Lionel Cabral, Executive Director	Organic	Each year Suncoast Haven of Rest Rescue Mission provides millions of pounds of food to marginal low-income people and homeless persons, including children and seniors, who are facing hunger in Pinellas County and needy families and individuals.

SNAPSHOT OF POSITIVE IMPACT WORLDWIDE

Positive Impact provides transportation for at least 50 students each Sunday. Students receive a hot meal and are showered with love. Before teaching the word, students are fed. As a mother of three grown daughters and eight granddaughters, it is essential that growing children need healthy food. I have always said, "A child cannot hear what you are saying if their stomachs growling." We feed them and then teach them the love of God. They hear the word "I love you clearer." Following the service, each child receives a box of fresh fruit, veggies, and meat to take home to their families.

We have seen tremendous changes occur in families by adding the one essential product we all need, "natural healthy foods on their table." Attitudes and behaviors change when you give people hope for a brighter future.

We have linked up with Feeding Tampa Bay, Metropolitan Ministries, and The 700 Club. Positive Impact has fed thousands over the last 14 years. During Thanksgiving 2019, we provided enough food for 8,000 people in our city to have a Thanksgiving meal. Additionally, during Christmas we were did the same thing and provided toys for every child.

During the Pandemic, we did what any fireman or police officer would do. We ran into the need, not from it. Over the past seven weeks, we have provided over 35,000 pounds of free groceries to hurting families. We knew that by doing our part, along with many others, we could make a Positive Impact by removing the stress of "How are we going to provide food for our families" by creating positive results and ultimately helping to deescalate crime and possible violence during this pandemic.

https://m.facebook.com/story.php?story_fbid=1838278779648264&id=242933759182782?sfnsn=mo&d=n&vh=e

Now it is time once again for us to move. We have outgrown our space. We are 100% debt FREE! Now it is time to build our school for dyslexic children at our current location, 2750 34th Street South and begin the search for our new home. We envision Tangerine Plaza as a place where we can expand our outreach activities and develop a culinary arts center. We have been faithful with our non-profit, Positive Impact, over the past 17 years. We are not a new business and we have proven ourselves continuously with encouraging results. We have established Positive Impact with a positive brand in St. Petersburg and are recognized for our charitable work. We are 100% debt FREE! We know what works and what does not. (See attached renderings)

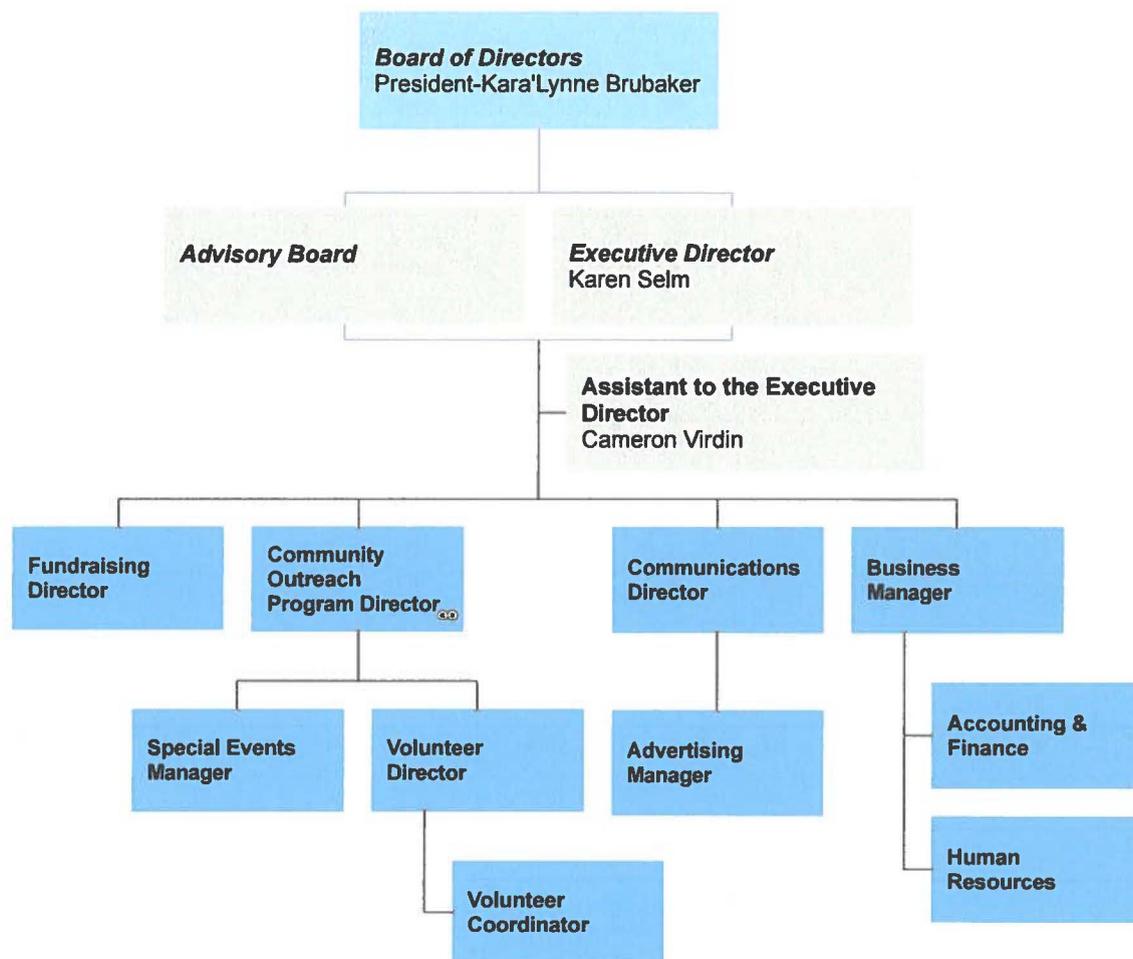
Tangerine Plaza can be a beautiful and thriving part of our community. By utilizing the Teaching Kitchen to teach healthier life styles, and being supported by our local health community, as a team we can create a "win-win." As I have always said, "If you do not run your ministry like a business . . . then you will be out of business." We are 100% supported by private donors and 100% debt free. We have never asked the City of St. Petersburg for anything. It is our goal to continue to position Positive Impact to give to our City.

SNAPSHOT OF POSITIVE IMPACT WORLDWIDE

Project Impact, under the direction of Ray and Kara'lyne Brubaker, has received numerous awards and citations for the ongoing philanthropic work in St. Petersburg, Florida. Some of these awards are:

- **2019 Keys to the City:** The key to the City of St Petersburg honors distinguished persons, honored guests, and outstanding civic contributors to the city. The presentation of a key to the city can be traced back to medieval times when cities were enclosed by walls and locked gates. This medieval tradition is meant to confer trust and honor. Presented by Mayor Rick Kriseman to Kara'Lynn Brubaker, founder of Positive Impact Worldwide and Co-Pastor of Positive Impact Church. This award is seen as the ultimate act of esteem. It symbolizes the freedom of the recipient to enter and leave the city at will, as a trusted friend of city residents.
- **2017 Dr. Martin Luther King Jr. Humanitarian Award-** Awarded to Jay & Kara'Lynne Brubaker, founders of Positive Impact Worldwide, The Martin Luther King, Jr. Humanitarian Award is annually presented to a humanitarian within the community of St. Petersburg, Florida. The recipient embodies and exemplifies the characteristics promoted by Dr. Martin Luther King, Jr., "a vision of peace, persistence in purpose, and inspirational action."

Blessings,
Pastor Kara'lyne Brubaker (Multi-Culture Church--- 19 nationalities)
Positive Impact Worldwide Ministries
2750 34th St. South ~
Saint Petersburg, FL 33711
Office 727.867.2656 / Cell 727.698.2305



POSITIVE IMPACT LEARNING CENTER



POSITIVE IMPACT LEARNING CENTER



POSITIVE IMPACT LEARNING CENTER



POSITIVE IMPACT LEARNING CENTER



School is often a frustrating experience for students with dyslexia. Though incredibly creative and bright, your child may have fallen behind in reading, leading to a lack of achievement in other subjects and a loss of confidence in the classroom. Here, we give students the tools necessary to remediate reading challenges and rediscover how exciting learning can be.

POSITIVE IMPACT WORLDWIDE

CONNECT • SERVE • IMPACT

Board of Directors Corporate Resolution of: Positive Impact Worldwide Ministries, Inc.

We, the undersigned, being all the directors of this corporation consent and agree that the following corporate resolution was made on April 4th, 2020 at 4:00pm via a telephonic conference call.

We do hereby consent to the adoption of the following as if it were adopted at a called meeting of the Board of Directors of this corporation. In accordance with State law and the bylaws of this corporation, by unanimous vote, the Board of Directors decided that:

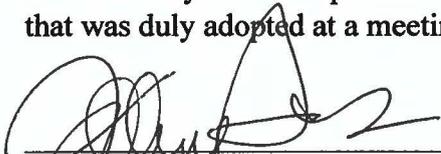
They support and authorize the Executive Director, Ms. Karen Rae Selm in the pursuit of a successful submission in response to the Request for Proposal for REQUEST FOR PROPOSAL FOR THE CITY-OWNED REAL PROPERTY LOCATED AT 1794 - 22nd STREET SOUTH ST. PETERSBURG, FLORIDA, 33712. The purpose of this submission is for the establishment of a Culinary Arts Center, i.e. teaching kitchen, and a number of small business enterprises. The project will include stores and office spaces for a number of existing small businesses and non-profit organizations in the areas of physical and mental health.

THEREFORE, IT IS RESOLVED, that:

.....Ms. Karen Rae Seim, Executive Director of Positive Impact Worldwide Ministries, is hereby authorized to sign, execute, and submit such applications, undertakings, agreements, and other required documents, contracts and deeds as may deemed necessary or expedient to give effect to this resolution.

RESOLVED FURTHER THAT, the Common Seal of the Company be affixed, whenever necessary, in the presence of at least one Director or the Secretary, who shall sign the same.

The Secretary of the corporation certifies that the above is a true and correct copy of the resolution that was duly adopted at a meeting of the dated meeting of the Board of Directors.



Signature of Secretary

5/21/20

Date

Gene Schulte

Printed name of Secretary

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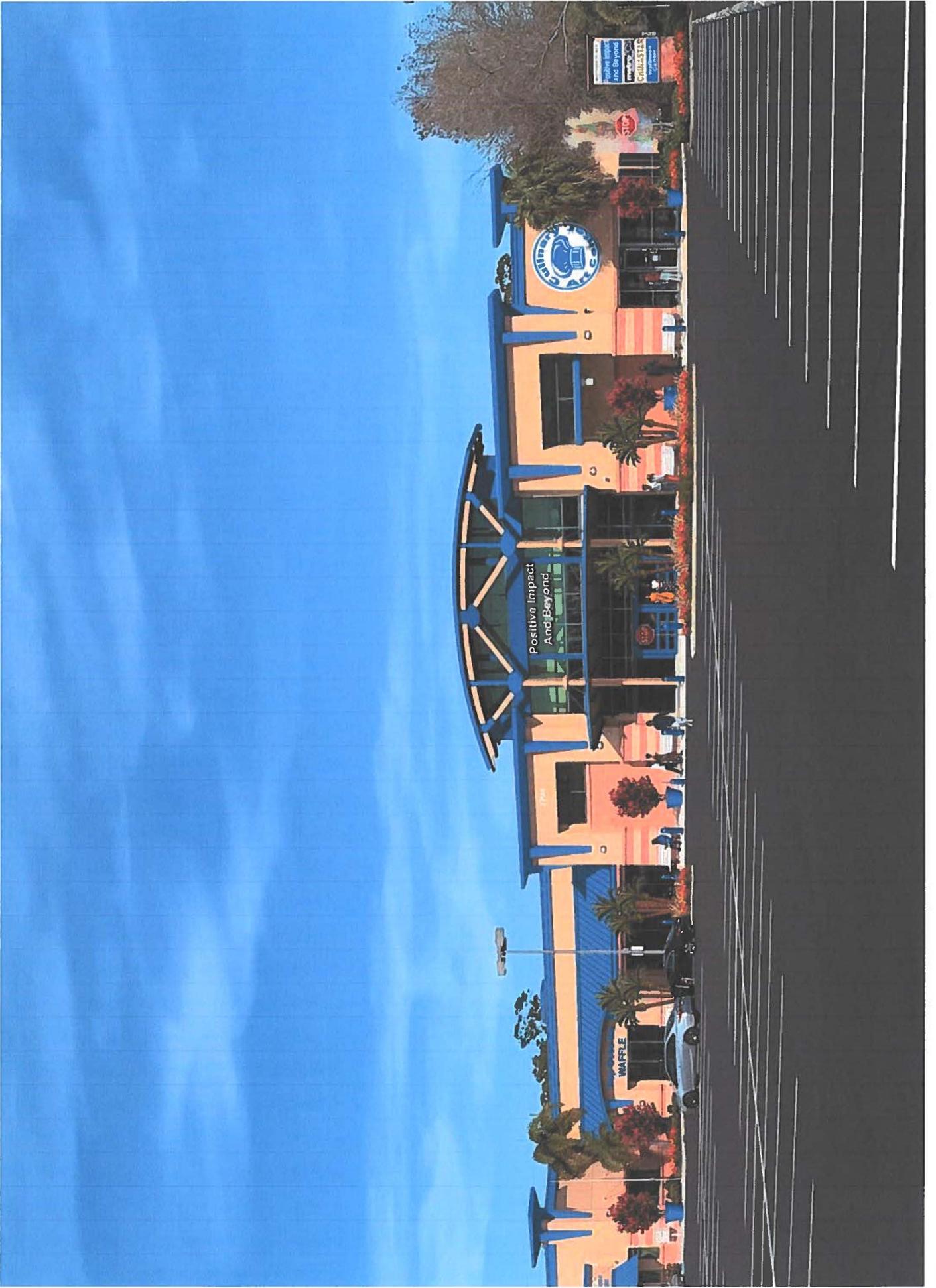
A. Renderings of Positive Impact and Beyond Plaza

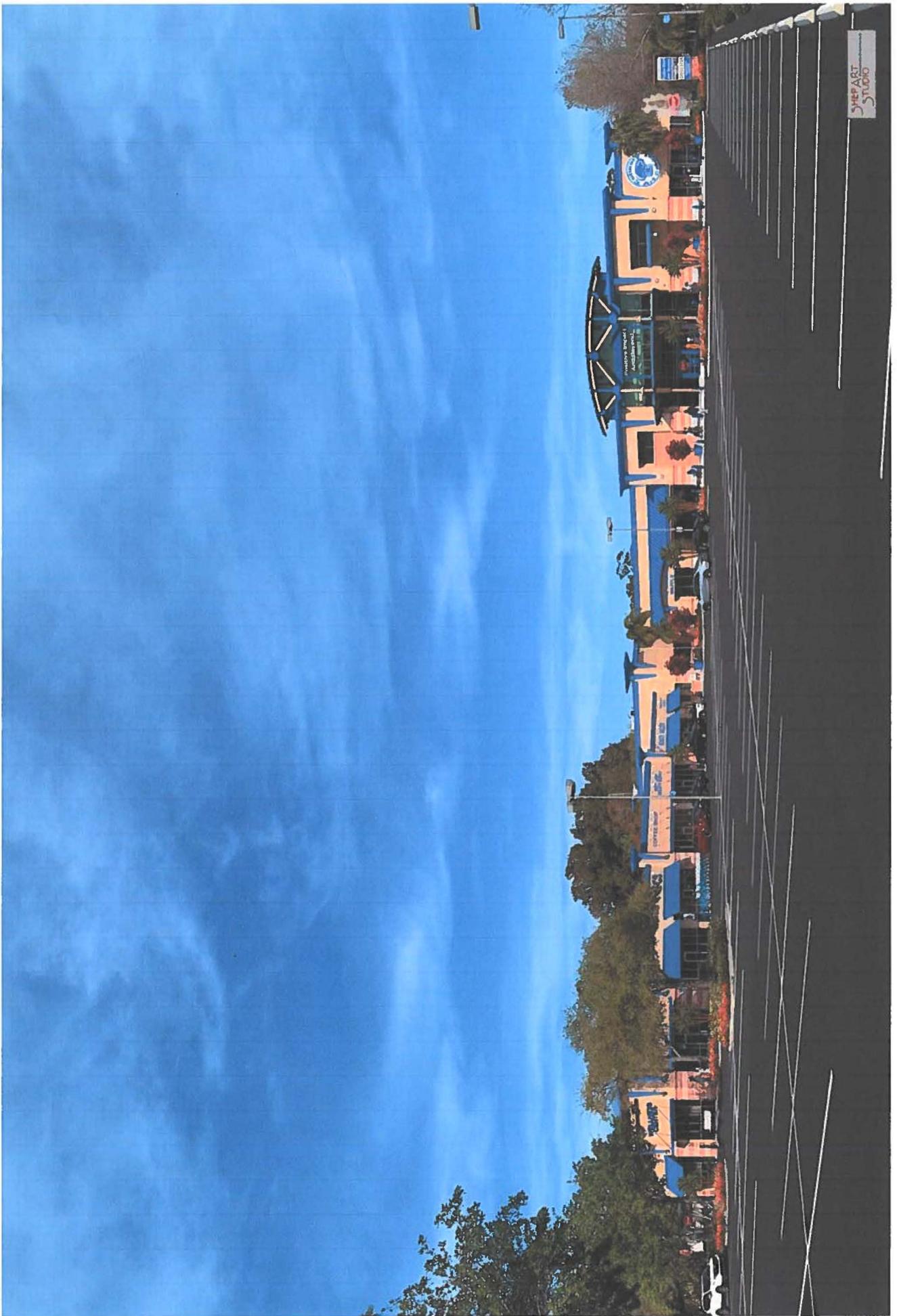
B. Support Letter from Pinellas Technical College ~ Sylvester Norwood, Director

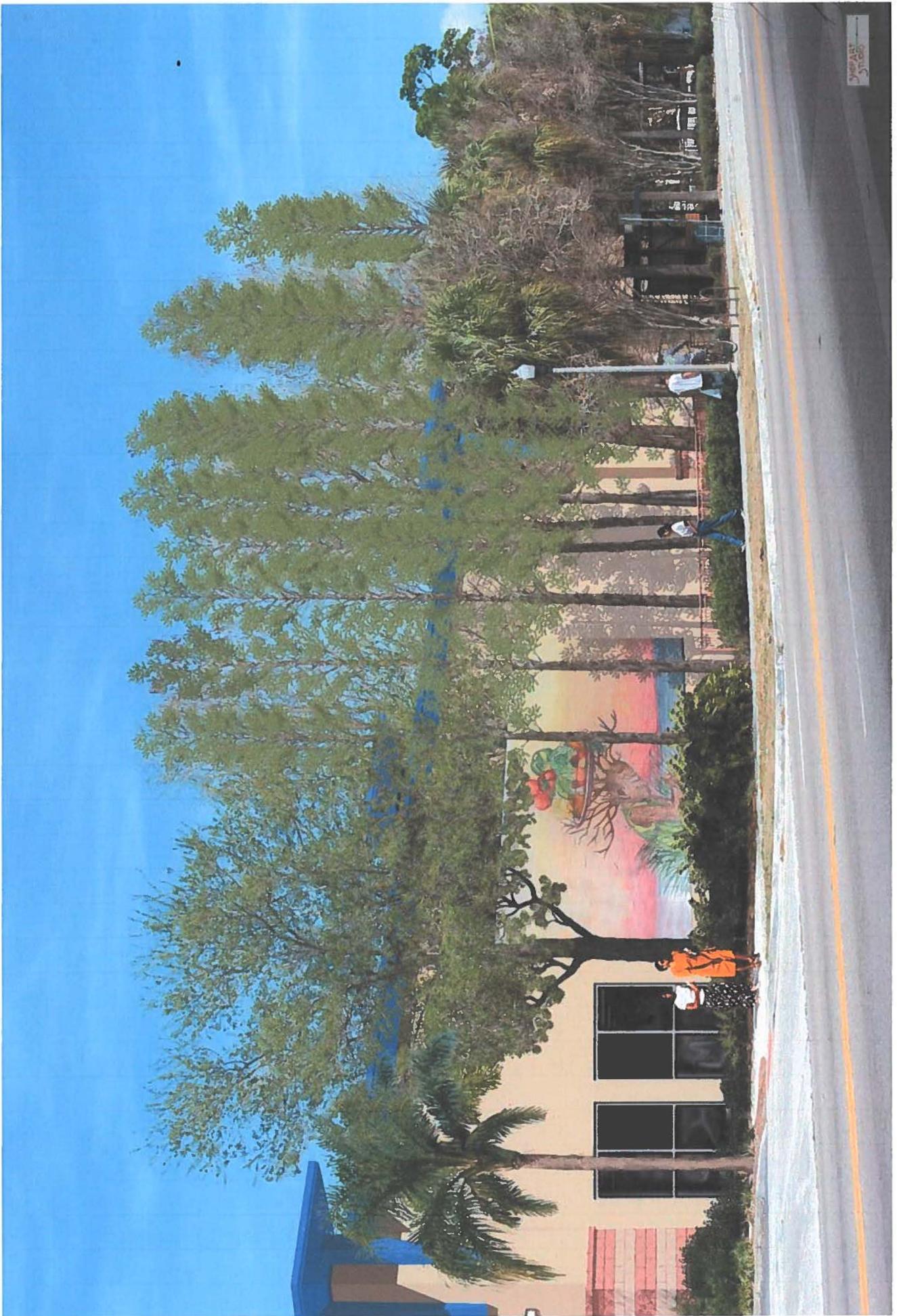
C. Support Letter from Master Chef Lennox Preudhomme

D. Rendering of the Commercial Kitchen

E. Support Letter from the Food Bank of Northeast Georgia









Jay & Kara'lyne Brubaker, Founders of
Positive Impact Worldwide

OUR STORY

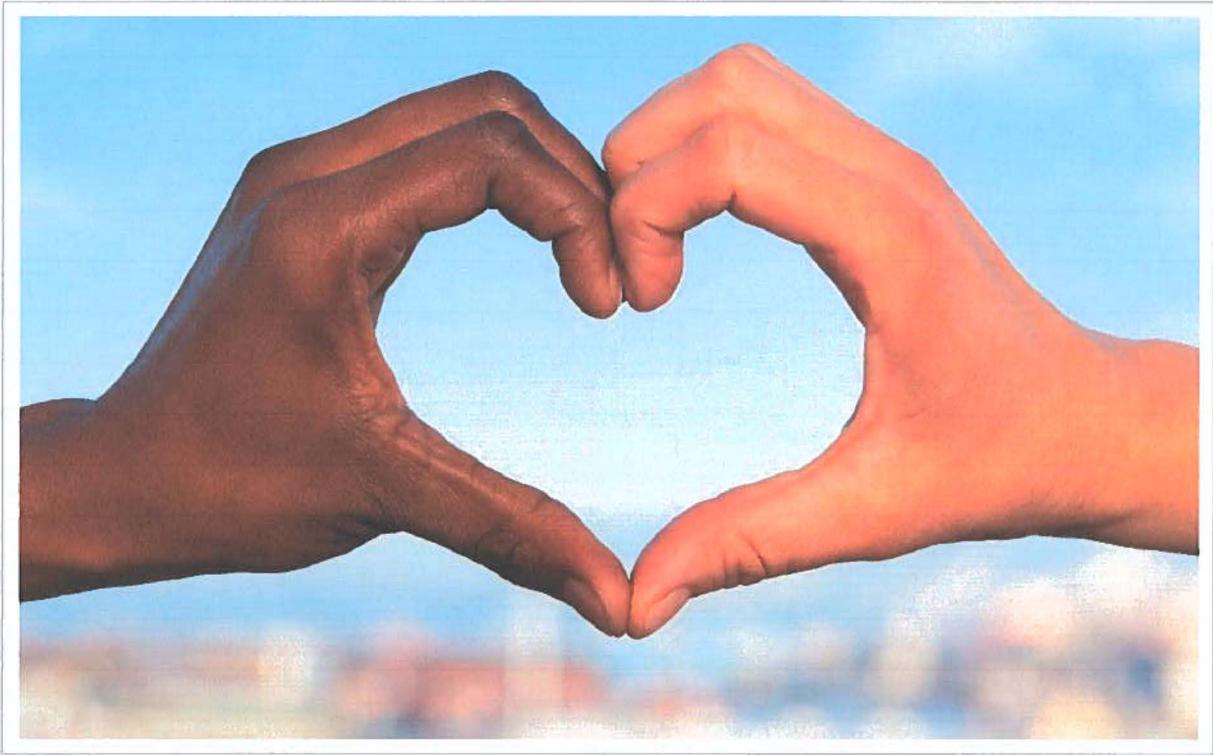
God placed a dream and a vision in Jay & Kara'lyne Brubaker's heart to establish a ministry that would "show the love of Christ" to those who are hurting and meet the needs of individuals in St. Petersburg, Florida and beyond.

In 2003 they founded **Positive Impact Worldwide** and operated the ministry out of their home. In 2007 Kara'lyne and her husband Jay took another step of faith in their ministry and purchased a building where a Chinese restaurant was operating and turned it into their ministry headquarters and started **Positive Impact Church**, a church whose people have a heart for worship and serving the needs of others.

Through Positive Impact Worldwide and Positive Impact Church 1000's of lives have been **IMPACTED** by being "shown the love of Christ;" hurts have been healed, essential needs have been met and lives have been **TRANSFORMED**.

We are thankful and excited about what God has done and is doing through **Positive Impact Worldwide Ministries** and we invite you to be a part of this great story...His Story!





WHO WE ARE

Positive Impact Worldwide is a nonprofit organization that meets the needs of individuals in our community & beyond by sharing the Gospel of Jesus Christ and providing food and other life essentials, as well as educational programs that promote growth & transform lives.

OUR MISSION

Positive Impact Worldwide's Mission is to **CONNECT** with and **SERVE** the needs of individuals in St. Petersburg, FL & Beyond for the purpose of **IMPACTING** lives for Christ.

Our mission to **CONNECT, SERVE & IMPACT** individuals is ignited by our love for people. We love people of all ethnic and economic backgrounds and our desire is to see people thrive; seeing people's lives improve and transform for the better fuels everything we do at **Positive Impact Worldwide**.





POSITIVE IMPACT CHURCH

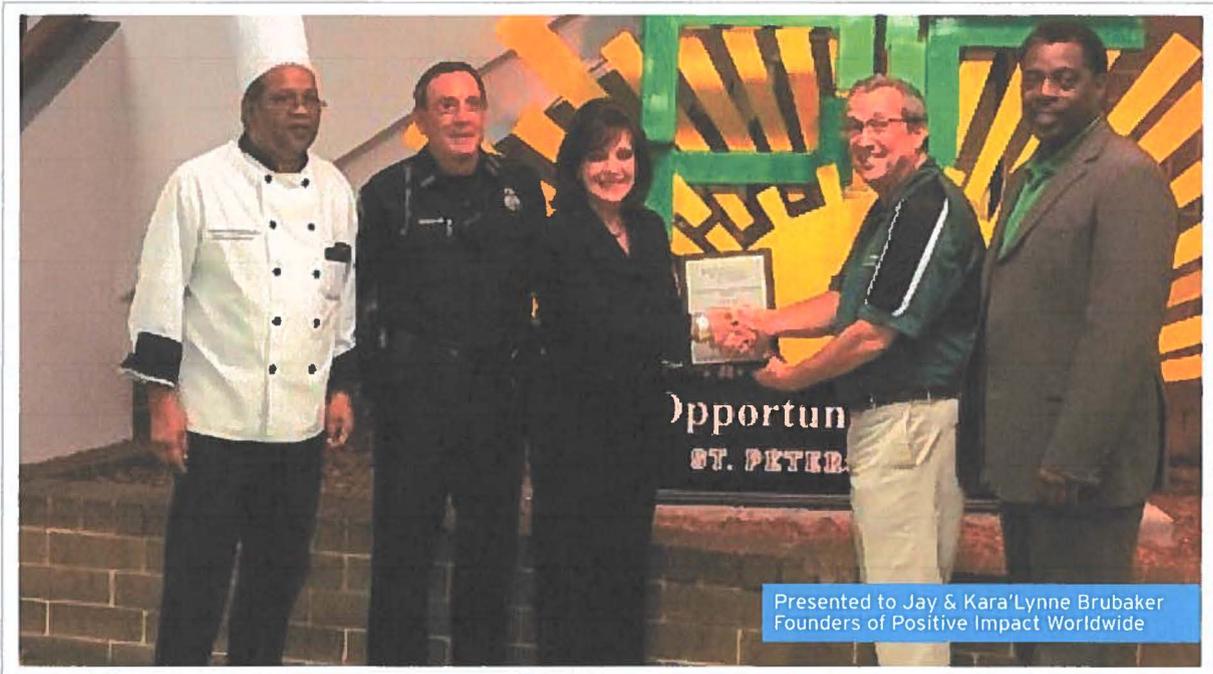
We are a culturally-connected, Biblically-sound church with a heart for worship and serving the needs of our community.

Positive Impact Church has a strong commitment to others.

We believe that we were created by an awesome God who **LOVES** us and desires to have a personal relationship with each of us. We believe that God put us here on this earth to not only know Him but to **CONNECT** with and display, demonstrate, and declare the power of his love with each other.

At **Positive Impact Worldwide** and through **Positive Impact Church** we are a tangible expression of God's love for people through how we **CONNECT** with and **SERVE** the needs of individuals in our community & beyond, and we invite you to join along with us in making a lasting **IMPACT** on the lives of others!





Along with Master Chef Lennox Preudhomme, Assistant Administrator Charles Drake, and Beau Norwood, Administrator of Pinellas Technical College.

PTC COMMUNITY PARTNER

PTC Community Partnership Appreciation Award

Positive Impact Worldwide is a recognized Community Partner with Pinellas Technical College and Master Chef Lennox Preudhomme.

Master Chef Lennox will assist in the development of the **Positive Impact Worldwide** School of Culinary Arts which will help individuals who desire to have a career in the Culinary Arts industry to perfect their skills and ultimately become more marketable for positions at area restaurants and eateries.



Positive Impact
WORLDWIDE

**CONNECT
SERVE
IMPACT**



Presented to Kara'Lynne Brubaker, founder of Positive Impact Worldwide & Co-Pastor of Positive Impact Church, by Mayor Rick Kriseman

2019 AWARDED KEYS TO THE CITY

KEYS TO THE CITY

The Key to the City of St. Petersburg honors distinguished persons, honored guests and outstanding civic contributors to the city. The presentation of a Key to the City can be traced back to medieval times, when cities were enclosed by walls and locked gates. This medieval tradition is meant to confer trust and honor.

This award is seen as the ultimate act of esteem. It symbolizes the freedom of the recipient to enter and leave the city at will, as a trusted friend of city residents.



Positive Impact
WORLDWIDE

**CONNECT
SERVE
IMPACT**



2017 DR. MARTIN LUTHER KING, JR. HUMANITARIAN AWARD

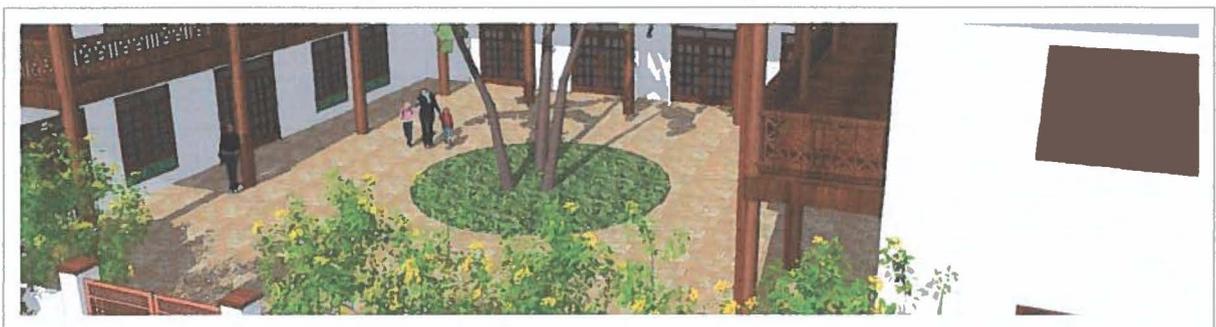
Awarded to Jay & Kara'Lynne Brubaker, founders of **Positive Impact Worldwide**. The Martin Luther King, Jr. Humanitarian Award is annually presented to a humanitarian within the community of St. Petersburg, FL who embodies and exemplifies the characteristics promoted by Dr. Martin Luther King, Jr.—“a vision of peace, persistence in purpose, and inspirational action.”





POSITIVE IMPACT LEARNING ACADEMY

Educating & IMPACTING future generations. Education is one of the most important investments a community can make in its people and its future. The future **Positive Impact Learning Academy** will provide various educational and livelihood programs that reduce inequality and open the door for families to *not just survive, but thrive!*



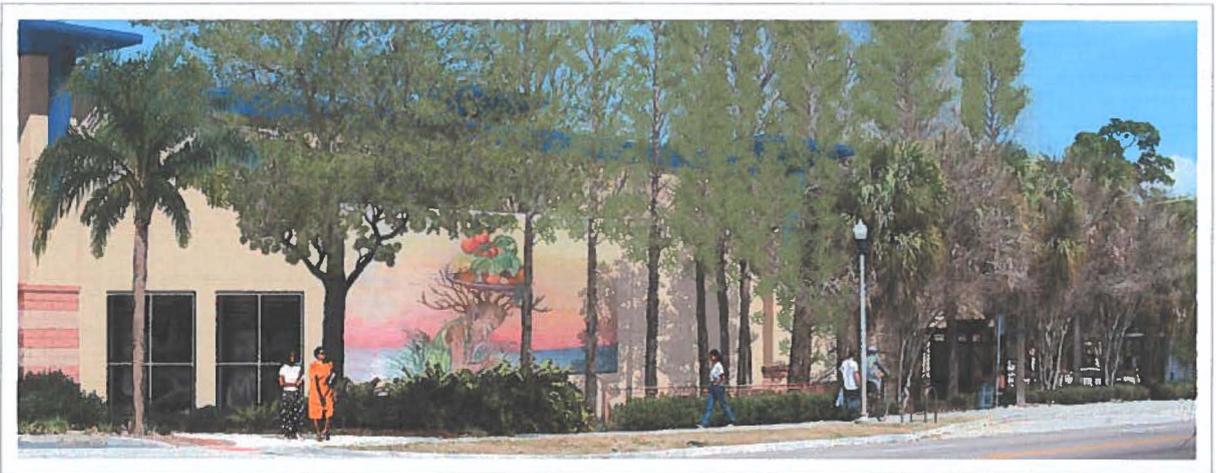
Positive Impact →
WORLDWIDE

CONNECT
SERVE
IMPACT



POSITIVE IMPACT & BEYOND

Positive Impact & Beyond will meet needs within the community of St. Petersburg, FL & beyond by providing food essentials, healthy living education, spiritual wisdom and so much more!



Positive Impact →
WORLDWIDE

**CONNECT
SERVE
IMPACT**



POSITIVE IMPACT LEARNING ACADEMY

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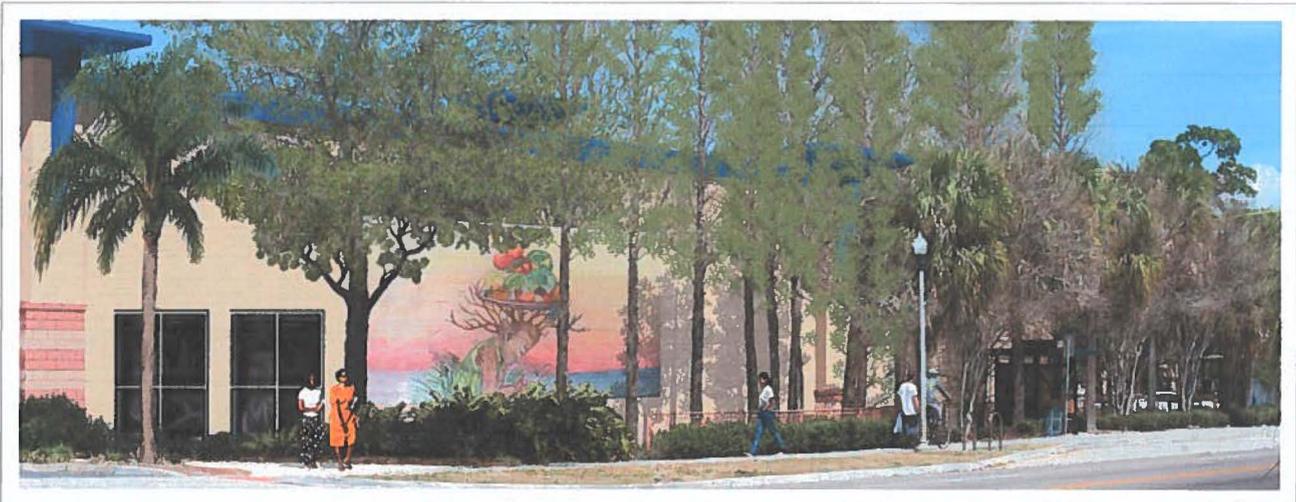
Positive Impact →
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CONNECT
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POSITIVE IMPACT & BEYOND

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Positive Impact →
WORLDWIDE

**CONNECT
SERVE
IMPACT**

I. Proposal Use

Positive Impact and Beyond is a multi-use complex designed by converting the existing 40000 square foot building, formerly known as the Walmart in Tangerine Plaza into a Culinary Arts Center/Teaching Kitchen, a food bank/warehouse, administrative offices, small food pantry, and various small business enterprises. Through this new project, Positive Impact Worldwide, a non-profit faith-based organization, will empower people to make healthy choices and learn new skills while broadening its service platform.

Positive Impact and Beyond's Culinary Arts Center will include classes and unique cooking experiences to nourish minds and hearts as well as bodies. One of the goals for this type of center is to promote healthy eating behaviors among individuals and their families by teaching basic nutrition, food safety, food selection, menu planning, and food-preparation skills. These types of programs are quite popular and can lead to bonding experiences with those that are participating. Cooking with a Chef, Master Chef Preudomme, as a resource consultant for the Center, will also create the promotion of healthy eating behaviors among its participants by teaching basic nutrition and food preparation skills. The Master Chef, his staff, and the participants will collaborate on lively, interactive cooking lessons emphasizing culinary skills and hands-on learning, nutrition lessons, chef demonstrations, farmer's market activities and farm-to-table dinners.

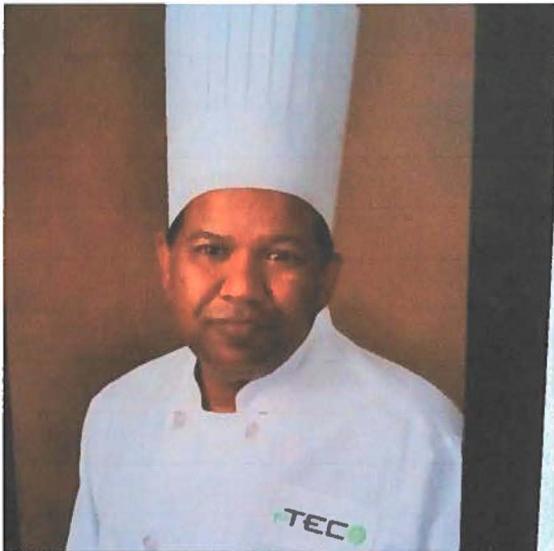


Figure 1; Master Chef Lennox Preudomme

One emerging trend that is influencing cooking in the home is the exposure of chefs. Today, the influence of the chef is evident in the media, at the supermarket, and in food service operations. Magazines, Web sites, and popular television shows bring chef tips and cooking techniques into U.S. households. Chefs are also working in the community to share their knowledge, creativity, and passion for food.

Additionally, various types of employment opportunities can be afforded to residents that participate and learn from healthy cooking. The Culinary Arts Center will have a relationship with Pinellas Technical College and Master Chef Lennox Preudomme (see support letters) that will help develop the culinary training. It will help people that desire this type of career with an

opportunity to perfect their skills and ultimately become more marketable for positions at area restaurants and eateries. Contacts have already been made with area restaurants and other food establishments for employment opportunities of our graduates. Given the current status of food services in America and especially in St. Pete, employment opportunities are growing in these areas.

Currently there are number of criminal justice reform bills for 'returning citizens' (ex-offenders) out of Senator Jeff Brandes' office that will assist in finding employment for this population through on-the-job training and various skill building especially in the area of culinary arts. When we all work, all areas of St. Petersburg wins!!!

Our Teaching Kitchen will also serve as a community health arm for the area hospitals and wellness centers to address health disparities in their patients. Relationships and collaborations will be formed with area hospitals and health insurance companies for their patients to receive health information and classes that promote healthy cooking. Conversations have already begun on how to launch such initiatives. These types of health teaching centers are a key element of community infrastructure, especially in low-income communities. It is imperative to ensure vitality of communities across the area of South St. Petersburg by investing in human capital, generating economic activity, and stimulating secondary spending. Primary and preventive healthcare are vital ingredients for ensuring individual, social, and economic opportunity.

It is essential if adults are to participate in the workforce and children are to succeed in school they must be involved in healthy eating and cooking habits. In its absence, illnesses that could be prevented or managed can become life threatening, leading to lost time and productivity, family financial devastation, dependence, disability, and even premature death. Lack of a regular source of primary care in nutrition will force low-income populations to rely on the most expensive elements of the healthcare system, emergency rooms and inpatient hospital care. Thus, the involvement and collaboration with area hospitals, nutrition and wellness centers, and health insurances will be essential to our Culinary Arts Center.

The newly completed commercial kitchen in the Culinary Arts Center will provide a pathway for small producers and entrepreneurs to develop value-added products for market in a manner that meets all food-safety regulations and food health requirements. It also allows agricultural producers and food entrepreneurs to begin food businesses without the high cost of developing individual certified kitchen space. Positive Impact Worldwide has helped many small business by using their commercial kitchen in their church to help in these areas. With the increase in space, many more small businesses will be able to get this type of assistance to help to grow their company while lessening their overall capital expenditures.

The Culinary Arts Center will also have a 500-seat capacity for area groups to host various events, such as small banquets, weddings, and conferences. These events will be able to commission the culinary staff to provide the food for the occasions. Other approved area caterers can vie for business opportunities and marketability for a new venue as well. Additionally, the Center will have the latest technology tools to use for the various social media platforms needed for communication, teaching, and entertainment.

Currently the Tangerine Plaza has four small businesses occupying space at the Plaza. PIW will continue to work with these businesses to remain in the space if it is their desire. Additionally, four other businesses have expressed a desire to a part of the plaza; a restaurant, a printing shop, a wellness center, and a pantry business. Their letters of interest are found in Section F: New Leasing Possibilities in this proposal.

Another part of the Positive Impact and Beyond Complex is the food bank and pantry. The food bank/warehouse and pantry will be located behind the Culinary Arts Center. The food bank/warehouse, in order to get the food into the hands of the community, will safely store millions of pounds of food that will soon be delivered to local food programs. Our food bank will function as food storage and distribution depots for smaller front-line agencies; the Food bank will distribute food through a network of partner agencies, such as food pantries, churches, and civic organizations. The food bank/warehouse donates food to these agencies, in return, they pay a per pound fee to support the existence of the food bank/warehouse.

The food pantry will be distribution center to provide perishable and self-stable groceries directly to families suffering from food insecurity. Supplied with food from the Food Bank, the pantry will feed registered people once per month. For those with extreme health challenges and cannot get to the food pantry, PIW will provide short-term-limited transportation.

Sustainability is vital to Positive Impact Worldwide. The Project Team of Positive Impact World has solicited the mentoring of the Executive Director of Food Bank of Northeast Georgia. Founded in 1992, the Food Bank of Northeast Georgia was founded to primarily end hunger in fourteen counties. Their first home was on Prince Avenue in the building that is now The Grit. In that first year, their Food Bank distributed approximately 350,000 pounds of food to 36 partner agencies.

In 1997, the organization relocated to our permanent home on Newton Bridge Road, which has since been expanded to continue meeting the needs of our community. In 2016, the Food Bank added a second location in Rabun County. This distribution center enables the organization to better serve the counties of Georgia's mountain region. This expansion included a state-of-the-art facility complete with a teaching kitchen, commercial kitchen, and frozen food processing line.

With more than 25 years of experience serving the community, the Food Bank of Georgia now distributes more than 11 million pounds of food to over fourteen-county service area through more than 225 partner organizations every year.

Positive Impact and Beyond Complex will benefit greatly by being introduced to the best practices of this long-standing organization. Their success has shown that when serving the needs of the community, it can be a win-win-win situation. The community will benefit by the increase in foot and car traffic to the Plaza; residents of St. Pete will benefit by the resources that will be available for training and entertainment; and Positive Impact Worldwide will benefit by expanding their reach in helping the residents of South St. Pete.



Figure 2 Student Chefs receiving their PIW certificate.







**St. Petersburg
Campus**
901 34th Street S
St. Petersburg, FL
33711-2298

727.893.2500 (main)
727.893.2776 (fax)
myptc.edu

Sylester Norwood
Director
St. Petersburg Campus

Dawn Bingham
Assistant Director
St. Petersburg Campus

Charles Drake
Assistant Director
St. Petersburg Campus

Dr. Antella Campbell
Assistant Director
St. Petersburg Campus

Mayor's Office
St. Petersburg City Hall
175 Fifth St. N.
St. Petersburg, FL 33701

March 12, 2020

Dear Mayor Rick Kriseman and City Council members,

On behalf of Pinellas Technical College, I would like to take this opportunity to show that we support the vision for a FOOD BANK in the 6th district 18th Ave So & 22nd St. So Tangerine Plaza. Where there's a known food desert.

Good nutrition plays a key role in a community Food Bank. The Food Bank will make an enormous difference in the lives of those who rely on their contributions. There's a commitment to fight hunger and food insufficiency in our community.

Nothing affects the cause more than the care shown by local community groups. We are so grateful and show full support of the Food Bank.

Sincerely,

A handwritten signature in black ink that reads "Sylester Norwood".

Sylester Norwood,
Director

Accredited by the Commission on Occupational Education (COE)

Pinellas County Schools

www.pcsb.org

The School Board of Pinellas County, Florida, prohibits any and all forms of discrimination and harassment based on race, color, sex, religion, national origin, marital status, age, sexual orientation or disability in any of its programs, services or activities.



Opportunity starts here

February 5, 2020

Dear City of Saint Petersburg Planning Board,

I am writing to you in collaboration with Pinellas Technical College to show that we support Positive Impact Ministries to provide a food bank and a teaching kitchen program at the Tangerine Plaza location.

I have an eight-year relationship with Positive Impact. Our culinary department at Pinellas Technical College has partnered with Positive Impact since 2017 in both a teaching and food support capacity.

As well, I have given my services to the community of Saint Petersburg in preparing food for 2,000 homeless citizens per month for the past 10 years. Our culinary arts students are taught how to prepare commercial sized portions of food and I take the food to The Mission on 9th Ave North in order to serve the homeless north of Central Ave. Now is our time to serve South Saint Petersburg.

Food deserts cause consequences. Increases in obesity and diet-related diseases are major health problems in the food deserts area. There is a direct relationship between food deserts, poverty and obesity. I realize what happens when we do not eat fresh fruit and vegetables. We run the risk of developing digestive problems, our risk of cancer increases and maybe weight gain. Plus, our risk of developing diabetes is higher and our risk for heart disease increases. The vitamins in vegetables are essential. Not only do people need fresh fruit and vegetables, but they also need to learn how to prepare them in order to leave in the natural vitamins for consumption.

As the Master Chef at Pinellas Technical College Professional Culinary Arts & Hospitality Department for 11 years, I am committed to offering our students an accredited and comprehensive culinary arts program. Through trained professionals and using multimedia and classroom studies as well as demonstration and practical application in the kitchen and bakery, we train hundreds of students each year to not only prepare for employment in the hospitality industry, but to provide them with the knowledge of healthy diets and how to become self-sufficient. Our curriculum includes front-of-the-house duties, proper receiving and storage of food, and application of basic nutrition to developing



April 14, 2020

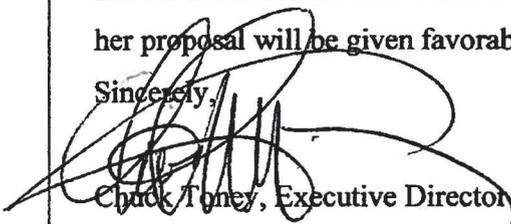
To whom it may concern:

I am writing in support of Kara'Lynn Brubaker's effort to establish a food bank through Positive Worldwide Ministries to meet the need for food in a part of the city that has a high poverty rate and uncertain access to a consistent supply of nutritional food.

Her plan mirrors the successful model of the Food Bank of Northeast Georgia's Mountain Branch in Clayton, Ga. That warehouse is located in a former grocery store building in a shopping center on a busy state highway. The Food Bank actually owns the entire shopping center, deriving rental income from the tenants. A grocery store is an ideal facility for a food bank warehouse, agency shopping area and volunteer center. The grocery aisle portion serves as the warehouse floor. The structure comes equipped with a large cooler and freezer to store produce, meat and dairy products safely. Truck loading docks are already installed. If one were to design a food bank from scratch, this is what it would look like. And it works.

I know Kara'Lynn only through phone calls and emails, but I can tell she has the heart and determination to do this critically important work. I hope her proposal will be given favorable consideration.

Sincerely,



Chuck Toney, Executive Director

P. O. Box 48857
861 Newton Bridge Road
Athens, GA 30604-8857

phone 706.354.8191
www.foodbanknega.org



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II. Real Estate and Interest Terms

II. Preferred Real Estate Interest and Terms

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; (Example - September 1, 2020);
- Agreement will have a Lease Commencement Date on the Third (3rd) anniversary of the Effective Date; (Example -September 1, 2023)
- Lease shall be for a total of five (5) years;
- Lease payment shall be for one dollar per month payable on the First (1st) day of each month until the end of the third year. During this time, the Leaser will continue to be responsible for the water, electricity, gas, outside maintenance, and landscaping of the Plaza;
- All monies paid by the tenants will go to the Lessee.
- Purchase Option may be exercised on the fourth anniversary date of the lease commencement date; (Example - September 2024); and
- Purchase option price is for two million dollars (\$2,000,000) minus the expansion capital of the one million dollars (\$1,000,000) that was used for the initial development. This amount of one million dollars (\$1,000,000) will be paid in installments, interest-free during the last two years of the lease agreement. (Example -September 2024 through August 2026)

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III. Source of Project Funding



505 7th Street W, Palmetto FL 34221 | (941) 722-4537

May 7th, 2020

Director of Real Estate and Planning
City of St. Petersburg
1300 1st Avenue North
St. Petersburg, Florida 33705

RE: RFP for City Owned Real Property located at 1794 22nd Street South, St. Petersburg, FL 33712

To Whom It May Concern:

On behalf of the McClure family this letter serves to inform you that we, through West Coast Tomatoes and McClure Holdings, will be giving financial support in the amount of one million dollars (\$1,000,000.00) to Positive Impact Worldwide towards the development of their Positive Impact and Beyond Project at Tangerine Plaza.

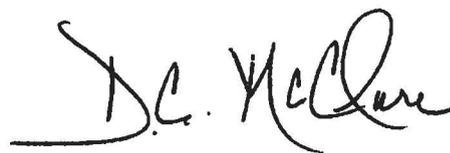
Our family and company fully support the mission of Positive Impact Worldwide Ministries, led by Jay and Kara'lyne Brubaker. We are long standing financial partners with Positive Impact Worldwide and we will continue to financially support the mission and growth of this nonprofit organization.

We understand the scope of this project and how the acquisition of Tangerine Plaza will enable Positive Impact Worldwide to expand their operations, which in turn will create jobs in the city of St. Petersburg, FL. Their expansion will also bring life to the area and through their educational programs individuals will become more marketable and as a result hireable.

We recognize the POSITIVE IMPACT that will be made in the community of St. Petersburg, FL and beyond and we fully support the efforts of Positive Impact Worldwide Ministries as they seek to be awarded the above-referenced proposal.

Any necessary documentation can be provided if needed.

Sincerely,

A handwritten signature in black ink that reads "D.C. McClure". The signature is written in a cursive style with a long horizontal stroke at the beginning.

D.C. McClure

MCCLURE HOLDINGS, LLC- 502 6TH AVE WEST

PALMETTO, FL 34221

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IV. Total Development Costs / Project Timeline

V. Total Development Costs and Timeline

TOTAL AMOUNT FOR DEVELOPMENT--\$982,480.00

	Estimated Budgeted amount	Estimated Timeframe for Completion
Culinary Arts Center and the new facing on the Plaza, including the businesses of the tenants of the Plaza; Establishing and retrofitting the Food Bank and pantry in the back of the Plaza	\$532,380.00	Within one year from the acceptance of the proposal
Installation of the Technology System	\$50,100.00	Within three months after the infrastructure of the Culinary Arts Center has been completed
Start of the work assignments of the Development Team Members	\$200,000.00	Immediately after the acceptance of the proposal for one year
Furniture and equipment for the Culinary Arts Center, Administrative offices, and security system throughout the Plaza	\$200,000.00	Within the three months prior to completion of renovations

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V. Workforce Development

A. Overview of *The Keystone Project* ~ Workforce Development Strategy

B. Support Letter from Empact Solutions

C. Capability Statement from Empact Solutions

D. Projected Job Creation per Award and After-award Through Construction

E. Projected Job Retention ~ Current and Existing Tenants

F. New Leasing Possibilities

a. Interest in Leasing ~ The Wellness Center

b. Interest in Leasing ~ Speed Pro

c. Interest in Leasing ~ Taste of Gourmet Restaurant

d. Interest in Leasing ~ Pop Goes the Waffle

G. Support Letter from the Foundation for a Healthy St. Pete, Center for Equity

H. Support Letter from the Pinellas County Urban League, Inc.

V. Workforce Development

It is expected that the Culinary Arts Center and the associated businesses surrounding the Center in Tangerine Plaza will provide training and employment opportunities for citizens in South St. Petersburg and beyond. In order to ensure that selected personnel is equipped to complete the assignment, Empact Solutions, Inc. will provide selection criteria for vocational rehabilitation training, support, and employment assistance and services as to achieve high quality independent living. Empact Solutions works with the City's Workforce Development Team and St. Pete Works! in their hiring practices. (See Letter of Intent and Capability Statement)

Empact Solutions will use their innovative and community-based workforce initiative '*The Keystone Project*' to address a continued promise of helping participants by establishing a mechanism to support new, expanded, and modified employment services through its didactic case management approach and integrated client assessments results. The outcome of these processes establishes the foundation for the vocational/educational counseling and employment preparedness that will lead to employment attainment and improved quality of life for the participants assigned to the project. *The Keystone Project*'s goal is to be a full-service program for community residents, veterans, and returning citizens needing vocational rehabilitation training, support, and employment assistance as they seek to achieve high quality independent living.

The Keystone Project consists of online elements of communication and interactive training for the staff and clients, with limited face-to-face meetings, and ready access to diverse sources. Information and guidance support will form the foundation of the Quality Assurance aspects of our programs. *The Keystone Project* will utilize its on-line and virtual platforms for training and communication with the participants in the program.

Empact Solutions has designed and implemented an instructional component that includes resume and job application preparation, telephone and virtual etiquette, interviewing techniques, job searching strategies, dress and grooming, job etiquette, and financial management.

Empact Solutions has developed the Unemployed Resident Employability Plan. The Plan includes:

- ✚ Qualified career transition professionals with experience working with diverse groups, including military veterans and disabled veterans, and/or challenged populations, to implement the day-to-day activities of working with the participants. The training of the participants will encompass the key areas of employability: Skills Assessment, Resume Writing, Job Interviewing, Job Search Tactics, Money Management, and Personal Presentation Preparation.
- ✚ Based on each participant's specific situation, a specialized program will be created for them to address the areas above.
- ✚ Milestones and timeframe goals will be agreed upon by the participant, including regular feedback sessions to address any obstacles the participant has encountered.
- ✚ At the mid-way point of the participant's program, a report will be generated and reviewed by the Project Director and Case Management Leader to determine if it is being implemented as planned; does it follow the guidelines and training given by the Project Director, and is the participant seeing small successes to build self-confidence and buy-in to the program.

- ✚ Once viable employment is secured, a follow-up program is put in place to ensure a successful transition to the specific job and help the participant deal with any unforeseen circumstances.

Empact Solutions utilizes an individual vocational/educational plan, job readiness assessment, meeting reports, and related records to determine the appropriate mix of direct job placement services required to help each participant secure a suitable employment opportunity within a reasonable timeframe. These factors lead to goal formation and job placement. *The Keystone Project's* mission aims to provide a national model of psychosocial vocational rehabilitation and employability that encompasses a comprehensive seamless array of services, in collaboration with community partners, to participants who struggle with homelessness and/or behavioral health problems. The project provides referrals to safe and attractive housing (where possible), mental health and addiction services referrals, vocational training, and job placement- in-house and through referral, and life skills coaching to help the enrolled participants. For some of the enrolled participants, preparation will establish for them to move into the 'green-collar' training and/or positions, i.e. works in the environmental sectors of the economy like waste management, landscaping, or solar building. Additionally, *The Keystone Project* will direct those that can qualify for on-the-job training programs. Both of these strategies will lead to sustainable employment.

For those participants with disabilities and/or challenges, Empact Solutions will utilize work performance samples. The Work Performance Samples assess a client's ability to successfully complete job-related tasks correlated to skills required in career and technical training programs. Individual hands-on samples are used to assess the following work-related performances:

- Digital Discrimination
- Clerical/Verbal Sequencing
- Visual Motor Coordination
- Clerical/Numerical Perception
- Follows Written Instructions
- Fine Motor Coordination
- Finger Dexterity
- Measurement Skills
- Manual Dexterity
- Form Perception
- Spatial Perception
- Color Discrimination

Skills Assessment Module

The Skills Assessment Module (SAM) is a standardized on-line assessment of career interests, aptitudes, abilities, and needs designed to help individuals experience success in jobs and training programs designed by CareerScope. CareerScope was developed as a self-administered software interest inventory and aptitude assessment. This online assessment tool measures the interests and skill levels of the client and helps them figure out the best career path as they move

into employment. The assessment recommends careers that they may enjoy and jobs in which they are likely to do well. The tools also recommends courses or training programs that can help them go after those careers. It measures both interest and aptitude through objective, valid, and reliable assessment tasks. CareerScope recommendations promote transition planning and provide the basis for setting education and work goals. CareerScope is highly use at all Veteran headquarters for returning veterans and their family members as they re-enter the workforce. Results from this assessment are effective for developing Individualized Education Programs (IEPs), transition plans, and portfolios. These recommendations are valuable for employee training and placement, as well as employment retention plans.

Individuals may be assessed prior to entering a job or training program to determine how an individual's skills and interests correlates to critical job entry and training requirements. The tests can be administered individually, in a group setting, or online. Aided with this information, counselors will be able to identify and recommend realistic, meaningful career goals and objectives for the participants.

SAM is organized according to six major areas of assessment. Each assessment is self-contained and may be administered on a stand-alone basis.

- Career Development Plan
- Learning Styles Inventory
- VOC-TIES Interest Survey
- Basic Skills Locator Test Auditory Screen
- Work Performance Samples
- Auditory Directions Screen

The following tests will be administered to veterans to assess their career interests, aptitudes, abilities, and learning styles:

VOC-TIES Interest Survey – The VOC-TIES is a non-reading interest survey that uses a DVD to present 15 career training areas. This format allows the client to observe the work being performed as the job is described vocally. The presentation promotes gender equality by showing individuals in non-traditional roles. The VOC-TIES takes approximately 30 minutes to administer. Scoring and reporting is computer generated.

Work Performance Samples – The Work Performance Samples assess a client's ability to successfully complete job-related tasks that are correlated to skills required in career and technical training programs. Thirteen individual hands-on samples are used to assess the following work-related performances:

- Digital Discrimination
- Clerical/Verbal Sequencing
- Visual Motor Coordination

- Clerical/Numerical Perception
- Follows Written Instructions
- Fine Motor Coordination
- Finger Dexterity
- Measurement Skills
- Manual Dexterity
- Form Perception
- Spatial Perception
- Color Discrimination
- Follows Diagrammed Instructions

This test takes 1½ - 2 hours to administer. Scoring and reporting is computer generated.

Learning Styles Inventory – The Learning Styles Inventory identifies the Major and Minor Learning Styles of clients. Subtopics identified include:

- Auditory Language
- Visual Language
- Auditory Numerical
- Visual Numerical
- Auditory/Visual Kinesthetic
- Individual Learner
- Group Learner
- Oral Expressive
- Written Expressive

The Learning Style Inventory takes approximately 15 minutes to administer. Scoring and reporting is computer generated.

The Keystone Project's ultimate goal is to find 100% employment positions for its enrollees, although 65% is the more realistic goal. If employment is found in green-collar positions or in OTJ training positions, participants may earn over \$12.00 per hour.

Empact Solutions stands ready to provide the services outlined in this RFP. To ensure a successful implementation, Empact Solutions will contract the necessary personnel required to perform this contract. Additionally, the data collection and management system will be ready and capable of being fully implemented and operational within 10 days of contract award.

The value of *The Keystone Project* is the empowerment of its clients – allowing them to participate in program supervision, teaching them effective conflict resolution and decision-making skills. If this is accomplished, then it will foster the program's success and participant's employment growth. *The Keystone Project* will result in its participants being respected and valued by the community.





Existing and *Projected Tenants

Metro PCS
Sexy Lady Beauty Supply
China Star Restaurant
*Speed Pro Printing
*Taste of Gourmet Restaurant
*Wellness Center
*Pop Goes the Waffle

At this point, we are committed to work with current occupants to retain as many of the tenants and jobs as possible. However, we may not be able to provide an accurate accounting of workforce opportunities until we have received the authority to proceed by the City of St. Petersburg City Council. After we receive such approval, we will interview and select the projected tenants and or entertain others. For example, if Sexy Lady Beauty Supply does not want to continue with their lease, then PIW will recruit a business that could be a hair salon and barber shop. All of the tenants will be examined to ensure that they will lead to the increase in foot or car traffic for the Plaza.

PIW’s Positive Impact and Beyond project will utilize small business enterprise companies, specifically from South St. Petersburg, when possible. All living wage jobs will pay at least \$12.00/hour and will include medical benefits.

Pre-award Personnel Selection

Workforce Category/Job Creation	Personnel	No. of Minority/ Total Personnel Used
Architect and Building Planners	Jasper Scott	1/3
Organizational and Grant Development Consultants	Caldwell Management Solutions	2/2
Business Development Consultants	Karen Rae Seim Henry Adobe	0/2

After-Award Selections through Construction Completion

Construction builders- Wade Development and Construction Group (Phase One)	Construction supervisors and employees- *TBH	39
Construction builders Wade Development and Construction Group (Phase 2)	Construction supervisors and employees- *TBH	29
Grant Development and Collaboration Engagements	Caldwell Management Solutions	4/4
Advertising and Marketing	Karen Rae Advertising	0/4
Technology Specialists and Workforce Personnel	Empact Solutions	6/11

The Culinary Arts and Associated Businesses

Management Staff	*TBH	5
Service Staff	*TBH	10
Maintenance Staff	*TBH	2
Security Staff	*TBH	2
Total Workforce Opportunities		121

*to be hired



May 4, 2020
Positive Impact Worldwide Ministries
St. Petersburg, Florida

RE: RFP for City -Owned Real Property Located at 1794 22nd Street South, St. Petersburg, Florida

This letter serves to indicate support of Positive Impact Worldwide Ministries application to the noted request listed above. In addition to my support, I am submitting this letter and its attached capability statement in my interest for the workforce development and training that will be required for the needed staff.

Empact Solutions (ES) is a certified Service-Disabled Veteran-Owned, HUBZone, DBE/ACDBE, Minority- Women Owned for-profit small business. As a consulting organization, ES provides supportive professional development and security management to organizations that want to add value to the people with which they serve and work with.

One of Empact Solutions signature program is its Keystone Project. The Keystone Project's goal is to be a full-service program for veterans and civilians needing vocational rehabilitation training, support, and employment assistance and services as they seek to achieve high quality independent living.

Ms. Elizabeth Siplin will be the leader on this project. She is a highly respected professional and is 100% Disabled Military Veteran who served our nation as a Military Policeman while maintaining an active TOP-SECRET Security Clearance and performing in positions of increased responsibility. While in the United States

Army, she served as the Directorate of Emergency Services SGM who possesses an MBA, experienced as both a Project Manager and Physical Security Specialist who contributes to enhancing an agencies' readiness by providing a wide range of installation management and human services support to civilians, Soldiers and their family members. This type of background is vitally important when working with governmental agencies and their management and human services structures. She has subject matter expertise, as it relates to this project in the areas of critical thinking and problem solving, strategic planning and coaching and mentoring.

In partnership with **Positive Impact**, Empact Solutions' Veteran-Citizen Job Fair and Workshop could serve as an extraordinary collaboration within South St. Petersburg CRA to reach hundreds of residences to obtain financial independences and equip them for workforce readiness. It is an honor for Empact Solutions to support **Positive Impact** in their endeavor to address our communities' hunger and food desert issue.

Sincerely,



Elizabeth V. Siplin
CEO, Empact Solutions Inc.
esiplin@empactsolutions.info



CAPABILITY STATEMENT



Impact Solutions is a Women, Minority and Service-Disabled Veteran Owned Small Business (SDVOSB) that provides diversified technical, professional and managed services. Our focus areas are Information Technology, Cyber Security, Professional Management, and Organizational Management Solutions.

OUR WINNING FORMULA

- ✓ Customer Service
- ✓ Timely Resolved Issues
- ✓ Sound & Unbiased Advice
- ✓ Practical Solutions
- ✓ Reliable Support

IT MANAGEMENT SOLUTIONS

ITManagedServices
Printer Management Services
IT Staffing Augmentation
Hosted VoIP Services

PROFESSIONAL MANAGEMENT

LEADERSHIP DEVELOPMENT PROGRAM
DIVERSITY & INCLUSION TRAINING
WORKFORCE DEVELOPMENT

CYBERSECURITY

Cyber Staff Augmentation
Penetration Testing
Vulnerability Scans
Proactive Incident Response

ORGANIZATIONAL MANAGEMENT

PROJECT MANAGEMENT
PROGRAM MANAGEMENT
RESEARCH & MARKETING
STRATEGIC PLANNING

PAST PERFORMANCES

- Pinellas County
- City of St. Petersburg
- Tampa International Airport
- Orange County Public Schools
- One Community/ 2020 Plan
-

COMPANY DATA

CERTIFICATIONS: DBE, SDVOSB, WOSB, MBE, HUBZone
DUNS: 081357926 | **CAGE:** 86HC8
NAICS: 517919, 541511, 541512, 541519, 561499, 541990, 561612, 611420, 611430

CONTACT INFO

EMPACT SOLUTIONS

Elizabeth Siplin | President & CEO
 855.736.7228 | 915.355.7715 (cell)
 esiplin@empactsolutions.info
 260 1st Ave. S., St. Petersburg, FL 33701

empactsolutions.net



Walker & Associates
Real Estate Services

2/25/20

RE: Tangerine Plaza

Client: Calvin Campbell

President of Tranzen Wellness Center

Dear Jay & Kara Lynn Brubaker,

This letter confirms ours & your mutual interest in regards to the current potential described herein:

(The property currently under negotiations & once obtained):

Leasing Premises of Interest: 1754 22nd St. S., St Petersburg FL. 33712.

Lessee: Tranzen Wellness Center: 3753 46th Ave. S. #7, St Petersburg FL. 33711

Lessor: Positive Impact: 2750 34th St. S., St Petersburg FL. 33711

Terms: The principle terms of the proposed transaction would be as follows:

Lease this retail space for a period of one year, with a right to renew for an additional year at the same rental rate. One month Free, the free month will be the second month.

Monthly rental rate: \$7.00 per square foot

Deposit: \$1,000.

Lessee is responsible for Commercial Sales Tax at 6.5%

Sincerely,

Denise Baschuk

Broker

Walker & Associates Realty

11264 73rd Ave.,

Seminole FL. 33772

727-776-5430



Walker & Associates

Real Estate Services

5/13/20

RE: Tangerine Plaza

Client: Michael McKenny, Printing Enterprise

DBA: SpeedPro Imaging St. Petersburg

Dear Jay & Kara Lynn Brubaker,

This letter confirms ours & your mutual interest in regards to the current potential described herein:

(The property currently under negotiations & once obtained):

Leasing Premises of Interest: Tangerine Plaza on 22nd St. S., St Petersburg FL. 33712.

Lessee: SpeedPro Imaging St. Petersburg, Email: mmckenny@speedpro.com, (727) 512-6181.

Lessor: Positive Impact: 2750 34th St. S., St Petersburg FL. 33711

Terms: The principle terms of the proposed transaction would be as follows:

Lease this retail space for a period of 5 years, with a right to renew for an additional 5 years.

Monthly rental rate: \$7.00 per square foot

Deposit: \$1,000.

Lessee is responsible for Commercial Sales Tax at 6.5%

Sincerely,

Denise Baschuk

Broker

Walker & Associates Realty

11264 73rd Ave.,

Seminole FL. 33772

727-776-5430



Date: May 19th, 2020

TO: Dr. Loretta Caldwell-Thompson

From: Chef Kevin Harris

Re: Interest in Tangerine Plaza

Thanks for discussing with me the Tangerine Plaza project that you are working on. The concept of the commercial kitchen is interesting to me. It reminds me of the project that we work on together under the Fuel for the Soul grant funded by the Foundation for Healthy St. Pete. Indeed, I enjoyed conducting the cooking classes with the participants from the community.

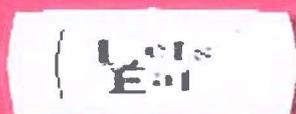
I would be interested in discussing further the possibility of leasing one of the business units in the Plaza. To be able to share and sell my healthy cooking dishes in South St. Pete would be an idea situation.

Please let me know what the next steps in this process would be.

Much success in obtaining this contract on behalf of Positive Impact Worldwide!!!! Will be praying for you!!!!

Taste of Gourmet

1/10



Phone: 727-564-7529

2700 5th Ave S, St. Petersburg, FL 33712

Consuming raw or uncooked meat, poultry, seafood, shellfish or eggs may increase your risk of foodborne illness, especially if you have medical conditions. *Please inform us if you have any food allergies.  Please visit us on Instagram and Facebook @ Taste of Gourmet Café.

BOWLS | Small \$10 | Medium \$13 | Large \$16

Choose Two Proteins

Chicken

Steak

Seafood (Salmon, shrimp, crab cakes, scallops, crab meat)

Additional protein \$4

Choose Your Base

Saffron Yellow Rice

Pasta

All bowls come with your choice of green beans or broccoli

Additional veggies \$2

Choose Your Sauce

Honey Garlic

Sweet Thai Chili

Honey Jerk (Spicy)

Hawaiian BBQ

Honey Hennessy

Mango Habanero (Spicy)

Chipotle (Spicy)

FREE DRINK comes with all meals. Ask about our specials.

* *We cater all special occasions and events. Please contact Chef Kevin for details.
We accept Cash app \$LETSEAT80, debit, or cash

THANK YOU FOR YOUR SUPPORT!!! #LETSEAT



To Whom It May Concern:

We are submitting a non-binding request for consideration to be included in the City of St. Petersburg RFP submitted by Positive Impact Worldwide Ministries in regards to the city-owned real property located at 1794 22nd Street South (Tangerine Plaza).

Pop Goes the Waffle was founded in St Petersburg in 2017 and has expanded from operating from a pop-up tent at markets, to a food truck, to an expanding wholesale production company in less than three years. Due to the explosive growth we are experiencing, we are seeking to expand into a larger production facility.

We are seeking 2000-2500 sq ft space. Build out requirements:

Small Office

Dry Storage Room

Space for walk in fridge and freezer

Significant production space to scale waffle output

Other typical kitchen requirements – three compartment sink, mop sink, hot water heater, employee restrooms

Will probably need to update electric to meet demands of commercial waffle irons.

We further propose a 350-500 sq ft coffee café in the front area of the space - with the PGTW commercial kitchen behind. A partnership with Kahwa Coffee would be ideal as they are seeking to expand, if they are amenable to the proposal. The coffee company would operate the cafe independently from Pop Goes the Waffle – but we would like to offer an expanded selection of waffles in this retail area.

Footnote: Discussions took place prior to the COVID-19 pandemic and are subject to change given unforeseen economic factors that none of the parties can foresee in the midst of this global crisis.

Sara Fludd

Founder and Chief Waffle Officer

Pop Goes the Waffle, LLC

hello@popgoesthewaffle.com

727-440-5800

Pop Goes the Waffle Commercial Kitchen Expansion

Seeking 2000-2500 sq ft

Build out:

Small Office

Dry Storage Room

Space for walk in fridge and freezer

Significant production space to scale waffle output

Other typical kitchen requirements – three compartment sink, mop sink, hot water heater, employee restrooms

Will probably need to upload electric to meet demands of commercial waffle irons

Potential additional concept:

350-500 sq ft coffee café in the front area of the space (with the PGTW commercial kitchen behind). Suggest partnering with Kahwa Coffee as they are seeking to expand. The coffee company would operate independently from PGTW – but I would like to offer an expanded selection of waffles in this retail area if there is no objection from the coffee vendor.



**Board of County Commissioners
Economic Development Department
Minority and Disadvantaged Business Development**

Minority/Woman Business Certification

Pop Goes the Waffle, LLC DBA Pop Goes the Waffle

HC-2912/20

Valid from February 11, 2020 - February 11, 2022

Approved Lines of Business:

Foods - Bakery Products, Waffles of all varieties

A handwritten signature in black ink, appearing to read "Theresa Kempa".

**Theresa Kempa
Minority and Disadvantaged Business Manager
Economic Development Department**



From: Pinellas County Economic Development, Small Business Enterprise Program
July 15, 2019
Subject: Pinellas County Small Business Enterprise Program Application Approved

Dear Sara Fludd:

Congratulations! Your application for designation as a Small Business Enterprise in the SBE Program is approved. The approval is contingent upon your firm successfully completing the eligibility listed below. We have designated Pop Goes the Waffle, LLC DBA Pop Goes the Waffle as eligible to participate in the SBE sheltered market program with an effective date of 7/12/2019. This certificate is specific to Pinellas County and covers only the company that is listed in this letter, not any other company with which you may be associated. Your firm will appear on the list of approved registered vendors. Your firm has 90 days to participate in business development education and/or consulting services as part of the eligibility below.

No additional eligibility. Continue counseling with current SBDC counselors. You are successfully registered. We encourage your firm to view our list of workshops to assist your business with getting the most out of working with Pinellas County. Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more. These workshops are not mandatory, however, recommended.

Please visit our website, at <https://pinellas.obsres.com/economic/Info.aspx?EventID=3005>, to register and learn more or call 727-453-7200 for your consultation. Failure to complete the workshop and/or consulting session could result in removal from the program.

Form Name: Pinellas County Small Business Enterprise Program Application
Business: Pop Goes the Waffle, LLC DBA Pop Goes the Waffle
Contact: Sara Fludd
Submission Date: 7/12/2019
Review Date: 7/15/2019
Expiration Date: 7/14/2022

Your approved Pinellas County Small Business Enterprise Program Application will expire 7/14/2022. If there are changes to your business, please contact staff to ensure the most accurate representation of your business. This includes changes to your company contacts, products, or services.

Thank you for your continued interest in participating with Pinellas County and the SBE Program. If you have any additional questions please email us at Businesshelp@pinellascounty.org or call 727-453-7200.

**PINELLAS COUNTY
SMALL BUSINESS ENTERPRISE
PROGRAM**

THIS CERTIFICATE IS AWARDED TO

**Pop Goes the Waffle, LLC DBA Pop
Goes the Waffle**

HAS SUCCESSFULLY COMPLETED THE
SBE Certification Requirements for:
Foods: Bakery Products
Certification Expires:
7/14/2022

Approved:
7/15/2019

Dr. Cynthia C. Johnson

SIGNED, Dr. Cynthia Johnson,
Center Director



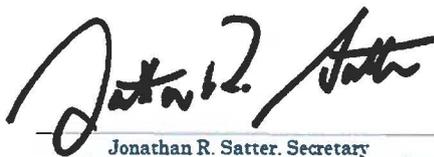
State of Florida

Woman & Minority Business Certification

Pop Goes the Waffle, LLC

Is certified under the provisions of
287 and 295.187, Florida Statutes, for a period from:

01/31/2020 to 01/31/2022



Jonathan R. Satter, Secretary
Florida Department of Management Services



Office of Supplier Diversity
4050 Esplanade Way, Suite 380
Tallahassee, FL 32399
850-487-0915
www.dms.myflorida.com/osd



Foundation for a
Healthy St. Petersburg



CENTER FOR
HEALTH EQUITY

March 27, 2020

Rick D. Smith, AICP & CECD, Economic Development Manager
City of St. Petersburg, Economic & Workforce Development
1300 1st Avenue North
St. Petersburg, FL 33705

RE: RFP for City-Owned Real Property Located at 1794 22nd Street S, St. Petersburg, FL 33712

Dear Mr. Smith:

This letter serves to indicate support of Positive Impact Worldwide Ministries application in response to the request for proposal for the City-Owned real property located at 1794 22nd Street S, St. Petersburg, FL, known as Tangerine Plaza.

As the President and CEO of Foundation for a Healthy St. Petersburg (FHSP), I wish to express full support for the Positive Impact Worldwide Ministries application seeking funding for the implementation of a masterplan for Tangerine Plaza that will alleviate food insecurity experienced by individuals residing in a community food desert. The mission of FHSP is, "To end differences in health due to social or structural disadvantages to improve population health." We do this by inspiring and empowering people, ideas, information exchange, organizations and relationships within a framework of health and race equity.

The proposed plan will offer fresh, healthy, affordable fruits and vegetables to individuals and organizations participating in the program. In tandem with the provision of healthy foods, the masterplan incorporates a culinary arts center and coffee café that will serve as a teaching platform that will not only increase awareness regarding the benefits of nutritious meals but individuals will also learn how to prepare healthy meals. This unique, holistic asset-based community development strategy, using an existing community asset, will reignite the vibrancy of Tangerine Plaza.

Foundation for a Healthy St. Petersburg will continue to seek our own opportunities to partner with Positive Impact Worldwide Ministries on this initiative. Our ongoing community-based food systems work, through the lens of health and racial equity, continues to illuminate prospects for mission alignment and community response whereby Foundation resources may be considered to further augment programming needs.

Foundation for a Healthy St. Petersburg remains supportive of Positive Impact Worldwide Ministries and their efforts to alleviate food insecurity in South St. Pete. Should you have questions regarding the Foundation's support of this application, please, reach out to me or Julie Rocco, Senior Community Engagement Advocate, at 727.465.8650.

Sincerely,

Randall H. Russell
CEO and President



Pinellas County Urban League, Inc.

Building for Equal Opportunity

OFFICERS

CHAIRPERSON
LINDA MARCELLI
LUCKY'S REAL TOMATOES

FIRST VICE-CHAIRPERSON
RODNEY WILSON
BANK OF AMERICA

SECOND VICE-CHAIRPERSON
DR. WILLIAM D. LAW, JR.
RETIRED EDUCATOR

SECRETARY
CINDY M. INNOCENT, ESQ.
TRENAM LAW

TREASURER
MAJOR MATTHEW MCKINNEY
ST. PETERSBURG POLICE DEPARTMENT

ASSISTANT TREASURER
JEFFREY K. HEARN, CIMA
RAYMOND JAMES

PRESIDENT & CEO
REV. WATSON L. HAYNES, II

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CITIZENS ALLIANCE FOR PROGRESS, INC.

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PREMIER FRANCHISE ADVISORS

CATHERINE CARDWELL
NELSON POYNTER MEMORIAL LIBRARY

ULYEE CHOE, DO
FLORIDA DEPARTMENT OF HEALTH
IN PINELLAS COUNTY

BENJAMIN DIAMOND, ESQ.
THE DIAMOND LAW FIRM, P.A.

KEVIN D. GORDON, ED.D.
PINELLAS COUNTY SCHOOL BOARD

AUNDRÉ A. GREEN
US FOODS

ALBERT KAMINSKY
CHARTER COMMUNICATIONS

MELANIE LENZ
TAMPA BAY RAYS

CAROL MICKETT, PH.D.
MICKETT-STACKHOUSE STUDIO, LLC

BETTYE J. NEWSOME
THURGOOD MARSHALL FUNDAMENTAL
MIDDLE SCHOOL

LESLEY PRICE
HOOTERS MANAGEMENT CORPORATION

MARIA RUDOLPH
TECH DATA CORPORATION

MELISSA L. SEIXAS
DUKE ENERGY

RABBI MICHAEL TOROP
TEMPLE BETH-EL

THOMAS WALROND
RAYMOND JAMES & ASSOCIATES, INC.

TONJUA WILLIAMS, PH.D.
ST. PETERSBURG COLLEGE

PRESIDENT EMERITUS
JAMES O. SIMMONS

COUNSEL TO THE BOARD
JOHN R. RICHARDSON
GODDS THOMPSON & MILLER

SUPPORTED BY:



March 18, 2020

To Whom It May Concern:

On behalf of the Pinellas County Urban League, this correspondence is to express support for **Positive Impact Worldwide Ministries** application for the City of St. Petersburg's property located at 1794- 22nd Street South (**Tangerine Plaza**) in an effort to respond to the needs of St. Petersburg's hunger crisis.

The Urban League commends Positive Impact Worldwide Ministries in their quest to address hunger issues to residents in the South St. Petersburg Community Redevelopment Area where access to affordable, nutritious food is limited. Their objective to establish a teaching kitchen will greatly enhance this community through cooking healthy meals and improved wholesome diets as well as promote healthy lifestyles.

As a community service organization, the Pinellas County Urban League has been providing services for over forty-three years in Pinellas County. The Urban League is a 501(c)(3) organization that serves African Americans and other disenfranchised members of the community to achieve social and economic equality. On an annual basis, the PCUL serves over 15,000 low-income residents in the areas of youth education, crime prevention, employment, health services, weatherization and home energy assistance. Our focus is to help *Empower Communities and Change Lives*.

We applaud Positive Impact Worldwide Ministries efforts to provide this opportunity and stand ready to partner with them in this endeavor. The Pinellas County Urban League pledges its wholehearted support and stand ready to bring to provide relevant information to our clients and help to reach targeted communities under this proposal.

Should you have any questions or require additional information, please feel free to contact me at 727.327.3568 or via email at whaynes@pcul.org.

Sincerely,

Rev. Watson L. Haynes, II
President & CEO

WLH:lza

333 – 31st Street North
St. Petersburg, FL 33713

Phone: (727) 327-2081
Fax: (727) 321-8349

Website: www.pcul.org
E-Mail: info@pcul.org

AFFILIATED WITH THE NATIONAL URBAN LEAGUE, INC.

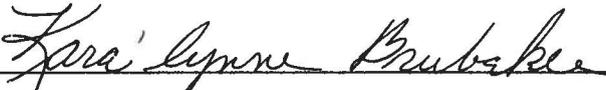
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VI. Affirmations

Positive Impact Worldwide
2750 34th Street South ~ St. Petersburg, FL 33711 ~ 727.865.8292
www.positiveimpactworldwide.org

Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved

The Proposer (Positive Impact Worldwide Ministries) hereby affirms that the project team will enter into a binding agreement to ensure the completion and occupancy of the development, and to ensure that the City's objectives for the property are achieved.



Signature: Mrs. Karalynn Brubaker

An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasigovernmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein.

The proposer, Positive Impact Worldwide Ministries is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi—governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Positive Impact Worldwide Ministries to fulfill its obligations tinder any agreement relating to this RFP. and there are no lawsuits, administrative actions, governmental investigations, or similar proceedings pending or to Positive Impact Worldwide Ministries actual knowledge. threatened against or affecting the Proposer's interest herein.

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VII. Project Team Profile

A. Capability Statement from Karen*Rae Advertising

B. Capability Statement from Caldwell Management Solutions

C. Resume of Henry Abode

Positive Impact Worldwide

2750 34th Street South ~ St. Petersburg, FL 33711 ~ 727.865.8292

www.positiveimpactworldwide.org

VII. Project Team

Positive Impact Worldwide will hire two organizational development companies to strategically plan the development of the Culinary Arts Center and its surrounding businesses. These companies are Karen*Rae Advertising and Caldwell Management Solutions.



Karen Rae is a hard-working business entrepreneur who founded Karen*Rae Advertising in 2003 with over \$2 million in sales within its first 18 months. Fast forward 17 years and Karen Rae Advertising has done business with 100's of clients in over 24 states and continues to operate today.

Karen has worked as a business consultant for a cosmetic medical center and structured and branded several startup businesses including Strive for Greatness, Sea Beyond Marine Group, Fab 5 Global and Positive Impact Worldwide.

Karen is currently the Executive Director and serves on the Board of Directors for Positive Impact Worldwide, a nonprofit organization based out of St. Petersburg, Florida. Additionally, she is the Founder and CEO of Fab 5 Global, an organization that provides tools & ongoing training and support that helps individuals to achieve balance in the 5 Fundamental Areas of life.

Karen also serves on the Advancement Committee at Keswick Christian School. In this capacity, she assures the Institute has effective development and alumni relations and marketing and communications programs in place to maximize the philanthropic support for the school and its proper recognition throughout the state of Florida.

Karen Rae Selm will serve as the Project Director for The Positive Impact Tangerine Plaza's Redevelopment. She is President of Karen * Rae Advertising, a marketing and publicity company.

As Project Director, her primary responsibilities will include, but are not limited to: develop a year-long marketing strategy and campaign aiming to enhance the brand image of an healthier South St Pete through the newly established PIW Culinary Arts Center; develop and execute goal-aligned content marketing and branding strategies for small and collaborate businesses that promote an healthier South St. Pete; coordinate marketing activities to ensure consistent messaging across print, website, e-mail, and social media channels; the construction of targeted

promotion strategies and Pop-Up events such as South St. Pete Localpoloosa, Coffee and Cars, Food Truck Bonanza and Top Young South St. Pete Chef (to name a few) to involve local South St. Pete residents and businesses; and research and strategize for emerging markets in positive health maintenance to optimize resident and business performance.

In order to address social determinants of health and meet multiple metrics of success, the Project Director will oversee the launching of platforms for expert facilitators and curriculum development specialists to provide hands-on, interactive trainings that impact every aspect of healthy living. Training will be offered remotely or onsite at the Culinary Arts Center, depending on needs and preferences of the nutritionists and patients. (See Capability Statement)



Dr. Loretta Caldwell-Thompson serves as the President and CEO of the organization. She is an executive leader with a keen ability to develop and implement strategic growth initiatives. She created Caldwell Management Solutions to provide a variety of public and private sector companies the necessary tools to transform their organization with a mission and vision for the future. Together, they plan and implement leadership policies and principles to improve operations and promote growth.

Her core values are based upon shared thinking and collaboration. Research tells us that these are the cornerstones for successful companies and organizations. It has been shown first-hand, that these core values can transform organizations into a healthier and more productive environment for everyone.

On this project, Caldwell Management Solutions will be involved in grant-writing and community collaborations and engagements. CMS has already identified diverse resources to obtain funding for our auxiliary services from the Departments of Commerce and Economic Development, Small Business Administration, and private foundation sources. CMS has obtained a listing of available art organizations that receive city funding to assist PIW's positive Impact and Beyond to assist in capturing the artistic value that is reflective of the community in South St. Petersburg.

In a competitive world of grant-writing and project management, Dr. Loretta Caldwell Thompson is a detailed oriented writer that uses her storytelling skills and writing skills to form a narrative that is informative and emotional. She is not afraid to use a different approach in the selection of funding opportunities that could aid or impact an organization. Through her relationships with people and other organizations, her narrative writings can connect the dots

between the community need, the organization's mission, grant activities, and measurable outcomes that create impactful solutions. (See Capability Statement)

An example of this is reflected in the grant written by Dr. Thompson as Guild President of the Pinellas County Urban League and funded by the Foundation for a Healthy St. Pete. This grant, *Fuel for the Soul*, provided a fun, easy, and meaningful way to connect with foods. It is the understanding, preparation, and meal delivery that have an impact on healthy living. The project evolved into interactive cooking demos for forty participants, with a focus on the preparation of easy, healthy, and affordable meals. These cooking sessions lasted for two hours. Each session included a mini presentation on cooking issues and solutions affecting four deadly diseases that haunt the Afro-American community. With the participants' permission, some of the cooking lessons were live screened on Facebook and other social media ventures. (See Attached Press Release)

Additionally, Dr. Thompson and CMS will be responsible for Quality Assurance. They will develop a QA plan, audit it, and report on its compliance through the collection of identifying, collecting, monitoring, and reporting of QA metrics.

Mr. Henry Richardson of Adobe Builders will serve as the Project's Strategy and Building Consultant. As a seasoned professional, Mr. Richardson is a construction development consultant. He will assist the Project Team to handle business structures and operations, oversee the implementation of different contracts, and create and present detailed reports to upper management.

Impact Solutions will serve as our Technology Specialists. They will provide technical expertise to the implementation, monitoring, and maintenance of the informational technology system. They will focus on specific network, database, and systems administration functions for the various projects that will be included in all aspects of the redevelopment. (See Capability Statement)

Members of the Board of Directors of PIW include a Finance team and a real estate lawyer that will collect, monitor, and report to the governing bodies all financial information and legal information required.

Student interns from area colleges, universities, and Pinellas Technical College's Culinary Arts Department will play a crucial role as both teachers and learning participants in the Culinary Arts Center.



KAREN • RAE
A d v e r t i s i n g

TARGETED & DIRECT RESPONSE MARKETING THAT ELICITS AN IMMEDIATE & MEASURED RESPONSE.

Our Solution

TARGETED ADVERTISING

Your marketing campaign is only as effective as the data you use. Karen Rae Advertising offers powerful Database Management Services to help you maintain a current and accurate customer database and provides conquest data to help you grow your business.

BRANDING STRATEGIES

Your digital and printed brand is a core part of your business presence. Karen Rae Advertising's Identity Package includes Logo design, Social Media design, Collateral Materials, Internal Branding (Business Card, Letterhead, Signatures), Signage, as well as Promotional Products.

MULTI-CHANNEL MARKETING

In today's increasingly mobile economy, consumers interact with brands across a variety of platforms and channels... Implementing multi-channel marketing strategies increases the chance of YOUR message being seen by consumers, which in turn increases the potential for greater revenue generation.

Karen Rae Advertising is one of Tampa Bay's premiere full service marketing companies whose core-focus is Impact Marketing which includes Targeted Direct Mail Advertising Campaigns, Email Marketing, Social Media Marketing Campaigns & Management, Online & Digital Marketing Services, Website Design & Management Services, and Paid Search Marketing & Optimization.

Featured Clients:



Our Services

- ✓ Branding Strategies
- ✓ Web Design
- ✓ Digital Marketing
- ✓ SEO
- ✓ Google Ads & PPC
- ✓ Social Media Marketing
- ✓ Paid Advertising Campaigns
- ✓ Digital Listings
- ✓ Review Management



KAREN • RAE
A d v e r t i s i n g

O 727.201.9911 | C 317.695.8892
8100 Park Blvd. N. Ste. A-36 | Pinellas Park, FL 33781
Karen@KarenRaeADM.com | KarenRaeADM.com



CAPABILITY STATEMENT

CORE COMPETENCIES

Caldwell Management Solutions (CMS) is a boutique leadership/management consulting firm. rooted in the belief that to ensure personal and business excellence, leaders must be able to add value to those they lead.

Dr. Loretta Caldwell-Thompson has been leading the CMS team for over 15 years offering workshops, seminars, keynote speaking, and coaching, to aid personal, professional, and business growth through practical application. Dr. Thompson is also a **John Maxwell Certified Coach, Teacher, and Speaker.**

With offices in Washington, D.C. and St. Petersburg, FL. CMS's project experience and diverse perspective in capacity development, urban policy and community engagement, brings increased employee value and improved business outcomes.

CAPACITY BUILDING

- HR Training & Audits
- Needs Assessment
- Strategic Planning
- Program/Services Evaluation

DEMOCRACY & GOVERNANCE

- Network/Collaboration Building
- Stakeholder Analysis
- Monitor/Evaluate Systems
- Cross Cultural Competency

ORGANIZATIONAL SUPPORT

- Leadership Development
- Project & Event Management
- Diversity & Inclusion Management
- Public/Community Engagement Strategies
- Workforce Development Programs

COMPANY DATA

DBE / SBE / MWBE CERTIFIED

DUNS: 802275482 | **CAGE:** 4VX44

NAICS: 525120, 541611, 623990, 611513, 813110, 624310, 621420, 624190, 611710, 611430, 541612, 541720



CONTACT INFO

Dr. Loretta Caldwell-Thompson, CEO

202.462.4144 (office) | 202.997.0100 (direct)

loretta@caldwellmanagementsolutions.com

Two office locations:

St.Petersburg, FL 33701 | Washington, D.C. 20009

CURRENT & PAST CLIENTS

Pinellas County Commission
St. Petersburg, FL

Pinellas County Urban League
St. Petersburg, FL

Tampa Bay Beaches Chambers of Commerce
Tampa, FL

Hillsborough County Public Schools
Tampa, FL

National Minority Aids Council (NMAC)
Washington, D.C.

Urban Behavioral Health
Washington, D.C.

Federal Government Departments Of Justice, HUD,
Labor, Education & Veterans Affairs
Washington, D.C.



CAPABILITY STATEMENT

PROFILE DIRECTION

In a competitive world of grant-writing and project management, **Dr. Loretta Caldwell Thompson** is a detailed oriented writer that uses her storytelling skills and writing skills to form a narrative that is informative and emotional. She is not afraid to use a different approach in the selection of funding opportunities that could aid or impact an organization. Through her relationships with people and other organizations, her narrative writings can connect the dots between the community need, the organization's mission, grant activities and measurable outcomes that create impactful solutions.

PAST PERFORMANCE OF KEY EXECUTIVE GRANTWRITING PROJECTS

FUNDING SOURCE	FOR WHOM/PURPOSE	PERIOD/FUNDING AMT
U.S. Department of Justice/Federal Bureau of Prisons	WHH, Inc. (residential and rehabilitative services for female offenders)	1985-2000--- \$16M
District of Columbia Zoning Office/WHH, Inc.	Changing and approval of zoning ordinances for residential facilities for offenders	1984-1985
District of Columbia-Department of Corrections	WHH, Inc. (residential and rehabilitative services for female offenders)	1985-2000----\$5M
Superior Court of the District of Columbia	WHH, Inc. (rehabilitative services for parolees)	1997-2000---\$100k
District of Columbia Department of Human Services	WHH, Inc. (group homes for offenders and their children)	1994-1998---\$75k
National Minority AIDS Council	Caldwell Management Solutions (Thompson and Associates) (organizational development systems and services)	2000-2005---\$175K



U.S. Department of Veteran Services- Department of Education	Advance Business Solutions Enterprises (informational technology application for online educational and vocational assessments for veterans)	2017-2022--\$6M
Pinellas County Commission	Co-wrote with Empact Solutions proposal to provide analytic information on citizen values and government workers values in Pinellas County	2019-2013--\$100K
Foundation for a Healthy StPete	Pinellas County Urban League for a unique wellness program to teach adults in Jordan Park healthy cooking in a fun and informative way	2018---\$20K
My Brothers and Sisters Keeper-St Petersburg City	Community Development and Training Center/Empath Solutions for a stem program in selected public schools	2019---\$15K

FEDERAL GOVERNMENT AGENCIES	PURPOSE	PERIOD
Family and Youth Services, Office of the Administration of Children and Families, National Institute of Corrections, Department of Justice and Community Development Financial Investments.	Serves as a reviewer/chairperson for federal review of grant solicitations submitted by business and non-profit organizations	2000 TO THE PRESENT



FOR IMMEDIATE RELEASE

August, 8, 2017

Media Contact:

Nichole Minors - PR & Marketing

727-210-5747; communications@pculyp.org

Food That Fuels Body and Soul

Pinellas County Urban League wants to change how communities of color eat with a series of cooking sessions that focus on healthier food options and lifestyle changes.

St. Petersburg, FL – It started as a conversation about health that grew into a grant aimed at improving the disparaging statistics on the diseases that plague the local African-American community. Pinellas County Urban League in partnership with The Foundation for a Healthy St. Petersburg, will host “Fuel for the Soul”- a series of free events that feature ways to eat beloved soul food dishes without the healthier ingredients. With the help of culinary veteran, Chef Kevin Harris, those in attendance will learn a new recipe and receive a complete set of ingredients to prepare the meal at home.

“We saw that there was a need for this kind of change in our community, so we found a way to make the change a lot more appealing,” explains Pinellas County Urban League Young Professional President, Demetrius Taylor.

The events will be hosted at A Taste of Gourmet Café. Chef Kevin and his team will demonstrate a different full-course meal during each session. Music, games, and giveaways will add to the experience of event attendees.

Pinellas Urban League Guild President, Dr. Loretta Caldwell-Thompson’s vision for Fuel for the Soul is clear: “The spirit of each event is fun. It’s a festive atmosphere in which people can gain information that will positively affect how they think about food and their health.”

Fuel for the Soul is a collaboration of Pinellas County Urban League Guild and Young Professional auxiliaries. It is free and open to the public. It will be held at Taste of Gourmet (4195 54th Ave N suite E, St. Petersburg, FL 33714) on August 15th and 22nd at 6PM. More event dates to be announced. For more information, visit <http://pculyp.org/FUELFORTHE SOUL>. #fuelforthesoul #partylikeafoodie

The Pinellas County Guild and Young Professionals are auxiliary organizations of the Pinellas County Urban League which engage young and seasoned professionals across the Tampa Bay area. Fuel for the Soul is a joint effort of both groups to fulfill the organization’s vision of achieving social and economic equality for all. PCUL Guild and YP members support the goals and mission of the Pinellas County Urban League by serving local communities and empowering members through personal/professional development, political engagement, and community service.

Henry A. Richardson, Jr.

P.O. Box 13348
Tampa, FL 33681
813-777-5998
henry@abodebuilders.net

Education: B.S. in Construction Technology, Louisiana State University, 1982

Experience:

2019 to Present Construction Manager – Case Contracting, Inc.
2006 to 2019 Owner/ President – Abode Builders, LLC Tampa, Florida
2004 to 2006 President – Landcraft Construction Group, Tampa, FL
2002 to 2004 Senior Project Manager – Roy Anderson Corp., Gulfport, MS
1997 to 2002 Vice President - Project Manager - Weaver Cooke Construction, Greensboro, NC
1995 to 1997 Project Manager - Roxco, Ltd., Brandon, MS
1990 to 1995 Vice President – Project Mgr., Delta Development of Florida, St. Petersburg, FL
1985 to 1990 Estimator/ Superintendent - C. A. Oakes Construction Company, Tampa, FL
1983 to 1985 Sales Engineer, Louisiana Concrete Products, New Orleans, LA

Licensure: Certified General Contractor, Florida 1988
Certified Roofing Contractor, Florida 1992

Certification: LEED AP 2009

Objective: Construction Management Executive

Experience:

30 years+ Commercial Building Construction
Business Development
Preconstruction Services and Estimating
Multiple Project Management over wide range of project types
(see attached list of project experience)

Skills:

Development of Initial Sales
Client Liaison & Interaction
Complex Project Management
Strong Written and Verbal Communication
Estimating
Contract Administration
Procurement
Subcontract Award & Execution
Scheduling
Safety Program Management
Cost Control
Risk Management
Quality Assurance / Quality Control
Management of Project Staff
Computer Software
– MS Office, Expedition, P3, Suretrack, Prolog, Timberline, MS Project

Henry A. Richardson, Jr.

P.O. Box 13348
Tampa, FL 33681
813-777-5998
henry@abodebuilders.net

Project Experience

Project Types:

Health Care/Senior Living
Government/ Military
Multi-Family

Condominiums
Medical Office Facilities
Custom Residences

Commercial
Dormitory
Historical Renovs.

Selected Project Experience:

* denotes projects with travel requirements

Enlisted Barracks Phase II *

Fort Carson, Colorado Springs, CO.
Owner: US Army Corps of Engineers
Omaha District
Const. Manager: USACE

Senior Project Manager

2 -- 185 Bed Dormitory Bldgs.,
2 - Operational Facilities
42 Acre Site Work Development
\$ 46 MM, 230MSF

Pipeline Dormitory & Dining Facility *

Sheppard AFB, Wichita Falls, TX
Owner: US Army Corps of Engineers
Tulsa District
Const. Manager: USACE

Senior Project Manager

300 Bed Dormitory Bldg, 185 MSF
Central Energy Plant Facility
Dining Facility, 42 MSF
\$ 26 MM

Market Square Showroom Renovations & Additions

High Point, North Carolina
Owner: Merchandise Mart Properties
Architect: Moser Mayer Phoenix Associates

Project Manger

220,000 SF Furniture Showroom
\$ 20 MM

The Forest at Duke *

Durham, NC
Owner: The Forest at Duke

Pre-Construction Services

Project Manger
63 MSF Assisted Living Addition
30 MSF Healthcare Renovations

Architect: Calloway Johnson Moore & West 20 MSF Community Ctr. Renovs.
\$ 14.5 MM

Hope VI Urban Revitalization
Greensboro, NC

Owner: US Dept. of HUD / City of Greensboro
Master Planner / Developer Mid-City Urban
Boston, MA
Urban Design Duany Plater-Zyberk & Co

Pre-Construction Services
Project Manager
\$ 82 MM Urban Redevelopment
Infrastructure
Elderly Housing
Multi- Family Housing

Wellspring Retirement Community
Greensboro, North Carolina

Owner: Well Spring Retirement Community
Architect: Calloway Johnson Moore West

Project Manager
Continued Care Retirement Community
Assisted Living Facility
Skilled Nursing Addition / Renovs.
Independent Living Villas
Natatorium
\$14.0 MM

West Market Street United Methodist Church
Greensboro, North Carolina

Sanctuary \$ 3.5 MM 10,000 SF Historical Renovation
Education Building \$ 5.0 MM 100,000 SF 4-Story Educational Facility Renovs.
Owner: West Market Street United Methodist Church
Architect: J. Hyatt Hammond Associates

Project Manager

North Carolina A&T Student Suites
Greensboro, North Carolina

Owner: NC A&T State University Foundation
Architect: Hollis & Miller
Kansas City, Missouri

Pre-Construction Services
Project Manager
220,000 SF Student Dormitory
\$ 12.5 MM

Oakleaf Village at Thornblade *
Greenville, South Carolina

Owner: Carolina Senior Development Company
Architect: EGA Architects

Project Manager
58,000 SF Assisted Living Facility
\$ 5.2 MM

Southern Lifestyle Assisted Living Facility *
Lake Placid, Florida

Owner: Southern Lifestyle Assisted Living Facility

Construction Manager
49,000 SF Assisted Living Facility

Architect: Dykes-Johnson Architects	\$ 4.9 MM
South Campus Housing * Columbia, South Carolina Owner: University of South Carolina	Project Manager 220 MSF Student Dormitory \$ 15.5 MM
Loundes County Adult Detention Center * Columbus, Mississippi Owner: Loundes County	Project Manager 80 MSF Medium Security Prison \$ 9.0 MM
William Booth Garden Apartments High Point, NC Owner: Salvation Army	Project Manger 41, 000 SF Elderly Apt. Facility \$ 5.2 MM
Early Childhood Education Facility Greensboro, North Carolina Owner: West Market Street United Methodist Church Architect: J. Hyatt Hammond Associates	Project Manger 8,000 SF School / Daycare Center \$ 2.1 MM
Olde Raleigh Commons * Raleigh, North Carolina Owner: Barton Corporation	Project Manager 66 MSF 20 - Unit Luxury Condo \$ 5.0 MM
Casa Playa Condominiums St. Petersburg Beach, Florida Owner: Delta Development of Florida	Gen. Contr. / Project Manger 27,000 SF Condominium \$ 3.5 MM
911 Communications Center New Port Richey, Florida Owner: Pasco County	Project Superintendent 15 MSF Emergency Communication Center \$ 1.8 MM
Medical Research Lab Tampa, Florida Owner: Shriner's Childrens Hospital	Estimator / Assist. Project Manager \$ 1.8 MM
Primrose Schools Hickory / Greensboro / Kernersville, North Carolina	Project Manager New Daycare Facilities \$2.8 MM
LeBauer Clinic/Offices Greensboro, North Carolina LeBauer Healthcare	Project Manager 16,000 SF Medical Office Facility \$ 2.8 MM
Brassfield Office Buildings Greensboro, North Carolina Weaver Development	Project Manager 2 - 15,000 SF Office Building \$ 3.0 MM
Pinto, Coates, Kyre & Brown Law Offices Henry A Richardson	Project Manager

Greensboro, North Carolina

10,000 SF Office Building
\$ 2.4 MM

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VIII. Mixed Use with Focus on Food Access

A. Support Letter from Feeding Tampa Bay

MIXED-USE WITH FOCUS ON FOOD ACCESS

Goal: Ending hunger and addressing the food deserts while preparing for healthy living

Project: Build a 38,000 – 40,000 sq. ft. building/warehouse/commercial kitchen, culinary arts center, administrative and classrooms for workforce development in the culinary arts to serve the South St. Petersburg area.

About the Food Bank of South St. Pete: The PIW Food Bank serves over 1000 families per every food drive conducted. In fiscal year 2019, the Food Bank distributed 9.1 million pounds of food. The Food Bank's warehouse will serve as a pick-up point for at least 50 agency partners, i.e. schools, nursing homes, faith-based institutions, and other non-profit organizations who distribute food locally. PIW currently receives food and other perishable goods from Feeding Tampa Bay and Metropolitan Ministries and The 700 Club.

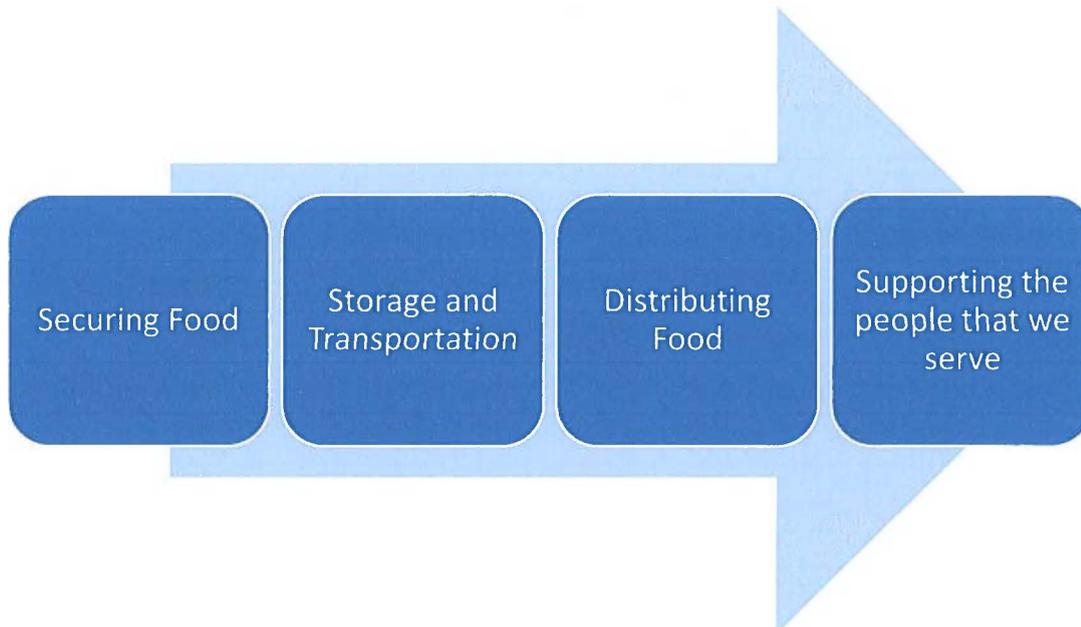
Community/economic benefit: The Food Bank will be a key resource in serving the needy in the South St Petersburg region, and will be especially critical during this recent pandemic where unemployment and food insecurity has escalated. In conjunction with building a permanent home, this Food Bank will expand its role in food supply and distribution, poverty alleviation, and the promotion of self-sufficiency. The Food Bank's goal is to distribute 3 million pounds per year in the region.

Program and community partnership possibilities: As a platform for partners, the Culinary Art Center will provide sustainable infrastructure, staffing, and connections for long-term community benefit.

- ❖ Commercial kitchen, food hub, teaching and training center to address health and food disparities
 - Food Bank will preserve produce year-round;
 - Food hub will expand local food consumer and wholesale markets, including sales to restaurants, food retailers, schools, and other institutions;
 - Classes in cooking, nutrition, special diets, and food preservation will be offered to children, adults, health care professionals, and childcare providers in collaborations with area hospitals and health insurance companies; and
 - Job training in food safety and processing will be offered to businesses, schools, childcare centers, and institutions

Potential partners include: Local colleges and schools, federal government agencies, city governments, farmers, non-profits, businesses, insurance companies, dietitian officers of area hospitals and insurance companies.

MIXED-USE WITH FOCUS ON FOOD ACCESS



Securing the Food

Positive Impact will secure donations from national food and grocery manufacturers, retailers, shippers, packers, growers, and from government agencies and other organizations. Staff will work closely with the partners to match excess food with the Food Bank that most needs it.

Shipping and Storage

Positive Impact's network of food banks receives and safely stores donated food and grocery products. (see support letters). Positive Impact will support member agencies with training, oversight and equipment grants to ensure perishable and non-perishable food is handled and stored properly in their institutions.

Distributing Food

The food bank will distribute food and grocery items through food pantries and meal programs that serve families, children, seniors, and individuals that are at risk of hunger. Last year and this year, the Positive Impact network distributed more than 3.6 billion meals to people in need. During the pandemic crisis, Positive Impact served (and is continuing to serve) over 1500 families via their Drive, Pop, and Top where their volunteers supplied food and Easter gifts to children on the Tangerine Plaza parking lot.

Supporting the people

Positive Impact's network of food banks will support programs that improve food security in South St Petersburg; educate the public about the problem of hunger as a part of our Culinary Arts Center. It will be the mission of Positive Impact to advocate for legislation that protects people from going hungry. Thus, Positive Impact will involve other individuals, charities, businesses, and government agencies to have a role in ending hunger and supporting families in South St. Petersburg.



February 4, 2020

To Whom It May Concern,

Thank you in advance for taking the time to read my letter in support of Positive Impact. My name is Rhonda Gindlesperger and I am the Chief Operating Officer for Feeding Tampa Bay. Throughout my time at Feeding Tampa Bay, I have had the pleasure of meeting and working with many partners in our community that help us fight hunger every single day in our ten counties in West Central Florida. With such a large base of over 600 community partners, one agency in particular has stood out from the beginning, Positive Impact in St. Petersburg. While Positive Impact has had a long standing relationship with Feeding Tampa Bay for many years, I have had the privilege of working with them for almost 5 years. The name alone, Positive Impact is a true statement to what they do every day in the community and lives they impact in so many ways in an uplifting manner. This is an agency partner in the community with great integrity and desire to make a difference in providing food to those who need it but also in providing dignity and care to those they serve.

Their leadership has worked hard at building capacity and looking at how they can meet people where they are at. Positive Impact received an opportunity with Feeding Tampa Bay for a pull behind refrigerated trailer to help further the mission. They have utilized this trailer in increasing their ability to serve more by mobilizing their resources and getting into communities that have a great need. Feeding Tampa Bay has also connected their mission with picking up directly from valued retail partners in the community who donated excess food for those who are food insecure. As they are a direct representation of Feeding Tampa Bay, this is great responsibility that we have entrusted in them with and they have carried themselves in a professional and reliable manner every step of the way.

Positive Impact's commitment to serving the community continues to grow along with the ever rising need. Their desire and capability to move their mission forward is inspirational and forward thinking. I look forward to our continued partnership with Positive Impact and helping fight food insecurity in the community. It takes great partners to help in the fight against hunger and Positive Impact is definitely one of those great partners for Feeding Tampa Bay. I look forward to the growth of this thoughtful ministry and the continued impact that they will make in the community for years to come.

Please feel free to reach out to me at any time if you would like to discuss Positive Impact and their commitment to the community and those they serve.

Best Regards,

A handwritten signature in blue ink that reads "Rhonda Gindlesperger".

Rhonda Gindlesperger
Chief Operating Officer
Feeding Tampa Bay
OFFICE: 813.402.3784 | CELL: 330-217-9072
rgindlesperger@feedingtampabay.org

**Because no one
should go hungry.**

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IX. Construction Documents

A. Overall Schedule for Positive Impact and Beyond

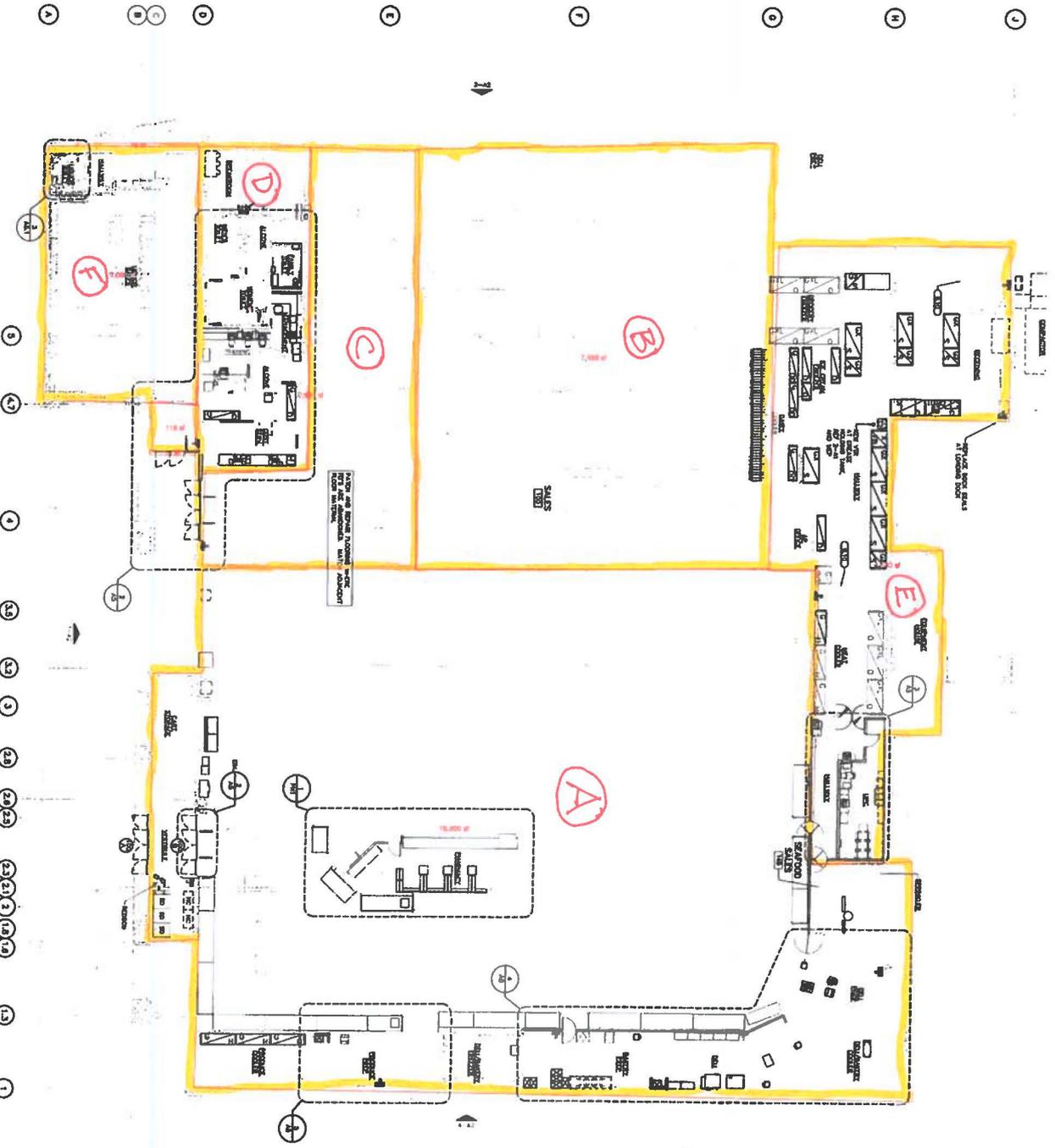
B. Floor Plan for the Plaza

C. Construction and Schedule for the Culinary Arts Center

D. Technology- Conference Room Quote

E. Architects and Builders Information

1 FLOOR PLAN



- A- Culinary Arts Ctr. 16,804sq
- B- Food Bank 7,888sq
- C- Food Pantry 2,930sq
- D- Administration 4,912sq
- E- Receiving/Meat. 4,688sq
- F- Retail/Lease Space 2,206sq

28,320sq



EMPACT Solutions

1-855-736-7228

esiplin@empactsolutions.info



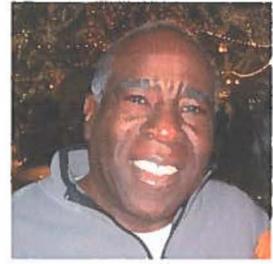
ITEM	ITEM NAME	ITEM DESCRIPTION	QAUNTY	UNIT PRICE	TOTAL COST
	Yealink Video Solution for Microsoft	Mini-PC: NUC; Camera: UVC80; Console (touch pad): Mtouch; Wired microphone: VCM34 (or optional CPW90 wireless microphone); Speaker: Sound bar; Screen share adapter: Mshare	1	\$4,000.00	\$4,000.00
	Smartboard Interactive Display	75-inch diagonal screen size; 4K Ultra HD Inmages, text and video (3840 x 2160 pixels); 8 simultaneous touch points; LED type; 360 cd/m3 brightness; Works on Windows and Mac platforms; Smart Ink technology; 10 W intergrated speakers (x2)	2	\$6,000.00	\$12,000.00
	HP Pavillion 27" All-in-One Computer	HP Pavillion 27" All-In-One Computer Core i7-8700T- 16GB RAM-GeForce GTX 1050-2TB HDD + 256 GB SSD	10	\$1,750.00	\$17,500.00
	Samsung 50" TV	Samsung 50" Class- 8Series- 4K UHD TV- Smart- LED with HDR	10	\$400.00	\$4,000.00
Wiring	Conduit	Conduit Installation 10'	30	\$100.00	\$3,000.00
Cable	Cable	6 Cable 1000 ft	3	\$200.00	\$600.00
Labor	Technicians	Technicians/ Electrical Tech (30 hrs of labor)	5	\$300.00	\$9,000.00

TOTAL

50,100.00

This is a quote for the conference room, computer lab stations and monitors for hallway displays.

Architect and Building Team



Jasper Scott is the owner of Jasper A. Scott LLC in Clearwater, Florida.

He received his degrees from the University of Technology in Kingston, Jamaica in building Business Description. Mr. Scott serves as the lead architect on this project.

He will be in collaboration with Stephen R. Fowler of Fowler Associates Architects. Fowler Associates Architects is located in Clearwater, Florida. This organization primarily operates in the Architectural Services business / industry within the Engineering, Accounting, Research, and Management Services sector. This organization has been operating for approximately 32 years.

Adobe Homes Builders- Lead by Henry A. Richardson Jr. who will be the general contractor and lead the construction management of commercial and residential buildings.

CONTINUATION SHEET

AIA DOCUMENT

AIA Document G702, APPLICATION AND CERTIFICATION FOR PAYMENT, containing

Contractor's signed certification is attached.

In tabulations below, amounts are stated to the nearest dollar.

Use Column I on Contracts where variable retainage for line items may apply.

A	B	C	D	E	SCHEDULED	TOTALS
ITEM NO.	DESCRIPTION OF WORK	SCHEDULED VALUE	SCHEDULED VALUE	SCHEDULED VALUE	VALUE	
	TANGERINE FLAZA CULINARY ARTS CENTER ST. PETERSBURG, FL	TRAINING KITCHEN "A"	FOOD BANK/PANTRY "B & C"	ADMIN / REVEIVING "D & E"		
1	BUILDING PERMIT ALLOWANCE	3,500	1,000			\$4,500
2	DEMOLITION	22,500	3,000	1,200		\$26,700
3	SOIL TREATMENT	500	150			\$650
4	SITE IMPROVEMENTS	10,500				\$10,500
5	LANDSCAPING & IRRIGATION	850				\$850
4	CONCRETE	11,826	6,500	500		\$18,826
7	ROUGH CARPENTRY	5,462	1,500	600		\$7,562
8	FINISH CARPENTRY	600				\$600
9	MILLWORK	36,915	1,200			\$38,115
10	SEALANTS	693	150			\$843
11	ROOFING & SHEET METAL	2,605				\$2,605
13	ALUMINUM STOREFRONT	15,000				\$15,000
14	DOORS & HARDWARE	1,190	3,100	1,200		\$5,490
15	METAL FRAMING	6,198	4,200			\$10,398
16	GYPSUM DRYWALL	13,108	8,200			\$21,308
17	ACOUSTICAL CEILING	6,875				\$6,875
18	FINISH FLOORING	3,544	950			\$4,494
19	PAINTING	7,300	4,000			\$11,300
20	MISC. SPECIALTIES	13,982	500			\$14,482
21	SIGNAGE ALLOWANCE - INT & EXT	10,337	500			\$10,837
22	FRP PANELS	2,226				\$2,226
23	KITCHEN EQUIPMENT	31,040		3,500		\$34,540
23	FIXTURES & FURNISHINGS	15,000	5,000	3,000		\$23,000
24	HVAC	24,440	4,200	500		\$29,140
25	PLUMBING	34,320	4,000	1,500		\$39,820
26	FIRE PROTECTION	6,000	2,500			\$8,500
27	ELECTRICAL	16,550	5,200	1,000		\$22,750
28	FIRE ALARM	3,500	1,000			\$4,500
29	GENERAL CONDITIONS	86,089	4,500			\$90,589
30	CONTRACTOR OH & P	54,971	8,589	1,820		\$65,380
	SUB-TOTAL	\$447,621	\$69,939	\$14,820		\$532,380

AIA[®] Document A305[™] – 1986

Contractor's Qualification Statement

The Undersigned certifies under oath that the information provided herein is true and sufficiently complete so as not to be misleading.

SUBMITTED TO:

Abode Builders, LLC
Mr. Henry Richardson, President

ADDRESS:

1000 N. Ashley Drive
Suite 1020
Tampa, FL 33602

SUBMITTED BY: Case Contracting Company

NAME: Timothy Walker, Jr.

ADDRESS: 2311 Turkey Creek Road, Plant City, FL 33566

PRINCIPAL OFFICE: Same as above

- Corporation
- Partnership
- Individual
- Joint Venture
- Other

NAME OF PROJECT: *(if applicable)* TBD

TYPE OF WORK: *(file separate form for each Classification of Work)*

- General Construction
- HVAC
- Electrical
- Plumbing
- Other: *(Specify)*

§ 1 ORGANIZATION

§ 1.1 How many years has your organization been in business as a Contractor? 35

§ 1.2 How many years has your organization been in business under its present business name? 35

§ 1.2.1 Under what other or former names has your organization operated?

N/A

§ 1.3 If your organization is a corporation, answer the following:

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User Notes:

(3B9ADA67)

ADDITIONS AND DELETIONS:

The author of this document has added information needed for its completion. The author may also have revised the text of the original AIA standard form. An *Additions and Deletions Report* that notes added information as well as revisions to the standard form text is available from the author and should be reviewed. A vertical line in the left margin of this document indicates where the author has added necessary information and where the author has added to or deleted from the original AIA text.

This document has important legal consequences. Consultation with an attorney is encouraged with respect to its completion or modification.

This form is approved and recommended by the American Institute of Architects (AIA) and The Associated General Contractors of America (AGC) for use in evaluating the qualifications of contractors. No endorsement of the submitting party or verification of the information is made by AIA or AGC.

- § 1.3.1 Date of incorporation: May 2, 1983
- § 1.3.2 State of incorporation: Florida
- § 1.3.3 President's name: Timothy Walker
- § 1.3.4 Vice-president's name(s)

Timothy Walker, Jr., Executive Vice President
Stephen J. Spack, Vice President of Operations
Matthew Melanson, Vice President of Estimating

- § 1.3.5 Secretary's name: Kelly Benzrihem
- § 1.3.6 Treasurer's name: Kelly Benzrihem

§ 1.4 If your organization is a partnership, answer the following:

- § 1.4.1 Date of organization:
- § 1.4.2 Type of partnership (if applicable):
- § 1.4.3 Name(s) of general partner(s)

N/A

§ 1.5 If your organization is individually owned, answer the following:

- § 1.5.1 Date of organization:
- § 1.5.2 Name of owner:

§ 1.6 If the form of your organization is other than those listed above, describe it and name the principals:

§ 2 LICENSING

§ 2.1 List jurisdictions and trade categories in which your organization is legally qualified to do business, and indicate registration or license numbers, if applicable.

Charles Christensen: CGC009498
Timothy Walker: CGC1505873
Timothy Walker, Jr.: CGC1505874
Stephen J Spack: CGC044490
Matthew Melanson: CGC1518048

§ 2.2 List jurisdictions in which your organization's partnership or trade name is filed.

§ 3 EXPERIENCE

§ 3.1 List the categories of work that your organization normally performs with its own forces.

Supervision, Concrete, Carpentry, Specialties

§ 3.2 Claims and Suits. (If the answer to any of the questions below is yes, please attach details.)

§ 3.2.1 Has your organization ever failed to complete any work awarded to it?

No

§ 3.2.2 Are there any judgments, claims, arbitration proceedings or suits pending or outstanding against your organization or its officers?

No

§ 3.2.3 Has your organization filed any law suits or requested arbitration with regard to construction contracts within the last five years?

No

§ 3.3 Within the last five years, has any officer or principal of your organization ever been an officer or principal of another organization when it failed to complete a construction contract? (If the answer is yes, please attach details.)

No

§ 3.4 On a separate sheet, list major construction projects your organization has in progress, giving the name of project, owner, architect, contract amount, percent complete and scheduled completion date.

Included

§ 3.4.1 State total worth of work in progress and under contract:

\$15,400,000.00

§ 3.5 On a separate sheet, list the major projects your organization has completed in the past five years, giving the name of project, owner, architect, contract amount, date of completion and percentage of the cost of the work performed with your own forces.

Included

§ 3.5.1 State average annual amount of construction work performed during the past five years:

\$31,295,014.00

§ 3.6 On a separate sheet, list the construction experience and present commitments of the key individuals of your organization.

See Key Personnel Section

§ 4 REFERENCES

§ 4.1 Trade References:

See Trade Reference Section

§ 4.2 Bank References:

JP Morgan / Chase Bank - One S Northeast Hwy, 2nd Floor, Parkridge, IL 60068 (847) 518-7192

§ 4.3 Surety:

§ 4.3.1 Name of bonding company:

CNA Surety Corporation

§ 4.3.2 Name and address of agent:

Schwartz Brothers Insurance Agency, Inc. - One South Wacker Dr. Chicago, IL 60606

§ 5 FINANCING

§ 5.1 Financial Statement.

§ 5.1.1 Attach a financial statement, preferably audited, including your organization's latest balance sheet and income statement showing the following items:

Current Assets (e.g., cash, joint venture accounts, accounts receivable, notes receivable, accrued income, deposits, materials inventory and prepaid expenses);

Net Fixed Assets;

Other Assets;

Current Liabilities (e.g., accounts payable, notes payable, accrued expenses, provision for income taxes, advances, accrued salaries and accrued payroll taxes);

Other Liabilities (e.g., capital, capital stock, authorized and outstanding shares par values, earned surplus and retained earnings).

§ 5.1.2 Name and address of firm preparing attached financial statement, and date thereof:

Shapiro, Olefsky and Company - 425 Huel Road, Suite 12A, Northbrook, IL 60062

§ 5.1.3 Is the attached financial statement for the identical organization named on page one?

Yes

§ 5.1.4 If not, explain the relationship and financial responsibility of the organization whose financial statement is provided (e.g., parent-subsidiary).

§ 5.2 Will the organization whose financial statement is attached act as guarantor of the contract for construction?

Yes

§ 6 SIGNATURE

§ 6.1 Dated at this 15th day of July 2019

Name of Organization: Case Contracting Company

By: Timothy Walker, Jr.

Title: President



§ 6.2

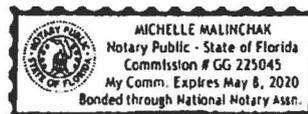
Mr. Timothy Walker, Jr. being duly sworn deposes and says that the information provided herein is true and sufficiently complete so as not to be misleading.

Subscribed and sworn before me this 15th day of July 2019

Notary Public: Michelle Malinchak



My Commission Expires: 05/08/20



List of Projects Attachment to AIA 305 Contractors Qualification Statement

Case Contracting Company and Subsidiaries

2311 Turkey Creek Road

Plant City, Florida 33566

12/31/2017

<u>Current Completed and In-Progress Projects</u> (FY 2014/2015)				<u>Major Projects Completed the Past Five Years</u>	
Project	Location	\$/m	Comp. Date	Project	Location
<u>Completed</u>					
Miami Bay Club	Miami, FI	\$9.7m	Jul-15	Wal-Mart Port St Lucie #4260	St Lucie, FI
Wal-Mart 3 Liquor Boxes	Kissme, FI	\$3.3m	May-15	Green Company Dadeland	Miami, FI
8th Ave Apartments	Ft Laud, FI	15.4m	Nov-15	Wal-Mart Coconut Creek	Coconut Crk, FI
Museum Parking Garage	Miami, FI	\$13.3m	Feb-15	Brickell First Apt	Miami, FI
Wal-Mart Riverview, FI	Tampa, FI	\$3.6m	Jan-15	Fountainbleau Apt	Miami, FI
Midtown Miami Aptmts	Miami, FI	19.3m	Jun-15	Wal-Mart Tallahassee, FI	Tall, FI
Wal-Mart Liquor Box 5420	Kissme, FI	\$1.0m	Mar-15	Miami Parking Authority Garage	Miami, FI
Wal-Mart Liquor Box 5250	Kissme, FI	\$1.1m	Mar-15	Sams Club, Daytona, FI	Daytona Bch, FI
Wal-Mart Liquor Box 817	Kissme, FI	\$1.1m	May-15	Wal-Mart Kendall Exp.	Miami, FI
Parque Tower Apt	Sunny Isle, FI	\$36.4m	Aug-17	Wal-Mart Boynton Bch, FI	Boynton Bch, FI
<u>Work Complete and under Construction FY(2016/17)</u>				The Colony @ Dadeland	Miami, FI
Wal-Mart Bradenton #7307	Bradenton, FI	\$5.1m	Mar-16	Wal-Mart WPB remodel	W. Palm Bch, FI
Wal-Mart LaBelle #6190	LaBelle, FI	\$16m	Mar-16	Wal-Mart Homosassa	Homosassa, FI
Channelside Apts	Tampa, FI	\$46.4m	May-17	Wal-Mart Doral Exp	Miami, FI
Wal-Mart NM Orlando 5741	Orlando, FI	\$8.1m	Jun-16	965 Douglas Apt	Miami, FI
Wal-Mart NM Port St Lucie 5704	Pt StL, FI	\$4.8m	Apr-17	Miami River Apt	Miami, FI
Home Depo Bradenton	Brad, FI	\$10.2m	Jun-17	One Plantation Apt	Ft Laud, FI
Wal-Mart Apopka	Orlando, FI	\$3.5m	Feb-18	Colony Parking Garage	Miami, FI
Wal-Mart Summerfield	Summerfd, FI	\$1.1m	Apr-18	Centro Apartments	Miami, FI
Wal-Mart Inveness	Inveness, FI	\$1.0m	Mar-18	City View Garage	Miami, FI
Wal-Mart Brooksville	Brooksville, FI	\$1.2m	Mar-18	Wal-Mart Largo, FI	Largo, FI
Wal-Mart Wesley Chapel	West Chapel, FI	\$1.0m	May-18	Wal-Mart Seminole, FI	Sem, FI
				Wal-Mart Wesley Chapel	WestCapl, FI
				Midtown Miami Aptmts	Miami, FI
				Wal-Mart Miramar, FI	Miramar, FI

Subcontractor/Trade References

- 1) Company: **Masonry Builders, Inc.**
Address: 5012 W. Cypress St. Tampa, FL 33607
Contact: Todd Bradley
Trade Affiliation: Masonry
Phone: (813) 286-4707
Email: Todd@masonrybuilders.com

- 2) Company: **Jett Concrete**
Address: 661 Banding Blvd. Ste 103 Box 390 Orange Park, FL 32073
Contact: Greg Morris
Trade Affiliation: Concrete
Phone: (904) 276-0334
Email: jettconcrete@aol.com

- 3) Company: **Carr & Sons Masonry, Inc.**
Address: 3759 70th Avenue North Suite A Pinellas Park, FL 33781
Contact: Steve Wicks
Trade Affiliation: Masonry
Phone: (727) 526-9585
Email: carol.walk@carrandsons.com

- 4) Company: **Power Design, Inc.**
Address: 11600 Ninth Street N, St. Petersburg, FL 33716
Contact: Joe Micallef
Trade Affiliation: Electrical
Phone: (727) 210-0492
Email: jmicallef@powerdesigninc.com

- 5) Company: **Wintergreen Construction**
Address: P.O. Box 261203, Tampa, FL 33685
Contact: Richard Eggnatz
Trade Affiliation: Painting
Phone: (813) 886-4078
Email: wintergreen@verizon.net

- 6) Company: **RDA Interior Contractors, Inc.**
Address: 11329 SE 92nd Court, Belleview, FL 34420
Contact: Chris Ramsey
Trade Affiliation: Drywall
Phone: (352) 307-0258
Email: ocalablaze@aol.com

- 7) Company: **Burkette Stucco, Inc.**
Address: 2804 Lutz Lake Fern Road Lutz, FL 33558
Contact: Greg Butler
Trade Affiliation: Stucco
Phone: (813) 267-0449
Email: don@earthmovers.com



- 8) **Company:** **H&H Mechanical**
 Address: 10204 Fisher Ave Tampa, FL 33619
 Contact: Dale Hagedorn (Pres)
 Trade Affiliation: HVAC
 Phone: (813) 689-4974
 Email: allen@handmechanical.com
- 9) **Company:** **Monarch Plumbing**
 Address: 4060 Commercial Drive, Sebring, FL 33870
 Contact: Terry Webster
 Trade Affiliation: Plumbing
 Phone: (863) 385-0517
 Email: terry@monarchplumb.comcastbiz.net
- 10) **Company:** **Associated Electric Co., Inc.**
 Address: 4985 Spirit Lake Rd., Winter Haven, FL 33880
 Contact: Mike Varner
 Trade Affiliation: Electrical
 Phone: (863) 294-9292
 Email: mike.varner@associatedelectric.com
- 11) **Company:** **Earthmovers, Inc.**
 Address: 5605 US Hwy 441 North, Ocala, FL 34475
 Contact: Donald Lee
 Trade Affiliation: Site Developers
 Phone: (352) 236-1400
 Email: don@earthmovers.com
- 13) **Company:** **M & R Drywall**
 Address: 2660 NE 7th Ave., Pompano Beach, FL 33064
 Contact: Gonzolo Cruz
 Trade Affiliation: Drywall
 Phone: (954) 788-8966
 Email: cruz@mrdrywallfla.com
- 14) **Company:** **KD Construction of Florida**
 Address: 1831 SW 7th Ave., Pompano Beach, FL 33060
 Contact: Frank Guliand
 Trade Affiliation: Concrete
 Phone: (954) 344-4515
 Email: frank@kdconstruction.us
- 15) **Company:** **Engineered Air Systems, Inc.**
 Address: 3001 36th Street N, Tampa, FL 33605
 Contact: Dave Frederick
 Trade Affiliation: HVAC
 Phone: (813) 881-9555
 Email: dfrederick@eashvac.com
- 16) **Company:** **Progressive Plumbing**
 Address: 1064 West Hwy 50, Clermont, FL 34711
 Contact: Wayne Salgado
 Trade Affiliation: Plumbing
 Phone: (352) 394-7171
 Email: wsalgado@progressiveplumbing.com



Timothy M. Walker

President / COO

Florida State Certified GC
#CGC1505873

COMPANY ROLE

Tim oversees every facet of Case Contracting Company. He provides all personnel with the necessary tools to perform tasks effectively. Tim assists in maintaining an open line of communication between clients as well as team members to ensure a successful project outcome. He oversees each project's progression to ensure that issues are addressed as they arise in order to not impede in the overall construction schedule. Most importantly, Tim orchestrates the most suitable personnel to compose each project's team.

39 Years' Experience

31 Years Case Contracting

Retail Experience

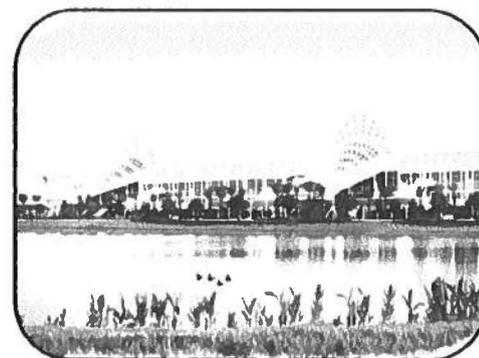


PREVIOUS PROJECTS

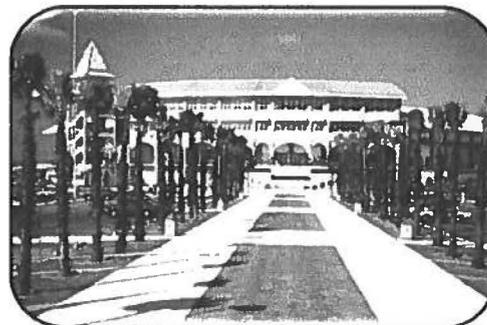
- ◆ AAA World Headquarters Superstructure, \$4,365,000 Lake Mary, FL
- ◆ Memorial Medical Center Parking Garage, \$1,000,000 St. Petersburg, FL
- ◆ Toronto Blue Jays Stadium, \$2,500,000 Dunedin, FL
- ◆ New York Yankee's Spring Training Facility, \$17,742,000 Tampa, FL
- ◆ First Baptist Church of Plant City, \$3,000,000 Plant City, FL
- ◆ Minnesota Twins Spring Training Facility, \$16,993,000 Ft. Myers, FL
- ◆ Guest Quarters Hotel, \$11,000,000 Tampa, FL
- ◆ Wal-Mart Supercenter #623, \$9,597,000 North Fort Myers, FL
- ◆ Brevard County Detention Center, \$14,000,000 Cocoa, FL
- ◆ George Jenkins Sports Complex, \$25,000,000 Jupiter, FL
- ◆ Orange County Convention & Civic Center, \$41,000,000 Orlando, FL
- ◆ Cincinatti Reds Spring Training Facility, \$5,000,000 Plant City, FL
- ◆ Hernando County Government Complex, \$7,575,000 Brooksville, FL
- ◆ Jupiter County Stadium Complex, \$25,000,000 Jupiter, FL
- ◆ The Fitzgerald, \$46,345,245 Tampa, FL



AAA World Headquarters



Orange County Convention & Civic Center



Minnesota Twins Training Facility



Timothy Walker Jr.

Executive Vice President/Safety Director

COMPANY ROLE

Timothy started with Case Contracting as a Superintendent and has worked his way to a Vice President position. He coordinates meetings and project schedules with superintendents and monitors entire projects from beginning to end. Timothy works closely with the owners to help ensure the project is successful in being on time and within budget.

Florida State Certified GC
#CGC1505874*21 Years' Experience*
21 Years Case Contracting
Retail Experience**EDUCATION**Associate of Architectural Design in Construction Technology
2001 Hillsborough Community College

Wal-Mart New Port Richey

PREVIOUS PROJECTS

- ◆ Wal-Mart Supercenter #5036, \$8,500,000 Tampa, FL
- ◆ Wal-Mart Supercenter #0967, \$9,700,000 Spring Hill, FL
- ◆ Wal-Mart Supercenter #5301, \$12,000,000 West Palm Beach, FL
- ◆ Wal-Mart Supercenter #5300, \$18,000,000 Gibsonton, FL
- ◆ Wal-Mart Supercenter #5266, \$19,200,000 New Port Richey, FL
- ◆ Wal-Mart Supercenter Expansion #968, \$19,600,000 Winter Haven, FL
- ◆ Wal-Mart Supercenter #1203, \$20,000,000 Ruskin, FL
- ◆ Sam's Club #4991, \$12,000,000 Cocoa, FL
- ◆ Wal-Mart Remodel #1541, \$1,389,000 West Palm Beach, FL
- ◆ Wal-Mart Supercenter #6190 \$15,462,523 Labelle, FL
- ◆ Wal-Mart Neighborhood Market #5704 \$4,791,517 Pot St. Lucie, FL
- ◆ Wal-Mart Remodel #1223, \$1,283,000 Tallahassee, FL



Wal-Mart Expansion Miami



Sam's Club Cocoa



Wal-Mart Distribution Center



Steve Spack

Vice President of Operations
Project Executive / Safety Director



Florida State Certified GC
#CGC044490



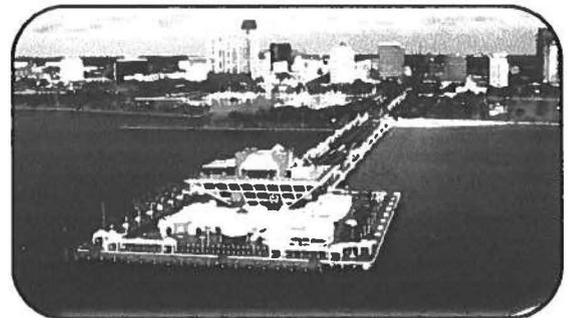
COMPANY ROLE

Steve's immense construction knowledge and experience ranges from preconstruction services and estimating to scheduling and contract negotiations. He oversees the daily operations of the company and assists personnel to accomplish work related tasks effectively. Steve has also obtained the designation of LEED AP®.

40 Years' Experience
23 Years Case Contracting
Retail Experience

PREVIOUS PROJECTS

- ◆ Wal-Mart Store #1589, \$2,500,000 Delray Beach, FL
- ◆ Sam's Club Store #6403, \$3,500,000 Brandon, FL
- ◆ Abraham's Cevrolet Dealership, \$3,600,000 Tampa, FL
- ◆ West Tampa Elementary School, \$3,800,000 Tampa, FL
- ◆ U.S. Central Command IV, MacDill A.F.B., \$4,200,000 Tampa, FL
- ◆ St. Petersburg Municipal Pier Renovation, \$5,000,000 St. Petersburg, FL
- ◆ Wal-Mart Supercenter #817 \$5,843,000 Kissimmee, FL
- ◆ Wal-Mart Supercenter #721 \$6,500,000 Port Charlotte, FL
- ◆ Wal-Mart Supercenter #623 \$9,597,000 North Fort Myers, FL
- ◆ Community Parks and Recreation Facilities (4), \$12,700,000 Pasco County, FL
- ◆ Wal-Mart Neighborhood Market #5741 \$8,718,733 Orlando, FL
- ◆ Publix Shopping Center \$4,000,000 Cape Haze, FL
- ◆ Vero Beach Shopping Center \$1,200,000 Vero Beach
- ◆ The Home Depot \$10,239,349 Bradenton, FL



St. Petersburg Municipal Pier



Wal-Mart Supercenter Coconut Creek



Macdill A.F.B.



Matt Melanson

Vice President of Estimating
Preconstruction Services

Florida State Certified GC
#CGC1518048



COMPANY ROLE

Matt is responsible for managing Case Contracting Company's Estimating Department. He is involved in overseeing the following facets; preliminary budgets, estimating, value engineering and purchasing negotiations with subcontractors and material vendors. He works directly with architects, engineers and owners to provide budget feasibility and constructability analysis.

14 Years' Experience
11 Years Case Contracting
Retail Experience

EDUCATION

Bachelor of Science in Business Management
2003 University of Tampa



The Slade at Channelside

PREVIOUS PROJECTS

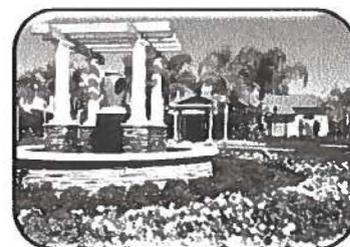
- ◆ The Fountains at Countryside \$16,500,000 Clearwater, FL
- ◆ Bella Vista \$21,000,000 Seminole, FL
- ◆ The Bentley at Cobbs Landing \$28,500,000 Palm Harbor, FL
- ◆ Bal Harbour \$32,260,000 Largo, FL
- ◆ The Slade at Channelside \$54,000,000 Tampa, FL
- ◆ Sam's Club Expansion #8157 \$3,820,000 West Palm Beach, FL
- ◆ Wal-Mart Supercenter #1511 \$11,600,000 Miramar, FL
- ◆ Wal-Mart #3372 \$13,800,000 Largo, FL
- ◆ Wesley Chapel #3418 \$12,000,000 Wesley Chapel, FL
- ◆ Seminole #1536 \$12,400,000 Seminole, FL
- ◆ The Fitzgerald \$46,345,245 Tampa, FL



Sam's Club West Palm



The Fountains



Bal Harbour



CASE CONTRACTING COMPANY
FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2018



Certified Public Accountants

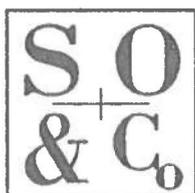
CASE CONTRACTING COMPANY
FINANCIAL STATEMENTS
YEAR ENDED DECEMBER 31, 2018

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Certified Public Accountants



Shapiro
Olefsky
& Company

INDEPENDENT AUDITOR'S REPORT

To the Stockholders
Case Contracting Company

We have audited the accompanying balance sheet of Case Contracting Company (S Corporation) as of December 31, 2018 and 2017 and the related statements of income and retained earnings and cash flows for the years then ended. The financial statements are the responsibility of the Company's management. Our responsibility is to express an opinion on these financial statements based on our audit.

We conducted our audit in accordance with generally accepted auditing standards in the United States of America. Those standards require that we plan and perform the audit to obtain reasonable assurance about whether the financial statements are free of material misstatement. An audit includes examining, on a test basis, evidence supporting the amounts and disclosures in the financial statements. An audit also includes assessing the accounting principles used and significant estimates made by management, as well as evaluating the overall financial statement presentation. We believe that our audit provides a reasonable basis for our opinion.

In our opinion, the financial statements referred to above present fairly, in all material respects, the financial position of Case Contracting Company as of December 31, 2018 and 2017, and the result of its operations and its cash flows for the years then ended in conformity with generally accepted accounting principles in the United States of America.

Shapiro, Olefsky & Company

Certified Public Accountants

Northbrook, Illinois
March 9, 2019

Certified Public Accountants

Alan Shapiro, C.P.A.
Les Olefsky, C.P.A.

425 Huehl Road
Suite 12A
Northbrook, IL 60062

Ph: 847.564.4111
Fax: 847.564.5470

www.so-company.com

CASE CONTRACTING COMPANY
BALANCE SHEET
DECEMBER 31,
(AUDITED)

	<u>2018</u>	<u>2017</u>
<u>ASSETS</u>		
<u>CURRENT ASSETS</u>		
Cash	\$ 3,271,449	\$ 6,691,936
Marketable Securities (Note 1F)	11,360,940	9,902,988
Receivables		
Contracts including \$333,195 and \$614,597 of Retainage (Note 1A and 1D)	1,573,759	1,620,333
Investment in Partnerships	75,328	-
Work Completed in Excess of Contact Billings (Note 1A)	2,075	123,657
Prepaid Expenses	44,520	43,779
	<u>\$ 16,328,071</u>	<u>\$ 18,382,693</u>
TOTAL CURRENT ASSETS		
<u>PROPERTY AND EQUIPMENT</u> - (Note 1B)		
Machinery and Equipment	\$ 196,484	\$ 196,484
Automobiles and Trucks	385,020	371,356
Furniture and Fixtures	245,014	245,014
Construction Trailers	37,849	37,849
Leasehold Improvements	65,052	65,052
	<u>\$ 929,419</u>	<u>\$ 915,755</u>
LESS: ACCUMULATED DEPRECIATION	(892,354)	(879,247)
	<u>\$ 37,065</u>	<u>\$ 36,508</u>
NET PROPERTY AND EQUIPMENT		
<u>OTHER ASSETS</u>		
Deposits	\$ 5,854	\$ 5,854
	<u>\$ 5,854</u>	<u>\$ 5,854</u>
TOTAL OTHER ASSETS		
	<u>\$ 16,370,990</u>	<u>\$ 18,425,055</u>
TOTAL ASSETS		

The accompanying notes are an integral part of this statement

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Certified Public Accountants

CASE CONTRACTING COMPANY
BALANCE SHEET
DECEMBER 31,
(AUDITED)
LIABILITIES

	<u>2018</u>	<u>2017</u>
<u>CURRENT LIABILITIES</u>		
Accounts Payable	\$ 947,501	\$ 434,152
Contract Billings in Excess of Work Completed (Note 1A)	773,194	1,538,063
Accrued Expenses	<u>104,604</u>	<u>22,100</u>
 TOTAL CURRENT LIABILITIES	 <u>\$ 1,825,299</u>	 <u>\$ 1,994,315</u>
<u>NON-CURRENT LIABILITIES</u>		
Loans Payable - Stockholders	4,627,098	5,061,913
Loans Payable - Stock Redemption	<u>2,423,808</u>	<u>3,029,760</u>
 TOTAL NON-CURRENT LIABILITIES	 <u>\$ 7,050,906</u>	 <u>\$ 8,091,673</u>
 TOTAL LIABILITIES	 <u>\$ 8,876,205</u>	 <u>\$ 10,085,988</u>
<u>STOCKHOLDERS' EQUITY</u>		
<u>STOCKHOLDERS' EQUITY</u>		
Common Stock, \$1 par Value; Authorized 500 Shares; Issued and Outstanding 200 Shares	\$ 500	\$ 500
Treasury Stock (At Cost)	(2,414,225)	(2,414,225)
Unrealized Gain/(loss) on Marketable Securities	(370,983)	504,195
Retained Earnings	<u>10,279,493</u>	<u>10,248,587</u>
 TOTAL STOCKHOLDERS' EQUITY	 <u>\$ 7,494,785</u>	 <u>\$ 8,339,057</u>
 TOTAL LIABILITIES AND STOCKHOLDERS' EQUITY	 <u>\$ 16,370,990</u>	 <u>\$ 18,425,045</u>



The accompanying notes are an integral part of this statement.

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Certified Public Accountants

CASE CONTRACTING COMPANY
STATEMENT OF INCOME AND RETAINED EARNINGS
YEAR ENDED DECEMBER 31,
(AUDITED)

	<u>2018</u>	<u>2017</u>
<u>EARNED REVENUES</u>		
(Note 1A)	\$ 9,912,527	\$ 19,402,684
<u>COST OF EARNED REVENUES</u>	<u>7,811,239</u>	<u>17,729,409</u>
GROSS PROFIT BEFORE INDIRECT COSTS	\$ 2,101,288	\$ 1,673,275
<u>INDIRECT COSTS - NOT ALLOCATED</u>	<u>360,613</u>	<u>430,474</u>
GROSS PROFIT	\$ 1,740,675	\$ 1,242,801
<u>OPERATING EXPENSES</u>	<u>1,503,842</u>	<u>1,099,303</u>
OPERATING INCOME	\$ <u>236,833</u>	\$ <u>143,498</u>
<u>OTHER INCOME (EXPENSE)</u>		
Interest and Dividend Income	\$ 191,100	\$ 306,537
Interest Expense	(142,303)	(158,472)
Partnership Pass-Thru Losses	(6,066)	-
Gain Sale of Equipment	23,113	9,200
Gain on Sale of Investments	<u>108,229</u>	<u>338,376</u>
TOTAL OTHER INCOME (EXPENSE)	\$ <u>174,073</u>	\$ <u>495,641</u>
<u>NET INCOME</u>	\$ 410,906	\$ 639,139
<u>RETAINED EARNINGS</u>		
Beginning of Year	10,248,587	13,482,958
Stock Redemption Distribution	-	(3,029,760)
Distributions	<u>(380,000)</u>	<u>(843,750)</u>
End of Year	\$ <u>10,279,493</u>	\$ <u>10,248,587</u>

The accompanying notes are an integral part of this statement.

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Certified Public Accountants

CASE CONTRACTING COMPANY
STATEMENT OF COMPREHENSIVE INCOME
YEAR ENDED DECEMBER 31,
(AUDITED)

	<u>2018</u>	<u>2017</u>
<u>NET INCOME</u>	\$ 410,906	\$ 639,193
<u>OTHER COMPREHENSIVE INCOME</u>		
Unrealized Gain - on Securities		
Unrealized Holding Gain - arising during the period	<u>(370,983)</u>	<u>333,465</u>
<u>COMPREHENSIVE INCOME</u>	<u>\$ 39,923</u>	<u>\$ 972,658</u>

The accompanying notes are an integral part of this statement.

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Certified Public Accountants

CASE CONTRACTING COMPANY
STATEMENT OF CASH FLOWS
YEAR ENDED DECEMBER 31,
(AUDITED)

	<u>2018</u>	<u>2017</u>
Cash Balance - Beginning of Year	\$ <u>6,691,936</u>	\$ <u>3,432,107</u>
<u>CASH FLOW FROM OPERATING ACTIVITIES:</u>		
Net Income	\$ 410,906	\$ 639,139
Non-cash Expenses, Revenues, Losses and Gains Included in Income		
Depreciation	66,229	23,544
(Increase) Decrease in Receivables	46,574	8,892,649
(Increase) Decrease in Investment in Partnerships	(75,328)	2,050
(Increase) Decrease in Prepaid Expenses etc. (net)	(741)	-
(Increase) Decrease in Work Complete in Excess of Contract Billings	121,582	2,810,559
Increase (Decrease) in Accounts Payable	513,349	(9,820,021)
(Increase) Decrease in Accrued Expenses etc. (net)	82,504	4,445
Increase (Decrease) in Contract Billings in Excess of Work Completed	<u>(764,869)</u>	<u>(2,769,840)</u>
Net Cash (Used) By Operating Activities	\$ <u>400,206</u>	\$ <u>(217,475)</u>
<u>CASH FLOW FROM FINANCING ACTIVITIES</u>		
Increase (Repayments) of Loans Payable Stockholders	\$ (434,815)	\$ (43,340)
Increase of Loans Payable Stock Redemption	<u>(605,952)</u>	<u>3,029,760</u>
Net Cash Provided (Used) By Financing Activities	\$ <u>(1,040,767)</u>	\$ <u>2,986,420</u>
<u>CASH FLOW FROM INVESTING ACTIVITIES:</u>		
Distribution Shareholders	\$ (380,000)	\$ (843,750)
Distribution of Stock Basis to Shareholder Loan	-	(3,029,760)
Acquisition of Property and Equipment	(66,796)	-
Unrealized Gain (Loss) on Marketable Securities	(875,178)	333,465
(Increase) Decrease in Marketable Securities	<u>(1,457,952)</u>	<u>4,030,929</u>
Net Cash Provided (Used) by Investing Activities	\$ <u>(2,779,926)</u>	\$ <u>490,884</u>
Cash Balance - End of Year	\$ <u>3,271,449</u>	\$ <u>6,691,936</u>
Interest Paid	\$ <u>142,303</u>	\$ <u>158,472</u>



The accompanying notes are an integral part of this statement.
Certified Public Accountants

CASE CONTRACTING COMPANY
NOTES TO FINANCIAL STATEMENTS
DECEMBER 31, 2018

DESCRIPTION OF BUSINESS ACTIVITY

The company is general contractor for commercial properties. The work is performed under cost-plus-fee contracts, fixed-price contracts, and contracts modified by incentives and penalty provisions.

1. SUMMARY OF SIGNIFICANT ACCOUNTING POLICIES

A. Revenue and Cost Recognition

Revenues are recognized on the percentage of completion method. A contract is considered 100% complete when all costs, except insignificant items, have been incurred, and the job has been accepted by the customer.

Construction costs include all direct material and labor costs. All other costs are charged to expense as incurred. Provisions for estimated losses on uncompleted contracts are made in the period in which such losses are determined.

Costs in excess of amounts billed are classified as current assets under work completed in excess of contract billings. Billings in excess of costs are classified under current liabilities as contract billings in excess of work completed.

B. Property and Equipment

Property and equipment are stated at cost. Repairs and maintenance, which do not extend the useful life of the property, are charged to expense as paid.

Depreciation is provided for over the respective estimated useful lives of the assets using straight line and accelerated methods of depreciation. Depreciation expense of \$66,229 and \$23,544 for the years ended December 31, 2018 and 2017 respectively

C. Income Taxes

The Company elected on May 1, 2005 to be taxed under the provisions of Subchapter S of the Internal Revenue Code. Under those provisions, the Company does not pay federal corporate income taxes on its taxable income. Instead, the stockholders are liable for the individual federal income on their respective shares. As of May1, 2005 the corporate fiscal year was changed from April 30, to December 31.



Certified Public Accountants



**Shapiro
Olefsky
& Company**

To the Stockholders
Case Contracting Company

Our examination of the basic financial statements, presented in pages 4 through 9 in the preceding section of this report, was made primarily to the form an opinion on such financial statements taken as a whole.

The supplementary information, contained in pages 14 through 15, is not considered necessary for a fair presentation of the financial position of Case Contracting Company, the results of its operations, or the changes in its cash flows in conformity with generally accepted accounting principles. The supplementary information is presented for analysis purposes only and has been subjected to the audit procedures applied in the examination of the basic financial statements, and, in our opinion, is fairly stated in all material respects in relation to the basic financial statements taken as a whole.

Shapiro, Olefsky & Company

Certified Public Accountants

Northbrook, Illinois
March 9, 2019

Certified Public Accountants

Alan Shapiro, C.P.A.
Les Olefsky, C.P.A.

425 Huehl Road
Suite 12A
Northbrook, IL 60062

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Ph: 847.564.4111
Fax: 847.564.5470

www.so-company.com

CASE CONTRACTING COMPANY
INDIRECT COSTS - NOT ALLOCATED
YEAR ENDED DECEMBER 31,
(AUDITED)

	<u>2018</u>	<u>2017</u>
Insurance-Worker's Compensation, Liability and Equipment	\$ 185,627	\$ 241,639
Payroll Taxes	105,703	134,231
Automobile and Truck Expense	<u>69,283</u>	<u>54,604</u>
TOTAL INDIRECT COSTS	<u>\$ 360,613</u>	<u>\$ 430,474</u>

The accompanying notes are an integral part of this statement.

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Certified Public Accountants

CASE CONTRACTING COMPANY
SCHEDULE OF OPERATING EXPENSES
YEAR ENDED DECEMBER 31,
(AUDITED)

	<u>2018</u>	<u>2017</u>
Advertising and Marketing	\$ 5,331	\$ 10,957
Charitable Contributions	2,927	8,704
Depreciation	66,229	23,544
Dues and Subscriptions	6,325	5,281
Entertainment	1,998	34,005
Estimating	59,778	35,916
Legal, Accounting and Consulting	27,298	37,747
License and Fees	1,726	478
Miscellaneous	2,114	(713)
Office Maintenance	23,055	38,788
Office Salaries	758,148	344,664
Officer's Salaries	344,400	344,400
Office Supplies and Expense	68,010	82,784
Other Taxes	16,559	8,682
Postage and Delivery	1,323	1,792
Rent	25,680	25,680
Simple IRA	36,116	34,355
Telephone	35,283	45,218
Travel	11,571	7,668
Utilities	9,971	9,353
	<hr/>	<hr/>
TOTAL OPERATING EXPENSES	<u>\$ 1,503,842</u>	<u>\$ 1,099,303</u>



The accompanying notes are an integral part of this statement.

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Certified Public Accountants



February 21, 2018

To Whom It May Concern,

Re: Case Contracting Company Bonding Capabilities

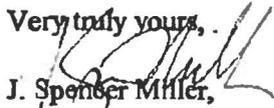
We represent Case Contracting Company, Plant City, Florida, in their relationship with their surety company, Continental Casualty Company. Continental Casualty Company is presently rated A, XV in the most recent BEST GUIDE and licensed to write surety business in the State of Florida. Their issuing office is 801 Warrenville Road, Suite 700, Lisle, Illinois 60532. Their account manager is Dan Panek, who can be reached at 630-719-3095. Based on review of Case Contracting Company's most recent financial information, Continental Casualty Company has authorized the following program for Case:

Single Project Limit:	\$ 75,000,000
Aggregate Backlog:	\$ 175,000,000.

The issuance of any specific performance, labor material payment or other bonds is contingent upon confirmation of 100% project financing and receipt of satisfactory contract documents and current underwriting review. Any performance and payment bonds provided would be issued for 100% of the contract sum until contractual obligations have been satisfied.

Both Continental Casualty Company and we have the utmost confidence in Case Contracting Company and recommend them highly for your consideration. We have had nothing but positive experiences in providing their surety bond support since their inception. Should you need any additional information or clarification, please do not hesitate to contact me.

Very truly yours,


J. Spender Miller,
Attorney-in-Fact
Continental Casualty Company

500 West Madison Street / Suite 2700 / Chicago, IL 60661 / 312.630.0800 / NFP.com

Insurance services provided through NFP Property & Casualty Services, Inc., a subsidiary of NFP Corp.

TABLE OF CONTENTS

X. Others Support Letters and Signatures

A. Pinellas Sheriff's Police Athletic League

B. Deuces 22

C. Jolene Schulte

D. Walker and Associates ~ Real Estate

E. Support Letters (19) from Neighborhood Faith-based Organizations

F. Support Letters (7) from Area Businesses

G. Signatures (3000) of St. Petersburg Residents Supporting this Project

3755 46th Ave N.
St. Petersburg, FL 33714
Phone: (727) 521-5315
www.pinellaspal.com



PINELLAS SHERIFF'S POLICE ATHLETIC LEAGUE

Executive Director
Neil Brickfield

President
John Wier

Vice President
John Anderson, Jr.

Treasurer
Sherrie Pennington

Secretary
Kathleen Litton

Board Members

Honorary Member
Jerry Babcock

Michael Boyle

Richard Butler

Honorary Member
Sheriff Jim Coats
(Retired)

Jennifer Crockett

Sheriff Bob Gualtieri

Nina Hayden

Honorable
Doneene Loar

Corey McLaughlin

Duke Mitchell

Terry O'Reilly

Rev. Harold Paxton

James Roberto

SUCCESS STARTS HERE!

March 12th, 2020

Dear Community,

At Pinellas PAL, we have the privilege of working with the incredible youth of Pinellas County. Many of our students come from low-income households and families that struggle to provide for their children. But one thing these parents shouldn't have to worry about is feeding their kids. We believe all students deserve access to healthy food, regardless of family income, and this is why we support Pastors Jay and Kara'Lynne Brubaker's efforts to establish a food bank in southern Pinellas County.

As Pastor and Pastor Brubaker explain, District #6 is classified as a food desert, and the casualties of this lack of access to fresh, healthy food are the children of southern Pinellas County. At PAL, we want to see every student succeed, but we can't expect them to if their basic needs are not being met. We can speak directly to the generosity of the greater St. Petersburg community and believe firmly that the great people of St. Pete will offer a helping hand in establishing and maintaining a food bank.

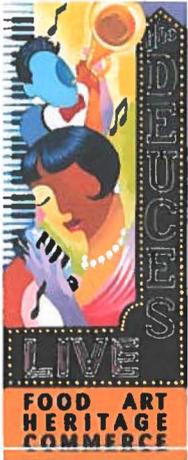
Pinellas PAL unequivocally supports the establishment of a south Pinellas food bank. We can attest to both the community need for and viability of this project. St. Petersburg is a community of supportive neighbors, and in the face of hunger we agree: Not on our watch.

Sincerely,

Neil Brickfield
Executive Director

FUNDED BY:





501c 3 Non-Profit
833B 22nd St. South
St. Petersburg, FL
33712

Phone: **(727)4Deuces**
(727)433-8237

Board President
Antwaun Wells

Vice President
Tony Macon

Secretary/Treasurer
Misty Mack

Executive Director
Veatrice Farrell



March 27, 2020

Mr. Alan DeLisle, Administrator
City of St. Petersburg Development
P.O. Box 2842
St. Petersburg, Florida 33731

RE: Positive Impact Worldwide Ministries

Dear Mr. DeLisle:

The Deuces Live, Inc., is a certified Florida Main Street, operating on the historic 22nd Street South corridor in St. Petersburg, Florida.

On behalf of the Board of the Deuces Live, Inc., we welcome and are open to partner with organizations that seek to relocate on the 22nd Street South corridor.

Sincerely,

Veatrice Farrell

Veatrice Farrell
Executive Director

Jolene Schulte

Property Development & Management Solutions

Jolene Schulte
Clearwater, Florida 33755
Phone: 727-417-6775

3/4/20

To: Whom it may concern,

I am writing to you in reference to my relationship with Positive Impact Church. My name is Jolene Schulte and I was a grant writer for over 15 years for several law enforcement and public safety agencies including Broward County Sheriffs Office, Seminole County Sheriff's Office, Casselberry Police and Fire Department. I have successfully written and managed millions of dollars in grant funds that created programs, provided services and purchased equipment to enhance the quality of life and the services provided for the communities and residents that lived there. In addition, I worked as Legislative Liason for Representative/Former Sheriff Everett Rice, and was the owner/operator of a restaurant on 34th Street for over 10 years which was recently sold to Popeyes.

I have known Pastor Karalynne' Brubaker for many years and have a great respect for what she and their team at Positive Impact Church do for the community. I have personally seen them collect resources, store them, box them and then redistribute to the needy. They are willing to do the hard work in the underserved community to get them the resources they need.

There are many churches and organizations in the City of St. Petersburg, but Positive Impact Church has a proven, repetitive record for serving the area of the community that are the most lacking in resources. These are the people that cannot give back to the church, but without the work they are doing at Positive Impact Church, families and children would go hungry in OUR community. They have provided thousands of meals, boxes of food, and connected people with existing resources throughout our area.

Although they have been recognized on many occasions for the spectacular work they have done, recently receiving the keys to the city, that is not the motivating factor for them. It is their mission from God to show love and respect for their fellow man, and the opportunity to provide hope that keeps them going where many churches will not go, to help people firsthand.

The location they are considering for their food pantry is in an area where many large chains have failed. It is at the intersection of 18th Avenue S and 22nd Avenue S in St. Petersburg, and while it is an economically depressed area, it is home to the underserved people that Positive Impact Church is serving.

By helping Positive Impact Church repurpose this building into a food pantry, you will be placing badly needed services in the exact location where the services are needed, helping the local residents get food in their neighborhood.

I am on the Board for Positive Impact Church and know the extent of the services they have provided, in the most challenging areas of the city. We would all do well to help them transition this area into an area of hope – who knows what the long-term affect of that could be!

Thank you for your time.

Jolene Schulte

727-417-6775



Walker & Associates

Real Estate Services

To: Whom it may concern,

1/27/20

I am writing to you in reference to my relationship with Positive Impact Church.

I have been a Realtor in Pinellas County for over 20 years. I am a Broker/Owner of a Real Estate Company, Walker & Associates Realty. I have worked closely with individuals & families in our community, to meet their housing needs. I see firsthand, the conditions of the people in our community. When I see the ministry of Positive Impact Church & what they do on a practical level for our community, I have not seen anything like their effectiveness & their growth in resources that have come thru partnerships like Metropolitan Ministries & Operation Blessing.

I have known Pastors Jay & Karalynne Brubaker since 2004. They began their ministry at its present location in 2006. I know them to be benevolent members of our community. I have been involved in many of their outreaches to the community & food distribution to the under privileged, especially on the south side of town where the greatest needs are. Pastor Jay has served as a Police Officer & a Reserved Officer in St. Petersburg going on 50 years this year. He has been in every corner of this town to see firsthand the condition of the community.

I am on their board at Positive Impact & I hear their hearts. We see the people that come to them, many in desperation for help, not able to make ends meet. The need for food distribution & training on the south side is great. Their organization offers what the people need. Positive Impact is in a position now, where expansion is needed to handle training & the food distribution needs in the community.

As a Realtor, I have not found any other property, that is more suitable for handling the growth in resources & distribution and the location, which is right in the heart of the need- as the property at the corner of 18th Ave S. & 22nd St. S.

Thank you, Denise Baschuk



April 6, 2020

City of St. Petersburg
Honorable Rick Kriseman and
Members of City Council
175 5th St. N
St. Petersburg, FL 33701

Dear Mayor Kriseman and Members of City Council,

This letter is written in support of the response to the Request for Proposals for the Tangerine Plaza property submitted by Positive Impact Worldwide and its Pastors Jay and Kara'Lynne Brubaker.

Mycroschool Pinellas, as a non-profit charter high school, serving "at-promise" students in Pinellas County, particularly students in the south side neighborhoods has connected with Positive Impact Worldwide and believes the addition of a food bank and culinary teaching kitchen would provide a benefit to our students and the community at-large.

Mycroschool Pinellas is a Title I school and over 70% of our students come from families eligible for the free and reduced lunch program. That means many of our students living in a known food desert, near Tangerine Plaza and greater St. Petersburg, would benefit from access to a local food bank.

In addition, Mycroschool has shared with Pastor Brubaker its interest in moving our school to Tangerine Plaza and growing our program. To date Mycroschool Pinellas has graduated over 373 students in the past 7 years. We have a 40% Federal Cohort Graduation Rate! Even during this pandemic, resulting in extremely challenging times, we are in contact with our students and providing online, at home classes and continuing to graduate students each day!

Finally, following this pandemic, a local food bank may be even more important than ever for our neighbors! Please consider the vision presented by Positive Impact Worldwide for the redevelopment of Tangerine Plaza. This proposal is a perfect opportunity for a public-private partnership directly benefiting our students and families we serve, as well as the greater community surrounding Tangerine Plaza.

Warmest Regards,

A handwritten signature in blue ink, appearing to read "Traci C. Steen", with a long horizontal flourish extending to the right.

Traci C. Steen, Esq. Community Relations/Student Recruitment
840 3rd Ave S
St. Petersburg, FL 33701
(727) 224-1697
Traci.Steen2@mycroschool.org

840 3rd Avenue
St. Petersburg, FL 33701
PH 727.825.3711
info@mycroschool.org
www.mycroschool.org

March 11, 2020

RE: Jay and Kara'lynn Brubaker food bank

Dear Mayor Kriseman and City Council Members,

My name is Robert D'Andrea. I graduated from St. Petersburg High School in 1955 and Florida Southern College in 1958. I received my electrical contractors' license in 1960 and my statewide license in 1962. I also founded the Christian Television Network in 1978 in Pinellas County.

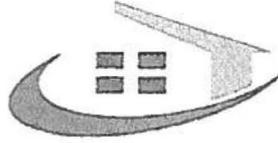
I support the establishment of a food bank in the Sixth District Tangerine Plaza where there is a known food shortage. I think it will revolutionize the whole south side of St. Petersburg.

I have known the Brubaker's for most of my life. They are the most conscientious and the most reliable people I know.

Yours truly,



Robert D'Andrea, President
Christian Television Network



Walker & Associates

Real Estate Services

To: Whom it may concern,

1/27/20

I am writing to you in reference to my relationship with Positive Impact Church.

I have been a Realtor in Pinellas County for over 20 years. I am a Broker/Owner of a Real Estate Company, Walker & Associates Realty. I have worked closely with individuals & families in our community, to meet their housing needs. I see firsthand, the conditions of the people in our community. When I see the ministry of Positive Impact Church & what they do on a practical level for our community, I have not seen anything like their effectiveness & their growth in resources that have come thru partnerships like Metropolitan Ministries & Operation Blessing.

I have known Pastors Jay & Karalynne Brubaker since 2004. They began their ministry at its present location in 2006. I know them to be benevolent members of our community. I have been involved in many of their outreaches to the community & food distribution to the under privileged, especially on the south side of town where the greatest needs are. Pastor Jay has served as a law enforcement officer in St. Petersburg for over 35 years & has been in every corner of this town to see firsthand the condition of the community.

I am on their board at Positive Impact & I hear their hearts. We see the people that come to them, many in desperation for help, not able to make ends meet. The need for food distribution & training on the south side is great. Their organization offers what the people need. Positive Impact is in a position now, where expansion is needed to handle training & the food distribution needs in the community.

As a Realtor, I have not found any other property, that is more suitable for handling the growth in resources & distribution and the location, which is right in the heart of the need- as the property at the corner of 18th Ave S. & 22nd St. S.

Thank you, Denise Baschuk

Denise Baschuk

From The
Heart Professional Services LLC



March 23, 2020

Dear Honorable Mayor Kriseman and City Council Members

As providers of HCBS in the Suncoast Region, we are acutely aware of the reality of how many people go hungry in St. Petersburg, Florida. Daily, we assist individuals with intellectual or physical disabilities who struggle with securing even two meals a day; moreover, this does not adequately address the fact that one in four children go to bed hungry.

We support efforts to fulfill the vision of operating a food bank in the southern area of St. Petersburg known as the "Food Desert" (i.e., 18th Avenue South and 22nd St. South). Pastors Jay and Kara'lynn Brubaker are good stewards and pillars upholding the city's mission to:

"..Be a city of opportunity where the sun shines on all who come to live, work and play... {To} be an innovative, creative and competitive community that honors our past while pursuing our future."

With courage and decency, the fortunate can uplift those who need a helping hand until they can help themselves. Let's pass on our blessings to those who need it most. Thank you for your consideration.

Respectfully,

Michael and C.J. Everhart

(Digital Signature)

c: Pastor Jay and Kara'lynn Brubaker
8 Jefferson court South
Saint Petersburg, FL 33711

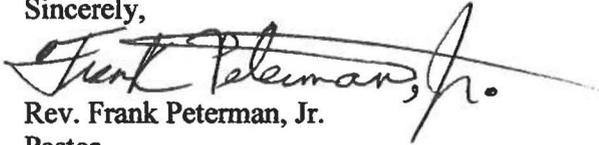
Rock of Jesus Missionary Baptist Church
3940-18th Avenue South
St. Petersburg, Florida 33711

The City of St. Petersburg:

The Rock of Jesus Missionary Baptist Church supports the wonderful community food initiative created by Pastor Kara' Lynne Brubaker. As a fellow pastor, I truly contend that the spiritual and community service this pastor and church have provided for this city has been outstanding! Her relentless pursuit of transforming the lives of broken people in particular, is remarkable. Pastor Brubaker's comprehensive vision of creating an sustainable food source for large numbers of people will help to lift this city to a greater progressive dimension for those in need.

I totally recommend the awarding of these resources to this powerful and life changing organization and the beloved people they serve.

Sincerely,

A handwritten signature in black ink, appearing to read "Frank Peterman, Jr.", with a long horizontal flourish extending to the right.

Rev. Frank Peterman, Jr.
Pastor



Joshua Tree Adoptions, Inc. | International Adoption Agency
Jacqueline M. Lorento, RN, C, MA, MBA | Executive Director
2558 Belleair Road | Clearwater, Florida 33764
Tel. 888-68 ADOPT (888-682-3678)
www.joshuatreeadoptions.org | kids2adopt@joshuatreeadoptions.org



March 17, 2020

TO: Mayor Rick Kriseman and City Council Members:

We support the vision of a FOOD BANK in the 6th district. (18th Avenue South and 22nd Street) Tangerine Plaza.

This area of St. Petersburg is a known food desert.

Please help.

Sincerely,

Jacqueline M Lorento, RN, MBA
Executive Director

Palm Rico Properties, LLC
PO Box 1025
St. Petersburg, FL 33731
301-254-8723

February 28, 2020

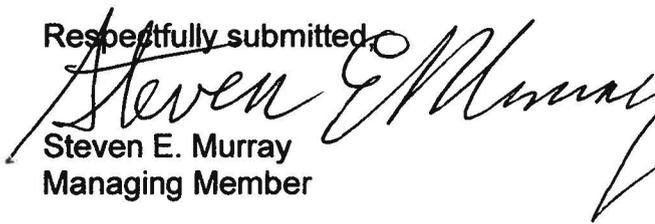
To: Mayor Rick Kriseman
& City Council Members
175 5th Avenue, N
St. Petersburg, FL 33701

Re: Positive Impact Food Bank, 1794 22nd Avenue, S, St. Petersburg, FL 33712

Dear Mr. Mayor and City Council Members:

I am writing to advise you that Pastors Jay and Kara' Lynne Brubaker have asked me to serve on the Board for the Positive Impact Food Bank to be established at 1794 22nd Avenue, S, St. Petersburg, FL 33712. I am honored to receive this request from Pastors Jay and Kara' Lynne, and I accept this position as a Board member. My background is legal and real estate, and I hope to be able to provide some assistance to this tremendous endeavor of operating a Food Bank to serve our citizens in St. Petersburg.

Respectfully submitted,


Steven E. Murray
Managing Member

To Whom it may concern,

3/6/2020

I am sending this letter regarding all the free food that is delivered to our Senior residents at Lutheran Apartments located at 550 1st ave South in St. Petersburg Florida.

Most of our residents need this service of the free food that **Positive Impact food bank** provides and look forward to it each 1st Monday of the Month.

Some of the residents wait in line for hours until it arrives, so they can get their free food.

We are so grateful of their kind and generous service they provide each month.

Sincerely,



Patty Hanson-Brewer

Service Coordinator

Lutheran Apartments

550 1st Ave S.

St. Petersburg Fl 33701



Positive Impact Worldwide

c/o Pastors Jay & Kara'Lynne Brubaker

2750 34th Street South

St. Petersburg, FL 33711

February 29, 2020

Pastor Brubaker:

I, along with the members of Today's Church, agree that there is a need for a Food Bank on the South Side of St. Petersburg where many churches, and agencies can pick up food and take it to their neighbors.

Please let us know any other ways that we can support the mission that Jesus gave us in Matthew 25 "to feed the hungry, give drink to the thirsty, clothe the naked, visit those who are sick and imprisoned."

Thanks.

Simply Yours,

Dr. Doral R. Pulley,

Spiritual Leader

940 5th Avenue South St. Petersburg, FL 33705

todaychurchtampabay.org 727-259-9380 todaychurchtampabay@gmail.com



Christ Glory International Church

3/2/2020

Mayor Rick Kriseman
175 5th Street North
St. Petersburg, FL 33701

RE: District 6 Tangerine Plaza/ Food Distribution Center

Dear Mayor Kriseman:

We would like to thank you for a great job you are doing here in the City of St. Petersburg, and the much needed changes that are taking place. Residents and visitors alike can see the positive changes.

With that being said, we would like to draw your attention to another big need we have on the south side, and that is for a food bank and its accessibility. We believe that if the need is met to help stamp out hunger in our communities it will go a long way with some of the crime that is taking place. For a hunger man, is an angry man.

We support Positive Impact Church in stepping up to endeavor to meet the need for such a task of a food distribution center and believe the above mentioned location would be a great one for all concerned.

Thank you in advance for your consideration for such a move.

Sincerely,



Dr. Altermae Braide, Pastor

P.O. Box 15925, St. Petersburg, FL 33733 * (727) 768-5737



The Worship Center, World Headquarters, FL

3900 5th Ave. N. (727) 547-1400

Email: twcenter3@gmail.com



Dear Mayor Rick Kriseman and City Council Members,

I would like to see a food bank in the 6th district Tangerine Plaza. I believe there is a great need and is be very much needed in the area. I believe it would be a great access point for many people. Thank you for considering this great need.

Pastor Dan Bolin

Pastor Dan Bolin

¹⁸The Spirit of the Lord is upon me, because he hath anointed me to preach the gospel to the poor; he hath sent me to heal the brokenhearted, to preach deliverance to the captives, and recovering of sight to the blind, to set at liberty them that are bruised, (Luke 4:18)



State Overseer
Full Gospel Baptist Church
Fellowship of Florida



BETHEL COMMUNITY
Baptist Church

March 18, 2020

Dear Mayor Rick Kriseman and City Council Members,

We support the establishment of a FOOD BANK in Tangerine Plaza. Where there is a known Food desert in the 6th district.

Sincerely,

Rev. Dr. Manuel L. Sykes, Pastor

H. O. P. E MINISTRY
CHIEF APOSTLE DOROTHY EVERETT
2532 12TH AVE SO
ST PETERSBURG, FLORID

To Whom it May Concern

I, Chief Apostle Dorothy Everett, want to make it known that I agree that we need a food - bank in the city of St Petersburg Florida. The location of 22nd and 18th Avenue south (Tangerine Plaza), where the building is now vacated and not in use at this present time. There are many churches that can benefit from this food pantry and help feed the people of St Petersburg. The statement was made “ There are people who will starve to death today. There are people who have to eat mud pies daily. We don't truly understand how blessed we are in America. As Christians we are to feed the poor and help people who are in need. Feeding the needy is part of serving one another and as we serve others we are serving Christ. Matthew 10:42 “ I tell all of you with certainty, whoever gives even a cup of cold water to one of these little ones because he is a disciple will never lose his reward.

May God Continue to Bless You

Chief Apostle Dorothy Everett (pastor)

Mother Allen (secretary)

Cecilia Hunter
4810 Bonita Vista Dr
Tampa, FL 33634

Re: Support for a Proposal of a food bank, at a city owned property, Tangerine Plaza.

Pastor's Jay & Kara'lyne Brubaker,
8 Jefferson Ct
South, Saint Petersburg 33711

March 9, 2020

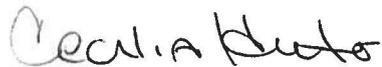
Dear Mayor Rick Kriseman and City Council members,

I'm writing to you my support for the establishment of a FOOD BANK on St Pete South Side, in the 6th district's Tangerine Plaza. This area is a known Food desert, where 1 in every 4 children, go to bed hungry.

This would benefit our community there immensely.

Thank You for your time, and consideration.

Sincerely,

A handwritten signature in black ink that reads "Cecilia Hunter". The signature is written in a cursive, flowing style.

Cecilia Hunter



900 Unit B Doctor Martin Luther King Street South St Petersburg, Florida 33701

March 12th, 2020

To Whom It May Concern

Greetings In The Name Of Our Lord Jesus Christ

We are in support of having a Food Distribution Center In South St. Pete.
There is a need for this in our city as well as other programs. As the Pastor and Overseer
we give our support behind this project. We pray God touch your heart and see the need in South St
Pete and pour into the community.

With Community Support /

Apostle Reginald & Pastor Denise Scott

Apostle Reginald + Pastor Denise Scott

Faith and Deliverance Full Gospel Church

Pastor Robert Coleman

2532 12th Ave So

St Petersburg, Fl 3371

To Whom it May Concern

I, Pastor Robert Coleman, want to make it known that I agree that we need a food - bank in the city of St Petersburg Florida. The location of 22nd and 18th Avenue south (Tangerine Plaza), where the building is now vacated and not in use at this present time. There are many churches that can benefit from this food pantry and help feed the people of St Petersburg. The statement was made “ There are people who will starve to death today. There are people who have to eat mud pies daily. We don’t truly understand how blessed we are in America. As Christians we are to feed the poor and help people who are in need. Feeding the needy is part of serving one another and as we serve others we are serving Christ. Matthew 10:42 “ I tell all of you with certainty, whoever gives even a cup of cold water to one of these little ones because he is a disciple will never lose his reward.

May God Continue to Bless You

Pastor Robert Coleman (pastor)

Sis William (secretary)

CHURCH OF GOD BY FAITH

Pastor Carmelia Ross Webster

2532 12th Ave so

St Petersburg, Fl 33712

To Whom it May Concern

I, Pastor Carmelia Ross Webster, want to make it known that I agree that we need a food - bank in the city of St Petersburg Florida. The location of 22nd and 18th Avenue south (Tangerine Plaza), where the building is now vacated and not in use at this present time. There are many churches that can benefit from this food pantry and help feed the people of St Petersburg. The statement was made " There are people who will starve to death today. There are people who have to eat mud pies daily. We don't truly understand how blessed we are in America. As Christians we are to feed the poor and help people who are in need. Feeding the needy is part of serving one another and as we serve others we are serving Christ. Matthew 10:42 " I tell all of you with certainty, whoever gives even a cup of cold water to one of these little ones because he is a disciple will never lose his reward.

May God Continue to Bless You

Pastor Carmelia Ross Webster (pastor)

Sis Henrietta Sumner (secretary)

NEWS FOR CHRIST OUTREACH MINISTRY CHURCH
"A Church Where Everybody Is Some Body And Jesus Christ Is Lord"



February 18, 2020

Dear Mr. Mayer:

I am writing this letter on behalf of Positive Impact Ministries, here in St. Petersburg, Pinellas County.

As a Pastor in this city of St. Petersburg, I have had the honor and privilege many times to work side by side with these wonderful Pastors, Jay and Kara'Lynne Burbaker, not only in worship services, but also during the feeding programs.

I have seen numerous families come through Positive Impact Church, hungry, and not one of them left without food for their families and tables.

Many people talk about feeding missions to other countries, but do not consider the hungry living next door to them or in their own neighborhoods. I feel that St. Petersburg, and Pinellas County have not solved this problem as of yet. I feel that we need many more food banks in our city, to correct this problem, we can't have too many.

If we don't have the compassion to feed the hungry, which Jesus talked about in the Book of Matthews 25:35 ESV "For I was hungry and you gave me food, I was thirsty and you gave me drink, I was a stranger and you welcomed me."

Proverbs 28:27 ESV "Whoever gives to the poor will not want, but he who hides his eyes will get many curses."

He also said how we can have faith without works. Let's show God our works.

On Behalf of Positive Impact food bank within the 18th Street and 22nd Avenue District it is truly needed.

I do pray that you allow God to show you the need in that area, and open your heart of compassion for that area of town, for there are so many families in that area are in need. Compassion sees the need.

Thank you for your time and service.

In Christ Service,

Pastor Jessie M Reeves

SERVICE: CAMPBELL PARK REC. CENTER
601 14TH STREET SOUTH
ST. PETERSBURG, FL. 33705

Sandra Paremske
4310 S Hubert Ave.
Tampa FL 33611

Re: Support for a Proposal of a food bank, at a city owned property, Tangerine Plaza.

Pastor's Jay & Kara'lyne Brubaker,
8 Jefferson Ct
South, Saint Petersburg 33711

March 9, 2020

Dear Mayor Rick Kriseman and City Council members,

I'm writing to you my support for the establishment of a FOOD BANK on St Pete South Side, in the 6th district's Tangerine Plaza. This area is a known Food desert, where 1 in every 4 children, go to bed hungry.

This would benefit our community there immensely.

Thank You for your time, and consideration.

Sincerely,

A handwritten signature in black ink, appearing to read 'Sandra Paremske', with a large, stylized loop at the end.

Sandra Paremske

Showshannah Ministries International

Ann D. Finkelman

Founder and President

Post Office Box 4023

Clearwater, Florida 33758

March 12, 2020

Dear Mayor Rick Kriseman and City Council Members,

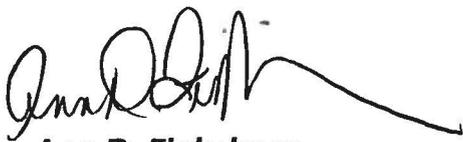
I fully support the establishment of a FOOD BANK in the 6th District Tangerine Plaza, St. Petersburg, Florida where there is a known food desert.

The desired FOOD BANK would feed many who are hungry and bless many in need.

I totally stand with Pastors Jay & Kara'lynn Brubaker, Positive Impact Church, 2750 34th Street South, St. Petersburg, Florida 33711.

Thank you so much for your consideration.

Respectfully Submitted,



Ann D. Finkelman

www.ShowshannahMinistries.net

To Whom It May Concern:

As President/CEO of Matters of the Heart Radio Ministry (a 501C3 non-profit), I fully support Positive Impact Church's efforts to obtain a food bank at Tangerine Plaza (formerly Walmart), located at 1794 - 22nd Street South. For almost three years, residents in that community have been without fresh fruits and vegetables, which leave them to purchase processed foods at the nearby Dollar General Store.

Positive Impact Church has been providing a food pantry to assist those families who are hurting and struggling for many years. Last year, they gave away over 60,000 lbs. of fresh fruit, vegetables and meat to the local community. With food deserts growing more and more throughout the United States, we have to stand up and assist those who are underserved.

The old Walmart Plaza will be a prime location for Positive Impact Church to set up a food bank that would allow area residents, churches and agencies to pick-up food and take to their neighbors. This location is in dire need of a food bank and I stand alongside Positive Impact Church to say, "NOT ON MY WATCH." I will not stand back and watch knowing that one in four children in many of our neighborhoods are going to bed hungry.

Therefore, I urge you and plea with you to allow Positive Impact Church to establish a food bank at Tangerine Plaza (formerly Walmart).

Respectfully,

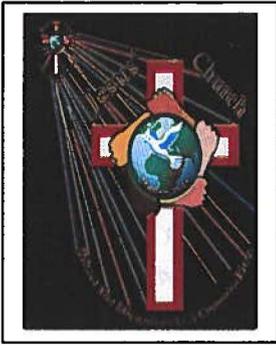
Denise L. Wright

Princess Denise L. Wright, President
Matters of the Heart Non -Profit Organization
Radio Host Personality

Lord JESUS Minsfay
Proved 31
Visorur Jinking
Pastor Raynette Burkha

Dear Mayor Rick Krissom
and city Council
members, We support
the establishment
of a Food Bank in
Tangerine Plaza where
there is a known
food desert in 6th
District,

Pastor R. Burkha
Post Box
46766-
33733
St. Petersburg
of London.
Phone 333-0579



JESUS' CHURCH MINISTRIES

2716 North 34th Street
Tampa, FL 33605

Chief Apostle Clarence E. Davis, Ph. D.
Assistant Chief Apostle Ada B. Davis



March 10, 2020

Dear Mayor Kriseman,

We the undersigned, petition you and the City Council to grant our wishes for a Positive Impact Food Bank in the area known as a "Food Desert." The property is located at 1704 22nd Street So. This is City owned real estate Property.

Yours in His Service

A handwritten signature in blue ink, appearing to read "Clarence Davis".

Chief Apostle Clarence Davis
Senior Pastor

A handwritten signature in blue ink, appearing to read "Ada B. Davis".

Apostle Ada B. Davis
Pastor

STARKEY ROAD

BAPTIST CHURCH

March 10, 2020

Dear Mayor Rick Kriseman and City Council Members,

As a local pastor in the greater community of Pinellas, I would just like to communicate that we support the establishment of a FOOD BANK in Tangerine Plaza, where there is a known need in the 6th district.

Sincerely,



Pastor Derek Parker

Starkey Road Baptist Church

Kara'lynn, your copy

Showshannah Ministries International

Ann D. Finkelman

Founder and President

Post Office Box 4023

Clearwater, Florida 33758

March 12, 2020

Dear Mayor Rick Kriseman and City Council Members,

I fully support the establishment of a FOOD BANK in the 6th District Tangerine Plaza, St. Petersburg, Florida where there is a known food desert.

The desired FOOD BANK would feed many who are hungry and bless many in need.

I totally stand with Pastors Jay & Kara'lynn Brubaker, Positive Impact Church, 2750 34th Street South, St. Petersburg, Florida 33711.

Thank you so much for your consideration.

Respectfully Submitted,



Ann D. Finkelman

www.ShowshannahMinistries.net



P.O. Box 13072, St. Petersburg, FL 33733 | 727-748-7190

March 21, 2020

FOOD BANK

Mr. Mayor and City Council

We are asking that you sincerely consider our request to have a food bank in district 7 South St. Pete. FL Preferably the old Walmart location. Thank you for your careful consideration.

Blessings to you and your family,

Kelvin L. Jackson Sr.

Kelvin L. Jackson Sr., Pastor

New Generations Ministries Inc. C.O.G.I.C.



Find Hope, Healing & Wholeness

February 6, 2020

To Whom It May Concern:

The need is great in South St. Petersburg for a Food Bank and I stand behind a decision to get one in this location:

Tangerine Plaza
6th District
St. Petersburg FL 33712

I ran a food bank in Lakeland Florida for 5 years and there is nothing like helping the people of your community when they are in desperate need.

In His Service,

Sheila A. Coffey (Electronic Signature)

Pastor Sheila A. Coffey

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Section 8: Proposal Requirements	
Development must have a food component that is supported by the findings of the “Tangerine Plaza Market Study”, attached as Exhibit “F”. The City is willing to enter into a private-public partnership to support a grocery store that may include use of incentives available through the South St. Petersburg Community Redevelopment Plan. As the immediate area may not support a full-size grocery store, the City is suggesting the idea of a smaller scale store that would still provide fresh food choices;	
Strengths	Weaknesses
A description of the proposed use and identification of the end-user, if not the Proposer. Conceptual site plans or illustrations of the proposed use are to be included as well as details describing the development program such as number of dwelling units and square footage devoted to the land use proposed;	
Strengths	Weaknesses
A mixed-use development with retail, including healthy food retailer(s), that must include space along 22nd Street South and, preferably, along 18th Avenue South;	
Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Development which is consistent with South St. Petersburg Community Redevelopment Plan’s goals to link development with living-wage jobs for existing residents and utilize Small Business Enterprise companies, specifically from South St. Petersburg when available. “Living wage” jobs are those that pay at least \$12.00/hour in addition to full medical and other benefits for a single adult household;

Strengths	Weaknesses

Development which is consistent with the city’s Integrated Sustainability Action Plan (ISAP) especially as it relates to sustainable building, procurement, and business practices and equity. Tangerine Plaza, already an important asset in the community, also brings opportunities to propose building and community practices that promote community equity and resiliency as it relates not only to extreme weather events, but quick recovery through high quality buildings, jobs, and when needed, community resources;

Strengths	Weaknesses

Development which is consistent with Complete Streets Implementation Plan’s (CSIP) vision of 18th Ave S. modal priority as a “transit” corridor with land development supporting transit service through design considerations such as orienting building siting and entrances to transit stops, and adjusting minimum motor vehicle parking standards;

Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Development which is consistent with the City’s ongoing desire to incorporate bicycle and pedestrian infrastructure and development site and building design that promotes active living and physical activity in support of the City’s Health in All Policies initiative;	
Strengths	Weaknesses
Development which reflects the heritage and culture of South St. Petersburg through architectural design, tenant mix and program, signage and other features of the development;	
Strengths	Weaknesses
Preferred real estate interest to be conveyed (i.e. Lease, Lease w/ Purchase Option etc.) and specific terms thereto. The City is interested in a long-term lease with the selected Proposer with an option to purchase once the terms of the development agreement have been satisfied;	
Strengths	Weaknesses
A project pro-forma and construction budget;	
Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the proposed development, including company operating revenues and expenses, history of debt repayments, and letters of credit;	
Strengths	Weaknesses
A project time line, including date specific milestones such as project approvals, commencing and completing construction and opening for business;	
Strengths	Weaknesses
Estimated type and number of new jobs that the development will create, including a time line, and projected salaries;	
Strengths	Weaknesses
Estimated type and number of existing jobs that will be relocated and/or retained at the Property, including salaries;	
Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved;

Strengths	Weaknesses

A credible effort 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 phases of the project and in the ongoing operations of the end user business(es) with an SBE goal of thirty percent (30%). For more information on visit: http://www.stpete.org/assistance/small_business_enterprise_program.php;

Strengths	Weaknesses

A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;

Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Resume of Proposer's previous experience and a description of the scope and quality of past projects;	
Strengths	Weaknesses
A list of any previous or current City-project that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;	
Strengths	Weaknesses
A complete description of the development team including names, addresses, individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;	
Strengths	Weaknesses
Any extraordinary terms or conditions;	
Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein;

Strengths	Weaknesses

Section 9 Preferred Proposal

A Lease term of 30 to 40 years;

Strengths	Weaknesses

A market driven proposal for annual base rent;

Strengths	Weaknesses

A purchase option, to be exercised upon completion of all development goals and jobs being retained for a reasonable period of time;

Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Development that provides space for City or non-profit entities to deliver services to the South St. Petersburg community;	
Strengths	Weaknesses
Creation of the highest number of permanent full-time jobs for residents of the South St. Petersburg Community Redevelopment Area;	
Strengths	Weaknesses
Occupancy of all or some of the project site by local South St. Petersburg businesses;	
Strengths	Weaknesses
A housing component with a mix of affordable (>80% of area median income [AMI]), workforce (80% to 120% of AMI) and market rate units. The City's preference is that affordable and workforce housing make up the majority of units to be built and has initiatives and programs to support proposals that meet that objective;	
Strengths	Weaknesses

Sugar Hill Group

Tangerine Plaza RFP Submittal (May 22, 2020)

Development that will provide a use, or uses, that are consistent with the City’s Grow Smarter Initiative, which identifies targeted industry sectors that the City intends to support to transform the economy. These sectors are Marine and Life Sciences, Specialized Manufacturing, Financial Services, Data Analytics, and Creative Arts and Design. For more information, link to the following City webpage;
http://www.stpete.org/economic_development/target_industries/index.php.

Strengths	Weaknesses

Demonstrated effort to partner or collaborate with local community groups to ensure the support and success of the project. These groups could include the Deuces Live Main Street District, the One Community Plan (<https://onecommunitystpete.com/>), Tampa Bay Black Business and Investment Corporation, the Pinellas County Urban League as well as faith based and other community development organizations;

Strengths	Weaknesses

A timely development plan and construction schedule;

Strengths	Weaknesses

No rezoning of any part of the Property.

Strengths	Weaknesses



SUGAR HILL

AT TANGERINE PLAZA

May 22, 2020

Sugar Hill Group, LLC
146 2nd Ave N Suite 310
St. Petersburg, FL 33701

May 22, 2020

Rick D. Smith, AICP & CECD, Economic Development Manager
City of St. Petersburg, Economic & Workforce Development
Municipal Services Center, 9th Floor
One Fourth Street North
St. Petersburg, Florida, 33701

RE: RFP for City Owned Property
1794 22nd Street South, St. Petersburg

Dear Mr. Smith,

Thank you for the opportunity to present our proposal and qualifications for this redevelopment.

New Urban Development is partnering with Sugar Hill Group, LLC to create an augmented mixed-use project in support of the revitalization of the 22nd Street South Corridor. The project will be anchored by an affordable/workforce housing component. A grocery store and retail space will also be included to address the current market voids of the community.

New Urban Development is the housing development affiliate of the Urban League of Greater Miami and has established itself as an emerging leader in the real estate development market, based on its core principles of, sensitivity to community needs, minority & community participation and projects that are a catalyst for neighborhood revitalization. Historically, NUD has developed over 1,500 units and currently has over 600 units in various stages of its' development pipeline with an estimated Total Development Cost of \$250,000,000.00. NUD is currently engaged in two PPP for the development of a mixed-use development consisting of workforce/affordable residential along with a commercial/retail component and an elderly residential project respectively. Sugar Hill Group is comprised of two distinguished leaders in the community; Reverend Louis Murphy, Sr. has served the community for the past 21 years with a focus on revitalizing the Mid-Town area; Roy Binger, former City President of SunTrust Bank has been serving the community for the past 17 years. The two entities will form a joint venture with the mission to develop the Tangerine Plaza into a vibrant multi-purpose facility on the south side of the city.

Our project team will implement a well-defined development schedule, financing proposal and project scope for affordable workforce housing and a dynamic mix of retail tenants that will include a 13,000 square foot grocery store along with a Fresh Seafood storefront

and E-Gaming facility that supports the expanding world of video games. This will be an asset the neighborhood and the City of St.Petersburg can be proud of for generations.

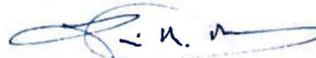
We have a proven track record of successful community-building working closely with community leaders and governmental entities to secure job creation and affordable housing within a Community Revitalization Area (CRA).

Thank you for your consideration, if you have any questions please contact me at 727-492-3411 or rbinger@bingerfinancial.com.

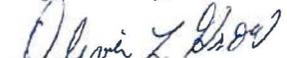
Sincerely,



Roy Binger, AMBR
Sugar Hill Group, LLC



Rev Louis Murphy, Sr., AMBR
Sugar Hill Group, LLC



Oliver L. Gross, President
New Urban Development, LLC

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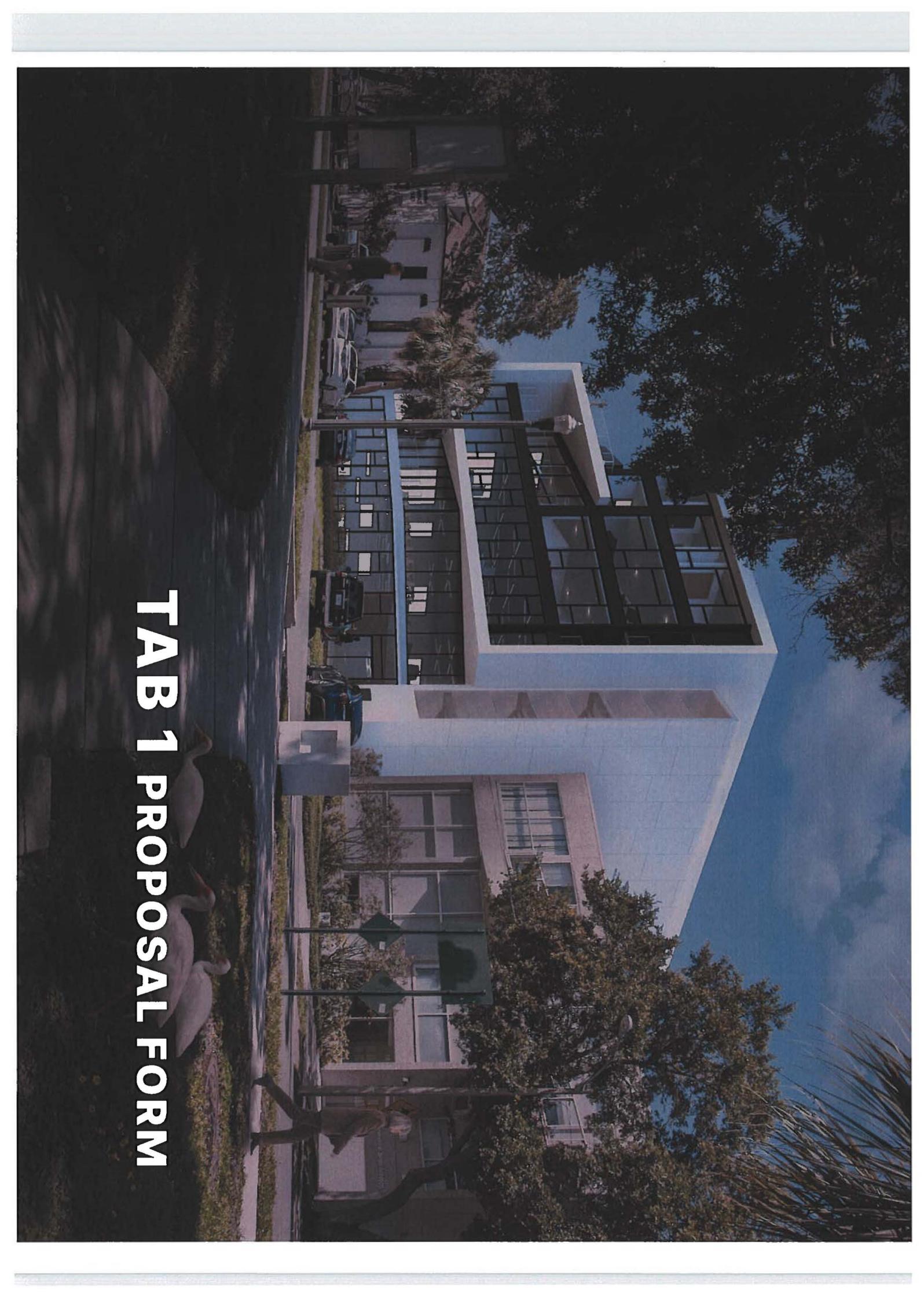
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TAB 1 PROPOSAL FORM

8.25. PROPOSAL FORM

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
December 16, 2019

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.

Sugar Hill Group, LLC
Name of Company/Organization

Roy Binger
Signature of individual submitting proposal
for above Company/Organization

Roy Binger
Printed Name of Individual

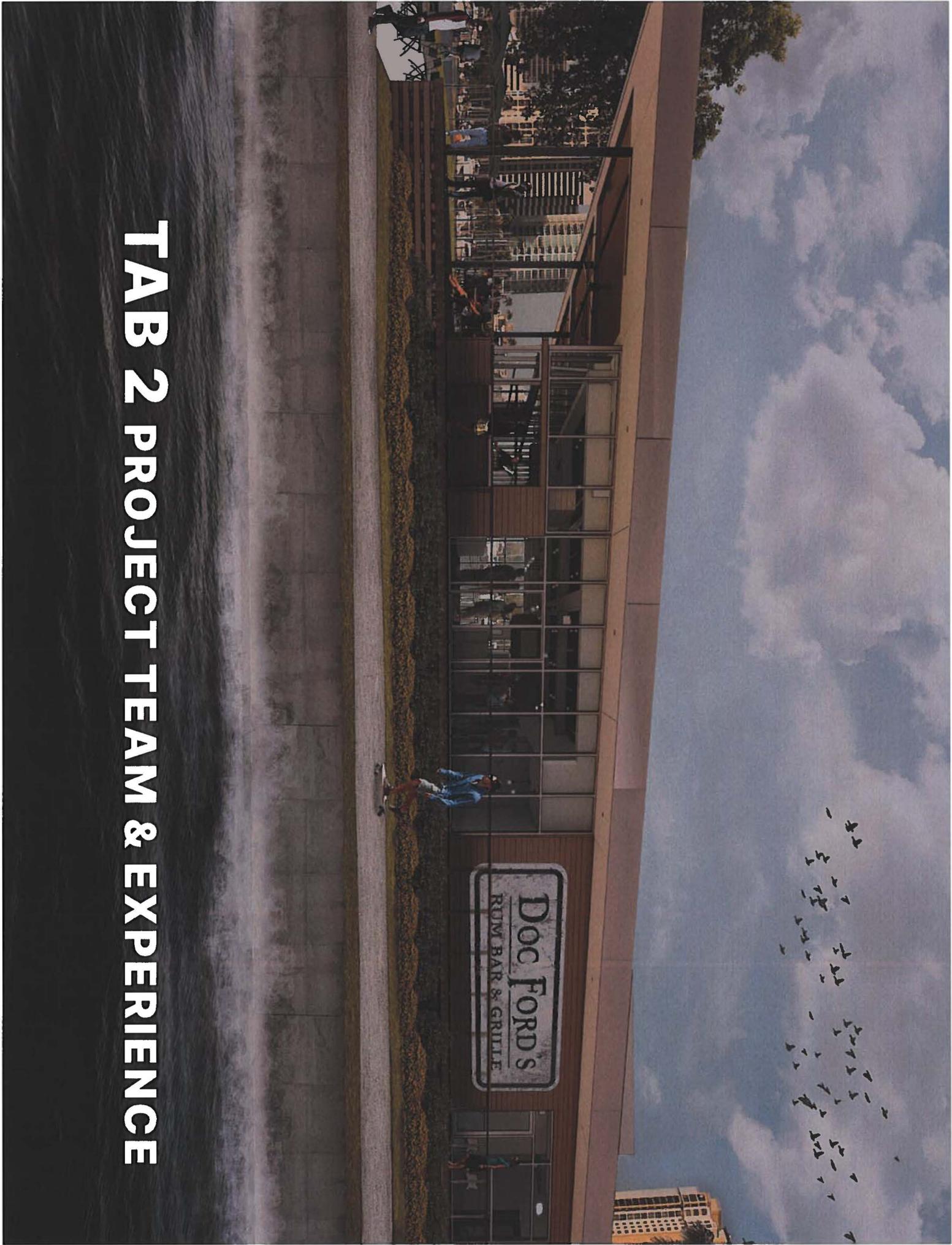
May 22, 2020
Date

Roy Binger
Proposal Contact Person

rbinger@bingerfinancial.com
Contact Person E-mail Address

727-492-3411
Contact Person Phone

727-350-9882
Contact Person Fax



TAB 2 PROJECT TEAM & EXPERIENCE

THE PROJECT TEAM

The project team possesses a combined 118 years of community development experience, including commercial project development and finance expertise; affordable and market rate housing development and finance (for ownership and rental properties); small business development and capital access; and human and social services aiding low-income residents of high-poverty communities, including East Tampa, South St. Petersburg, Overtown, Liberty City and Little Haiti (in Miami-Dade County).

Notable relevant projects by team members include the redevelopment and development two Tampa-based grocery store locations by Sanwa Growers, totaling over 105,000 square feet; Jason Jensen's design of the St Pete Pier Approach Park & Market, a 20-acre Waterfront Park connecting downtown to the new Pier District that includes a flexible multipurpose market that will serve as an active local artisan market during the week and a quiet art promenade during market off hours. Jensen's recent experience includes their design of adaptive reuse of an existing 1960's Publix of 23,000 square feet to serve as a flexible venue/forum/workshop/office space for local non-profit organizations.



8.18. DESCRIPTION OF PROPOSER AND IDENTIFICATION OF ALL PARTIES

The Proposer entity for purposes of this proposal is Sugar Hill Group, LLC. The Sugar Hill Group, LLC partners will include Rev. Louis Murphy, Sr., Roy Binger, and New Urban Development. This Partnership was created to ensure the success and financial feasibility of both the retail and housing program requirements. The group will also ensure strong local community support. The detailed resumes for each member are included in this response.

8.19. RESUME OF PROPOSERS EXPERIENCE

Below are brief bios and completed projects of our proposed Project Team.

Oliver L. Gross, President

Project Role: New Urban Development, LLC

Oliver Gross currently serves as President of New Urban Development, LLC a wholly owned subsidiary of the Urban League of Greater Miami, Inc. Mr. Gross, thru New Urban, has primary responsibility for the acquisition, development, construction oversight, financing and property management of the myriad of commercial and residential housing developments owned and/or managed by the Urban League of Greater Miami, Inc. and its subsidiary entities (the "League"). Mr. Gross has experience as a real estate developer, public administrator, and commercial banker. Mr. Gross has earned certifications as a Real Estate Development Professional and a U.S.HUD Certified Occupancy Specialist.

Roy Binger, CEO, Binger Financial Services, LLC

Project Role: Financial Strategy

Roy Binger is CEO and Founder of Binger Financial Services, LLC. The company specializes in property and casualty insurance, personal insurance, commercial lending, and commercial real estate solutions. Mr. Binger received his bachelor's degree in Economics from Holy Cross College in Massachusetts, an MBA at the University of Miami in Finance, and graduated from the Emory Executive Advanced Leadership Program, Guizueta Business School. He was the CEO for a local community bank Peoples Bank, Miami, Florida. As the Senior Vice President, Retail Group Executive for Huntington Bank, Roy oversaw the expansion of a loan portfolio of over \$1 billion while maintaining one of the lowest business banking delinquency ratios at the bank. He also served as Executive Vice President for one of SunTrust Bank's largest divisions, overseeing \$12 billion in assets, and as City President for SunTrust Bank St. Petersburg.

With over 25 years in the financial sector he is 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. He has been awarded the Tampa Bay Business Innovator of 2013 award and was inducted into the Florida Business Hall of Fame. Roy currently serves on the boards of several organizations, including the Museum of Fine Arts and the University of South Florida, St. Petersburg.

Locally, he was instrumental in working with the City of St. Petersburg to bring a financial institution to the Midtown area. He worked on the TLM initiative that is bringing a gas station and convenience store to Midtown; and insured the St. Petersburg College Midtown building and the Isaiah project with the Brayboys. As a former member of the USF Board of Advisors, he was part of the process that led to the development of a student center and a school of business. Roy was also part of the team that led the sale of Bayfront Medical Center for \$205 million.

T. Willard Fair, President and CEO

Project Role: New Urban Development, LLC

T. Willard Fair is President and CEO of the Urban League of Greater Miami, Inc. He has been a powerful voice in the community as he has served the Urban League since 1963. Through his stewardship, the Urban League of Greater Miami has evolved from a local community-based organization to a nationally recognized organization with a reputation for being on the cutting edge of community and economic development. Through the principles of social entrepreneurship, Mr. Fair has shaped the Urban League's development efforts. Through his leadership, the Urban League of Greater Miami has set a new standard in quality housing development. During his tenure, the Urban League has developed and managed more than 1,300 units with another 1,200 units currently in various stages of pre-development and construction.

Rev. Louis M. Murphy, Sr.

Project Role: Senior Equity Partners

Rev. Louis M. Murphy, Sr. has dedicated his pastoral career to kingdom building, inside and outside the walls of Mt Zion Progressive Missionary Baptist Church, where he was installed as Pastor in May 1999. He entered the ministry with a life-long track record in secular leadership. A one-time Drum Major for the famous Florida A&M Marching 100 band, a former non-commissioned Marine Corps officer, and a 4-year District Executive for the West Central Florida Council of Boy Scouts of America, Rev. Murphy brought his passion for service to Mt Zion Progressive. Rev. Murphy's business and experience includes over a decade in the corporate sector as a purchasing agent and manager for the St. Petersburg Housing Authority, the St. Petersburg Times and Florida Progress. In his role as Senior Pastor of Mt Zion Progressive Missionary Baptist, Rev. Murphy led the congregation to pay-off the church's \$2.1 million mortgage 13 years ahead of schedule, before spearheading a multi-year campaign to redevelop the Mt Zion campus. The effort has so far resulted in Mt Zion's acquisition of over 20 parcels of land in areas adjacent to Mt Zion's three-story headquarters, and the church's redevelopment of 50,000 square feet of space across multiple buildings owned by the congregation.

Rev. Murphy's has purchased and rehabilitated two residential properties in South St. Petersburg and acquired land to begin a third project.

Themis Michalakos, Chief Financial Officer

Project Role: New Urban Development, LLC

Themis Michalakos currently serves as the Chief Financial Officer of New Urban Development. A subsidiary of The Urban league of Greater Miami, New Urban specializes in building quality, affordable housing for families within Miami's urban core. Themis oversees all aspects of financial administration, including financial reporting, cash flow management, payroll, benefits & human resources. He assists in strategic planning and development goals. Themis is a CPA with a foundation in public accounting, followed by significant finance & accounting experience in the real estate & homebuilding industries in roles ranging from accounting supervisor to Controller and CFO. He has worked on projects with values ranging up to \$300 million.

Keith Franklin, Vice President of Development

Project Role: New Urban Development, LLC

Keith Franklin currently serves as the Vice President of Development to New Urban Development a subsidiary of The Urban league of Greater Miami, New Urban specializes in building quality, affordable housing for families within Miami's urban core, while meeting the highest quality standards for apartment living and designed to foster a sense of community. Keith is an accomplished real estate professional who is intricately involved in sourcing project funding, underwriting new developments and asset acquisitions. He brings a diverse experience to New Urban Development with over 15 years in the Finance, Construction Management, and Real Estate Development industries.

Ahmad J. Zachary, Project Manager

Project Role: New Urban Development, LLC

Ahmad currently serves a development manager to New Urban Development a subsidiary of The Urban league of Greater Miami, New Urban specializes in building quality, affordable housing for families within Miami's urban core, while meeting the highest quality standards for apartment living and designed to foster a sense of community. From concept through construction and lease up, Ahmad is intricately involved in sourcing project funding, underwriting new developments and asset acquisitions this includes developmental research, application submissions, narrative analysis and development financing.

Robert Kapusta, Jr., Managing Partner, Fisher & Saul's, PA

Project Role: Attorney

Rob Kapusta is Managing Partner of Fisher & Saul's, P.A. and the Chair of the firm's Corporate Department. He has practiced with the firm since 1987. He represents individuals and business entities in the areas of mergers and acquisitions, tax and estate planning, and business and corporate law. Kapusta received his Bachelor's degree from Cornell University, his Juris Doctor degree from Stetson University College of Law, and his Master of Laws degree in taxation from University of Florida College of Law. He is also a CPA. Kapusta is admitted to practice in all state of Florida courts. When not practicing law, Kapusta volunteers his time and talents to foster local business growth and economic vitality, arts education and appreciation, and capital school improvements and educational programming opportunities in St. Pete through numerous leadership and civic activities. He received the H. Bernice Lodge Lay Person of the Year Award for '08-'09 from the St. Pete Kiwanis Club and the "Hero Among Us" award in 2015 from the St. Pete Bar Foundation in recognition of his tireless community service.

SUPERIOR MANOR APARTMENTS, PHASE I

Located in Miami, Florida, Superior Manor is the first of a two-phased development plan to provide quality affordable housing to the neighborhood of Liberty City. Designed and financed to meet the needs of elderly, affordable housing, the units are leasable residents who meet the age requirement of 65+. The property consist of 139 residential units, with onsite amenities such as a community room, business center, in-unit washer and dryer, fitness center and rooftop terrace. Superior Manor Apartments was completed in November 2018.



THE VILLAGES MIAMI APARTMENTS, PHASE I

Located in Miami, Florida, The Villages Apartments is the first of a two-phased development plan to provide quality affordable housing to the neighborhood of Liberty City. The Villages Apartments is a multifamily 150-unit development for families who meet the necessary income limits. The property consist of 150 residential units across two buildings, with onsite amenities such as a community room, business center, in-unit washer and dryer, fitness center, outdoor playground and swimming pool. The property was completed in April 2018.



RENAISSANCE AT SUGAR HILL

Historically known as Sugar Hill Apartments, this property is a storied part of Miami's urban community. Built in 1956, many through the years have called its 12 buildings and 132 garden-style, walk-up apartments home. Later renamed Renaissance at Sugar Hill, in the 1990s it was purchased by the Urban League (and later New Urban Development) at the request of Miami-Dade County leaders. The organization operated it for some time, eventually moving all the residents out so the property could undergo a much-needed renovation. Renaissance now has enjoyed a renaissance of its own. Today, with all twelve buildings completed, it includes a new Community Center and a computer center. On-site staff, management and maintenance ensure the property's preservation and management's interaction with tenants to create a comfortable home for its residents.



Jason Jensen, AIA, LEED AP, Principal-in-Charge, Wannemacher Jensen Architects, Inc.

Project Role: Lead Architect

Jason joined the firm in 2002. After gaining experience in New York City, he returned to St. Petersburg with a goal to innovate architecture for this generation in the Tampa Bay area. Throughout his career, Jason has worked on a range of project types, styles, scales, and budgets. His work is highly awarded by various entities and recognized by a long roster of international media. His thorough approach focuses on respecting the space and its intended use, relating the building to its site, and adding value with purposeful, thoughtful, memorable designs. Jason manages processes and communications to translate visions and desires of clients into cohesive designs and master plans. A University of Florida graduate, Jason remains active with the UF School of Architecture as a guest critic and lecturer. He also has been a guest critic/lecturer at the University of South Florida, Pratt University, Urban Land Institute, and Green Building Council.

He earned a Master of Architecture from the University of Florida and is the recipient of numerous awards in the field, including the University of Florida Eduardo Garcia Award, the 2016 AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence - Madeira Beach City Hall, the 2011 AIA Tampa Bay Environment Sustainability Award, COTE - Largo Community Center; and the 2009 AIA Tampa Bay H. Dean Rowe FAIA Award for Design Excellence - Roberts Recreation Center.

Alexis Duclos, LEED AP BD+C, Wannemacher Jensen Architects, Inc.

Project Role: Project Manager

Alexis is an Licensed Architect with an affinity for social and civic design. She's a gifted communicator, and as such, she is enthralled by the unique ability of design and architecture to communicate a narrative. She believes through the built environment, we can evoke emotions and stimulate senses that ultimately serve as a guide through life's experiences. Out of her thesis work on permanent supportive housing, Alexis found that architecture has an immense responsibility to take advantage of its opportunity to impact the culture around it. Alexis has over five years experience, ranging from community centers and libraries to academic research facilities, office towers and multi-family developments. Through her varied body of work, she has been able to witness, firsthand, the magnificent breadth of architecture and its' power to positively shape the stories of individuals and communities alike.

JAMESTOWN TOWNHOMES

The Jamestown development consists of several residential buildings housing one, two and three-bedroom units with associated parking and a large designated park space that houses a recreation center. WJA designed the site with the goals of increasing density, reestablishing the City Street grid and creating a safe new neighborhood with a sensible cohesive design.



FOUNDATION FOR A HEALTHY ST. PETERSBURG, CENTER FOR HEALTH EQUITY

The Social Change Center and coworking office project includes extensive interior and exterior renovations to repurpose an existing 1960s shopping center into a collaborative meeting space for organizations across Pinellas County working toward health equity. The new center will serve as a flexible venue, forum, workshop, and office for various community members and non-profit organizations to come together, share resources, develop strategies and carry out initiatives. The Social Change Center will be used to fuel community-led, multi-sector interventions for improvements in health equity for southern Pinellas County.

The architectural concept is closely tied to the client's ethos which focuses on fostering unique solutions for health equity that come from within the community. Honest architecture with flexible spaces has driven the special planning of a clear visibility of all activities within the flexible spaces and several large infographics that explain the mission of the space. This concept of honest architecture with flexible spaces promotes the structural details and electric motors that allow the space to function to be clearly visible and celebrated portions of the details. The partitioning of the spaces was done by using 7-layer acoustic motorized curtains that allow a flexible and fluid space as opposed to the typical operable partition. The curtains in their stacked position also help reduce the reverberation time of the large open space.

The project posed the design challenge that most adaptive reuse shopping buildings face. The existing structure was designed to be as efficient as possible and many of the existing structural members were already overstressed. This challenge provided the opportunity to incorporate several unique bracing details to deepen the structure and provide zero deflection for the acoustic tracks.

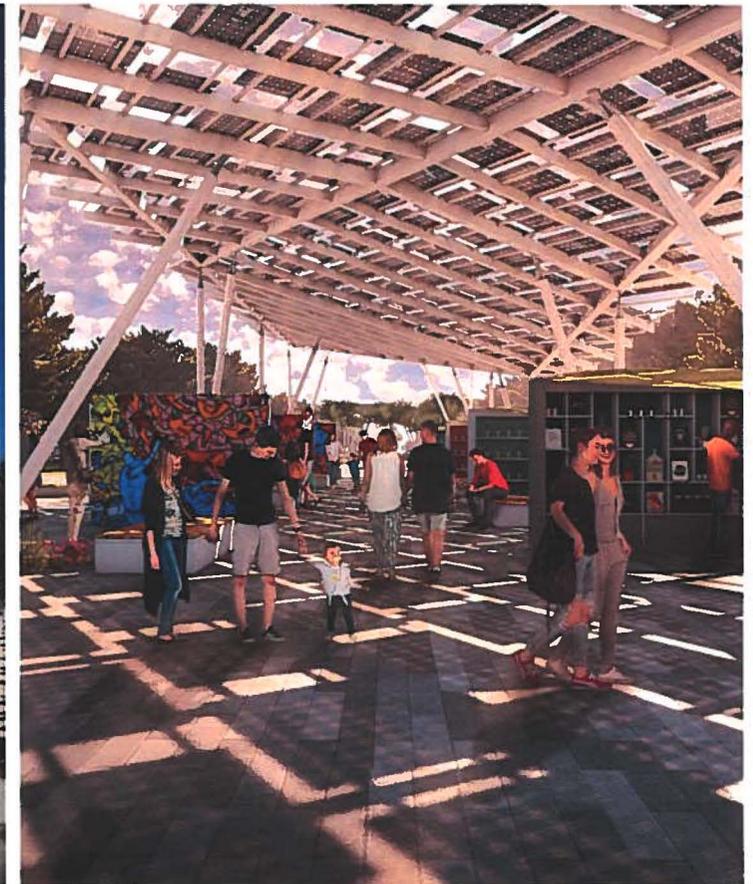




8.20. LIST OF CITY-PROJECTS TEAM WAS INVOLVED WITH

Two members of the project team have prior and current involvement with City projects. Jason Jensen of Wannemacher Jensen Architects, Inc. provided architectural and engineering services to the St Pete Pier Approach Park & Market project, a 20-acre Waterfront Park connecting downtown to the new Pier District. The park includes a flexible multipurpose market that will serve as an active local artisan market during the week and a quiet art promenade during market off hours. A unique characteristic of Wannemacher Jensen Architects is that they are one of the few architecture firms with a dedicated construction division, WJCreate.

Separately, Rev. Louis Murphy, Sr. has been involved with two City-supported projects. He was a board member with now defunct Urban Development Solutions, which developed Tangerine Plaza, and was an equity investor in Aracle Foods Corporation, the organization that spearheaded a brand licensing relationship with Sylvia's Queen of Soul Food Restaurant, tenant at the Historic Manhattan Casino.



8.21. AND 8.24. COMPLETE DEVELOPMENT TEAM AND PRIMARY CONTACTS

Project team members' roles and experience are summarized in previous sections. Below is their contact information.

Oliver L Gross ★

President
New Urban Development
8500 NW 25th Ave
Miami, FL 33147
Office: 305.696.4450
oliverg@nudllc.org
newurbandevlopment.org

Roy Binger, CEO ★

Sugar Hill Group, LLC
146 2nd Street N Suite 310 N
St. Petersburg, FL 33701
Cell: 727-492-3411
Office: 727-822-2719
rbinger@bingerfinancial.com
http://www.bingerfinancial.com

Rev. Louis M. Murphy, Sr.

Sugar Hill Group, LLC
2551 Tropical Shores Dr. S.E.
St. Petersburg, FL 33705
Cell: 727-415-1148
lmurphy@mzprogressive.org

Jason Jensen, AIA, LEED AP

Principal-in-Charge
Wannemacher Jensen Architects, Inc.
180 Mirror Lake Drive North
St. Petersburg FL 33701
Office: 727.822.5566
jason@wjarc.com
http://www.wjarc.com

John Crum

President
WJCreate
180 Mirror Lake Drive North
St. Petersburg FL 33701
Office: 727.822.5566
jcrum@wjcreate.com
http://www.wjcreate.com

Robert Kapusta, Jr.

Managing Partner
Fisher & Sauls, PA
100 2nd Ave S #701
St. Petersburg, FL 33701
Office: 727.822.2033
rkapusta@fishersauls.com
fishersauls.com

★ Indicates the project's primary contact.

Presented on the following page is a copy NUD's most recent balance sheet as of February 20, 2020. During the previous 4 fiscal years, New Urban Development has maintained an equity position ranging from \$21 million to \$23.5 million and is on track to do so again in this current fiscal year.

NEW URBAN DEVELOPMENT, LLC
BALANCE SHEET
February 29, 2020
UNAUDITED

Interim 8 mo
2/29/2020

Current Assets	3,795,865
Property & Equipment, Net	335,282
Other Assets	23,027,031
Total assets	<u>27,158,179</u>
Current Liabilities	440,944
Long-term Liabilities	4,398,615
Total liabilities	<u>4,839,559</u>
MEMBER'S EQUITY	<u>22,318,620</u>
Total liabilities and member's equity	<u>27,158,179</u>

SIMILAR MIXED USE DEVELOPMENT PIPELINE

In an effort to provide a holistic approach to servicing our target population we recognized a critical need for clean, quality, affordable housing. Over the past twenty years, we took a measured approach into housing development. Our desire to serve brought about the creation of our affordable housing arm, New Urban Development. New Urban is responsible for the acquisition, development, and operation of properties on behalf of the Urban League of Greater Miami.

New Urban Development, in its continuous pursuit to provide quality housing, has a current development pipeline that is on course to provide an approximately 1,000 more affordable/workforce units as well as furthering the goal to provide mixed use developments to areas that can benefit from a mixed use/mixed income product. The following two pages are two developments currently in the predevelopment stage. New Urban Development currently holds full site control of all our pipeline projects

VIEW 29

The proposed development located in the popular Miami area called Wynwood, which is home to mix of commercial, retail, residential and social orientated businesses. In keeping with the needs and culture of the neighborhood, the proposed development plan is proposing a mixed-use high-rise building, that consist of one hundred and sixteen (116) newly constructed residential housing units targeting the workforce/ affordable housing market. Of the 116 newly constructed units, fifty-seven (56), will target residents whose income qualify at the 120% or below AMI level, another thirty-six (36) units will target residents whose income qualify at the 80% or below AMI level, and the remaining twenty-four (24) units will target residents whose household incomes qualify at the 30% or below AMI level. The proposed income levels provide a true mix of affordable and workforce housing. The proposed plan also consist of approximately 8,600 sqft of commercial or retail space for a future tenant.

Type: Mixed Use Workforce/Affordable Housing

Units: 116

Retail/ Commercial Space: 9,000 sqft

Location: Miami, Florida

Expected Financial Closing: January 2021

Expected Construction completion: April 2022



3685 GRAND AVE

The proposed scope of the development is to bring a mixed use/mixed income development to the historical area of coconut grove while also closing the gap on the affordable housing shortage in the Miami-Dade County metropolitan area. The goal is to integrate income levels by creating a mixed income product that has the look, feel, services and amenities of a full-service market rate development. The proposed 100 units with ground floor commercial space will become an example of development that leverages grass roots community development to revitalize and transform a historically minority area of coconut grove without displacing those who have been long term residents and stakeholders of the local community. The proposed unit mix will comprise of a combination of one, two, and three-bedroom units ranging in size from 700 to 1200 square feet. The multi-family development, which will meet the green certification requirements of the County and construction lenders, is proposed to consist of an eight-story high-rise building with structured podium parking and ground floor retail/commercial space. The building will also feature class A amenities and finishes to the extent of what the final budget will support.

Type: Mixed Use Workforce/Affordable Housing

Units: 100

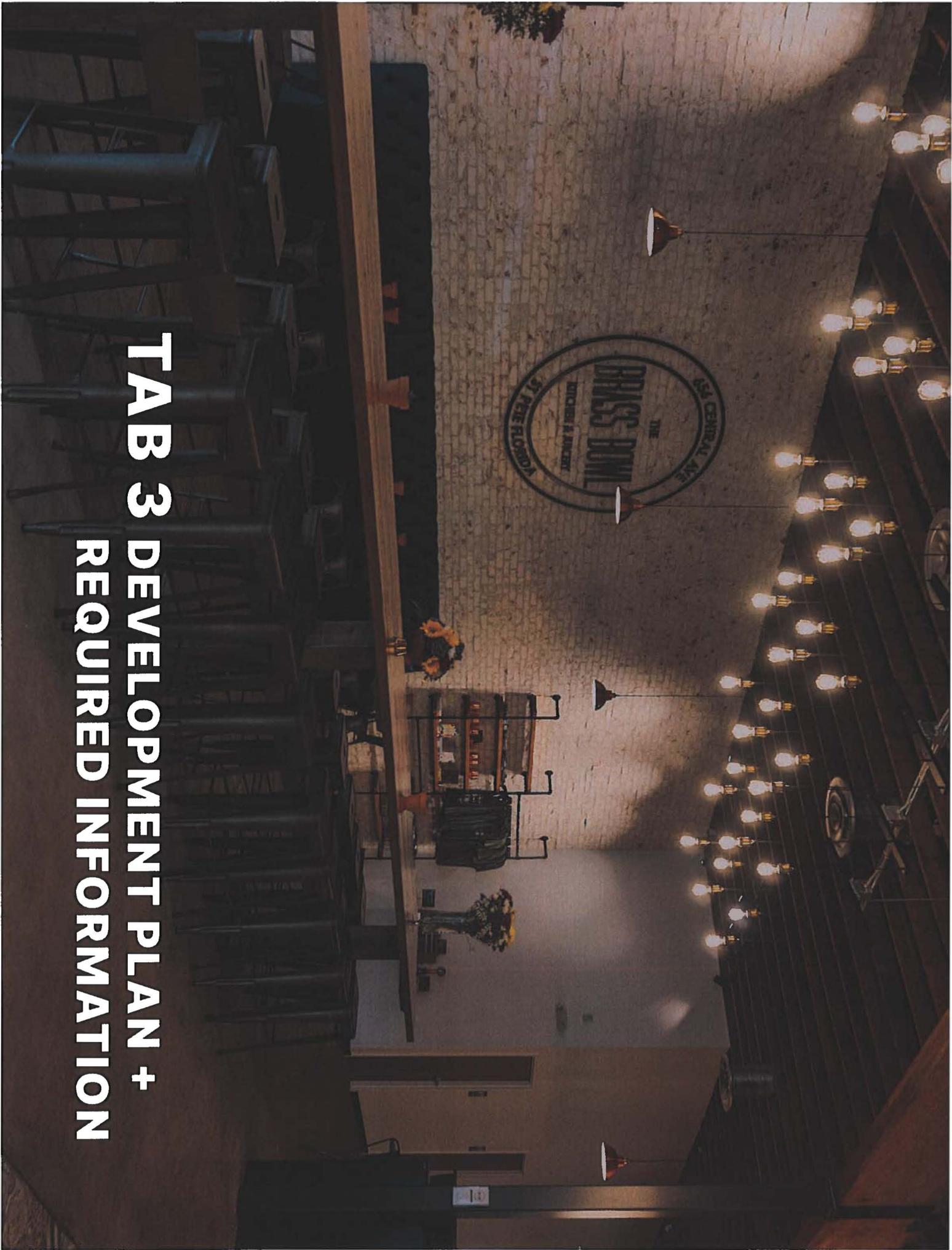
Retail/ Commercial Space: 5,500 sqft

Location: Miami, Florida

Expected Financial Closing: March 2021

Expected Construction completion: May 2022





TAB 3 DEVELOPMENT PLAN + REQUIRED INFORMATION

9.1. PROPOSED LEASE TERM

The applicant proposes a 50 year lease minimum for purposes of the residential development.

9.2. MARKET DRIVEN PROPOSAL FOR ANNUAL BASE RENT

Our proposal is based upon the specific midtown and 22nd street market environment.

9.3. A PURCHASE OPTION

We agree to these terms with the final time and measure of goal completion to be defined with the City of St. Petersburg.

9.4. DEVELOPMENT TO PROVIDE SPACE TO DELIVER SERVICES TO SOUTH ST PETERSBURG COMMUNITY

We are specifically focusing on the area's of nutrition and cooking classes for the community. We intend to utilize the food hall and existing cooking infrastructure

9.5. CREATION OF THE HIGHEST NUMBER OF PERMANENT FULL-TIME JOBS FOR RESIDENTS

We are fully supportive of all efforts to maximize the number of full-time jobs for residents of the South St. Petersburg Community Redevelopment Area.

9.6. OCCUPANCY OF THE PROJECT SITE BY LOCAL BUSINESSES

All of our major tenants are based directly within the district.

9.7. HOUSING COMPONENT MIX OF AFFORDABLE AND MARKET RATE UNITS.

The project will consist of 86 units targeted towards workforce and affordable housing. The income level mix is between 30% AMI and 80% AMI (average median income)

Approximately 25% of the units at 30% AMI

Approximately 36% of the units at 60% AMI

Approximately 38% of the units at 80% AMI

The proposed income mix provides a true mixed income demographic that consist of both workforce and affordable housing while also keeping in line with the requirements necessary to be eligible to apply and utilize the various financial subsidy tools at the local, state and federal level.

9.8. DEVELOPMENT CONSISTENT WITH THE CITY'S GROW SMARTER INITIATIVE

In addition to the Grocery Store program. We have specially included a technology and gaming company within the tenant mix. We also intend to target financial institutions such as a bank and financial planners. Currently there is only one credit union within the district.

9.9. DEMONSTRATED EFFORT TO PARTNER AND COLLABORATE WITH LOCAL COMMUNITY GROUPS

Our team consists of community partners and leaders in direct contact with all of the entities listed. Our team is uniquely qualified to meet this project goal. We've also provided letters of support for our team.

9.10 DEVELOPMENT PLAN

The proposed project scope consist of affordable workforce housing and a dynamic mix of retail tenants that will include a 13,000 square foot grocery store along with a Fresh Seafood storefront and E-Gaming facility that supports the expanding world of video games. The proposed financing for the 86 workforce/ affordable housing units consist of 4% Tax Exempt Bonds from issued by Florida Housing Finance Corporation (FHFC), St. Pete Affordable Housing Redevelopment Loan Program Funds, FHFC SAIL subsidies, 4% Low Income Housing Tax Credit Equity, and deferred developers fee. The capital stack for the commercial space consist of traditional debt with the participation of the city of St. Pete to provide capital in the form of a soft loan, grant or other subsidy contribution.

New Urban Development LLC and Sugar Hill Group, LLC is proposing an 4-story multifamily housing development consisting of one and two bedroom apartments units. The residential unit mix that makes up the 86 total proposed units are thirty (30) one-bedroom units, and fifty-six (56) two-bedroom units. The one-bedroom units will be approximately 625-700 square feet in size, while the two-bedrooms will be at approximately 900-1,100 square feet. The demographic for the proposed units will be targeted for residents who qualify under the affordable and workforce housing income limits. All 86 units will be rent restricted to comply with the HUD regulated income limitation serving future residents who quality at the 30%, 60% and 80% Average Median Income (AMI) levels. This makes for a true blend of mixed income providing both affordable and workforce housing. The proposed 4 story building will be a newly constructed building designed to fit within the vacant space not occupied by the current commercial buildings, allowing for a mixed used master plan to create a mixed use development plan composed of both commercial and residential activity. Following is a list of features and amenities that we will attempt to utilize in each of its projects and will attempt to place here, subject to space and budget considerations.

General Features:

- Wood Cabinets
- Hard Surface Counter Tops
- Stainless Steel Appliances
- Increased Closet Space
- Washer & Dryers in the Units
- Ceiling Fans
- Dishwashers
- Gated access
- Exercise Room
- Community Room
- Computer Labs
- Library
- Carpet meets CRI emission levels
- Low VOC paint
- Smoke-free public spaces
- Secure bicycle storage for residents
- Pedestrian friendly design

Energy Conservation:

- Energy Efficient Air Conditioning Systems
- Energy Star appliances
- Energy Star lighting
- Energy Star efficient windows featuring low-emittance coatings
- Energy Star ceiling fans in all bedrooms and living areas
- Insulation featuring high R values to resist heat flow
- Motion detected lighting for public areas and corridors
- Photocell lighting for exterior buildings and the entire site
- Programmable thermostats in all units
- Apartment exterior doors located within breezeway, no direct solar radiation

Water Efficiency:

- Low-flow faucets, showerheads, and toilets.
- Reclaimed water for irrigation systems and drought-resistant plants

Site Sustainability:

- Centrally located sites
- Secure bicycle storage for residents
- Pedestrian friendly design
- Recycled playground, equipment, and outdoor furniture

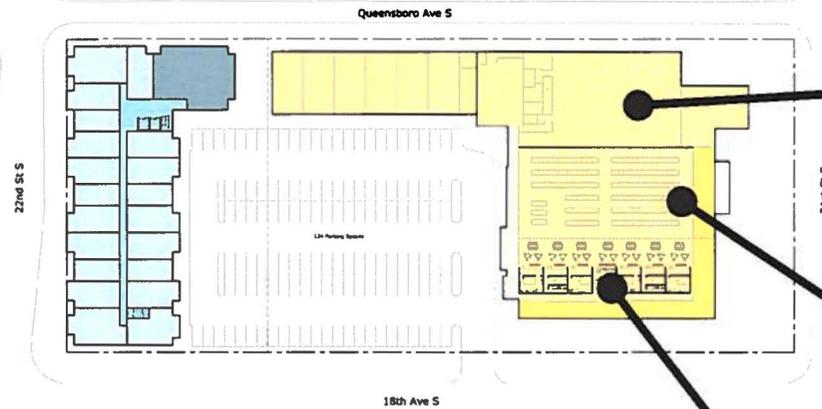
Storm water Treatment:

- Storm water protection plan & monitoring in place during construction.
- Silt fences erected around limits of clearing and grading

MIXED USE DEVELOPMENT

We're adding significant density to 22nd street with a multi-level residential space that has the potential for ground level retail components. We understand the importance of a pedestrian friendly streetscape. We intent to reflect and extend the streetscape being developed by the City along the 22nd street corridor.

GROUND LEVEL



EGAMES

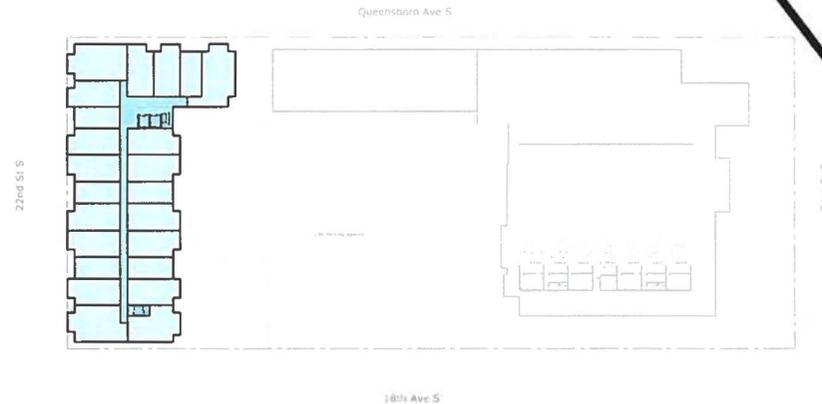


GROCCER



FOOD HALL

SECOND LEVEL



9.11. NO REZONING OF ANY PART OF THE PROPERTY

We are working within the existing zoning. To meet the city goals for housing on site we would encourage a variance to the parking requirements. This would be specifically in regards to units below 750sf. We would ask that this development be treated as the rest of downtown and eliminate parking requirements for these units.

8.9. PREFERRED REAL ESTATE INTEREST TO BE CONVEYED AND SPECIFIC TERMS

The development team proposes a 50-year lease with a purchase option effective from the day of the financial closing for the residential transaction. While all purchase terms may be subject to negotiation, the project team envisions terms such as the following:

- \$1 per year site lease (encompassing ground lease and lease of improvements)
- Purchase option at a price of \$750,000 (against appraised value of \$1,175,000 by McCormick Seamon and Terrana Appraisers, April 16, 2018).
- \$25,000 reduction in purchase price for each new permanent, full-time, living wage 🌟 job created by the project and filled by a previously low-income person

🌟 The team defines “living wage” at 200% of federal poverty level for a single individual; and defines “previously low-income” as below federally defined low-income level at time of hire.

8.10. PROJECT PRO FORMA AND CONSTRUCTION BUDGET

See below for both pro forma and construction budgets.

8.11. CONFIRMED OR VERIFIABLE SOURCES OF FUNDS

See below for equity and debt LOI's.

PROPOSED RESIDENTIAL SOURCES AND USES AND PRO FORMA

Sugar Hill Apartments - St. Petersburg FL

1) Project Setup

Project Name	Sugar Hill Apartments
City, State	St. Petersburg FL
County	
Ownership Entity	
Project Manager	

Bond Deal:	YES
Type	Fixed Rate

Project Type	("x")
New Construction	X
Acquisition/Rehabilitation	
Rehabilitation	

Lease-up Information	
# of Leases upon initial C/O	20
# of Leases per Month	9

Qualifying Program	("x")
20% @ 50%	
40% @ 60%	X
% of Affordable Housing Units	100.00%

Financing Vehicle	("Y" or "N")	Credit %	Int. Rates
LIHTC 9%	N	9.00%	4.25%
TE Bonds/4% LIHTC	Y	3.08%	4.75%

Building Type	Mid Rise
---------------	----------

Utility Allowance	Amount
Studio	43
1 bedroom	69
2 bedroom	94
3 bedroom	123
4 bedroom	0
	76

Type	% Units	% SF	% Income	# of Units
30%	25.58%	21.65%	9.13%	22
60%	36.05%	32.90%	28.65%	31
80%	38.37%	34.87%	41.95%	33
120%	0.00%	0.00%	0.00%	0

Rent Schedule	# of Units	Unit Type VLI/LI/MKT	Rent Limit	Unit Sq. Ft.	Actual Rent	Net Rent	Total Rent Monthly	Total Rent Annual	Total Sq. Ft.	Rent P.S.F.	Rent Per Unit
1 Bedroom	11	ELI	30%	650	396	327	3,597	43,164	7,150	6.04	3,924
1 Bedroom	10	WF	80%	650	1,056	1,013	10,130	121,560	6,500	18.70	12,156
1 Bedroom	9	LIHTC	60%	650	792	723	6,507	78,084	5,850	13.35	8,676
2 Bedroom	11	ELI	30%	950	475	406	4,466	53,592	10,450	5.13	4,872
2 Bedroom	23	WF	80%	950	1,265	1,171	26,933	323,196	21,850	14.79	14,052
2 Bedroom	22	LIHTC	60%	950	949	855	18,810	225,720	20,900	10.80	10,260
Total	86			22,500			88,360	1,060,316	81,300	\$ 13.04	12,329

Operating Expenses	Total	Per Unit	P.S.F. (rentable)	Notes
Administrative	25,800	300.00	0.32	
Management Fee	50,365	585.64	0.62	5.00%
Utilities	83,850	975.00	1.03	
Payroll, Taxes & Benefits	103,200	1,200.00	1.27	
Repair & Maintenance	60,200	700.00	0.74	
Insurance	43,000	500.00	0.53	
Real Estate Taxes - Abatement	86,000	1,000.00	1.06	
HFA Monitoring Fee	2,700	31.40	0.03	
Replacement Reserves	25,800	300.00	0.32	
Total	480,915	5,592		486.26
Debt Service Coverage on 1st Mortgage		1.20%		

Other Income	Per Unit	Per Annum
Laundry	0	0
Cable	0	0
Garage	0	0
retail	0	0
Total Other Income	0	0

Vacancy Rate	5%	53,016
--------------	----	--------

Sugar Hill Apartments - St. Petersburg FL
Sources & Uses

86 # of Units

Sources	Ref.	Construction Phase		
		Total	%	Per Unit
Permanent Tax Exempt Bond		7,850,000	35.82%	91,279
Short Term Tax Exempt Bond		3,300,000	15.06%	38,372
CRA Soft Loan		860,000	3.92%	10,000
SAIL Funding/ SAIL ELI		4,000,000	18.25%	46,512
Limited Partner Equity (Federal)		3,423,600	15.62%	39,809
Deferred Developer Fee		2,480,613	11.32%	28,844
Total Sources		21,914,213	100.00%	254,816

Permanent Phase		
Total	%	Per Unit
7,850,000	35.82%	91,279
0	0.00%	0
860,000	3.92%	10,000
4,000,000	18.25%	46,512
7,608,000	34.72%	88,465
1,596,213	7.28%	18,561
21,914,213	100.00%	254,816

Uses	Ref.	Construction Phase		
		Total	%	Per Unit
Hard Construction Costs		11,897,400	54.29%	138,342
GC Profit		720,000	3.29%	8,372
GC General Requirements		720,000	3.29%	8,372
GC Overhead		240,000	1.10%	2,791
P&P Bonds		102,600	0.47%	1,193
Hard Cost Contingency @:	5.0%	684,000	3.12%	7,953
Construction Period LOC Commitment Fee		55,750	0.25%	648
Construction Interest Carry Expense		812,448	3.71%	9,447
Construction Loan Origination Fee		223,000	1.02%	2,593
Insurance and Taxes Escrow		129,000	0.59%	1,500
Application Fees		8,790	0.04%	102
FHFC Bond Compliance Set up Fee		2,580	0.01%	30
FHFC Bond Administrative Fee		27,875	0.13%	324
FHFC Bond Financial Advisor fee		40,000	0.18%	465
FHFC Compliance Fee		95,395	0.44%	1,109
FHFC Admin Fee		44,050	0.20%	512
FHFC Credit Underwriting Fee		20,737	0.09%	241
FHFC Construction Inspection Fee		34,067	0.16%	396
FHFC Commitment Fee		40,000	0.18%	465
Bond Counsel Fees		55,000	0.25%	640
Accounting Fees, Cost Cert. 8609		45,000	0.21%	523
Reserves - 6 months DS + Op Ex		459,829	2.10%	5,347
Appraisal & Market Study		26,000	0.12%	302
Architect Fee-Design		350,000	1.60%	4,070
Architect Fee-Supervision		57,000	0.26%	663
Permit and Tap Fees		258,000	1.18%	3,000
Environmental Report		75,000	0.34%	872
Testing services		172,000	0.78%	2,000
Site Engineering		150,000	0.68%	1,744
Survey (including as-built)		30,000	0.14%	349
Marketing & Advertising		73,100	0.33%	850
FFE		146,200	0.67%	1,700
Title Insurance & Recording		150,000	0.68%	1,744
Insurance - Builders Risk / P&L slip and falls		107,500	0.49%	1,250
Legal Fees - Bond Counsel		75,000	0.34%	872
Legal Fees- Partnership		125,000	0.57%	1,453
Legal Fees Syndicator		50,000	0.23%	581
Legal Fees - Lender		50,000	0.23%	581
Legal Fees - HFA County Bond Counsel Fee		10,000	0.05%	116
Short Term Bond Redemption Fees		50,000	0.23%	581
Contingency (Soft Cost)	5.0%	159,006	0.73%	1,849
Sub-Total		18,571,328		
Land, To be Acquired		10	0.00%	0
Developers Fee	18.0%	3,342,875	15.25%	38,871
Total Project Cost		21,914,213	100.00%	254,816

Permanent Phase		
Total	%	Per Unit
11,897,400	54.29%	138,342
720,000	3.29%	8,372
720,000	3.29%	8,372
240,000	1.10%	2,791
102,600	0.47%	1,193
684,000	3.12%	7,953
55,750	0.25%	648
812,448	3.71%	9,447
223,000	1.02%	2,593
129,000	0.59%	1,500
8,790	0.04%	102
2,580	0.01%	30
27,875	0.13%	324
40,000	0.18%	465
95,395	0.44%	1,109
44,050	0.20%	512
20,737	0.09%	241
34,067	0.16%	396
40,000	0.18%	458
55,000	0.25%	640
45,000	0.21%	523
459,829	2.10%	5,347
26,000	0.12%	302
350,000	1.60%	4,070
57,000	0.26%	663
258,000	1.18%	3,000
75,000	0.34%	872
172,000	0.78%	2,000
150,000	0.68%	1,744
30,000	0.14%	349
73,100	0.33%	850
146,200	0.67%	1,700
150,000	0.68%	1,744
107,500	0.49%	1,250
75,000	0.34%	872
125,000	0.57%	1,453
50,000	0.23%	581
50,000	0.23%	581
10,000	0.05%	116
50,000	0.23%	581
159,006	0.73%	1,849
18,571,328		
10	0.00%	0
3,342,875	15.25%	38,871
21,914,213	100.00%	253,551

5-Year Operating Pro Forma

Income:	<u>Year 1</u>	<u>Per Unit</u>	<u>Year 2</u>	<u>Year 3</u>
Net Rental Income	1,060,316	12,329	1,081,522	1,103,153
Reserve for Vacancy @ 5.0%	(53,016)	(616)	(54,076)	(55,158)
Laundry Income	0	0	0	0
Other Income	0	0	0	0
Total Income	1,007,300	11,713	1,027,446	1,047,995
Expenses:				
Administrative	25,800	300	26,574	27,371
Management Fee @ 5.0%	50,365	586	51,876	53,432
Utilities	83,850	975	86,366	88,956
Payroll, Taxes & Benefits	103,200	1,200	106,296	109,485
R & M	60,200	700	62,006	63,866
Insurance	43,000	500	44,290	45,619
Real Estate Taxes	86,000	1,000	88,580	91,237
Replacement Reserves	25,800	300	25,800	25,800
HFA Monitoring Fee	2,700	31	2,781	2,864
Total Expenses	480,915	5,592	494,568	508,632
Net Operating Income	526,385	6,121	532,878	539,364
Debt Service:				
Permanent Tax Exempt Bond	{a}	438,744	5,102	D.S.C
CRA Soft Loan	{b}	8,600	100	1.20% {a} only
SAIL Funding/ SAIL ELI	{c}	40,000	465	1.18% {a+b}
	{d}	0	0	1.08% {a+b+c}
Total Debt Service		487,344	5,667	1.08% {a+b+c+d}
				1.08%
Distributable Cashflow		39,041	454	487,344
				487,344
Debt Service Coverage				45,534
{a - 1} As Per Standard Formula		1.20%		52,020
Cash Flow After First	\$	87,641.29	\$	94,133.84
			\$	100,619.71

5-Year Operating Pro Forma

<i>Income:</i>	<u>Year 4</u>	<u>Year 5</u>
Net Rental Income	1,125,216	1,147,720
Reserve for Vacancy @ 5.0%	(56,261)	(57,386)
Laundry Income	0	0
Other Income	0	0
Total Income	<u>1,068,955</u>	<u>1,090,334</u>
<i>Expenses:</i>		
Administrative	28,192	29,038
Management Fee @ 5.0%	55,035	56,686
Utilities	91,625	94,374
Payroll, Taxes & Benefits	112,769	116,153
R & M	65,782	67,756
Insurance	46,987	48,397
Real Estate Taxes	93,975	96,794
Replacement Reserves	25,800	25,800
HFA Monitoring Fee	2,950	3,039
Total Expenses	<u>523,116</u>	<u>538,036</u>
Net Operating Income	545,839	552,298
<i>Debt Service:</i>		
Permanent Tax Exempt Bond	438,744	438,744
CRA Soft Loan	8,600	8,600
SAIL Funding/ SAIL ELI	40,000	40,000
	0	0
Total Debt Service	<u>487,344</u>	<u>487,344</u>
Distributable Cashflow	<u>58,495</u>	<u>64,954</u>
Debt Service Coverage <i>{a - 1} As Per Standard Formula</i>	1.24%	1.26%
<i>Cash Flow After First</i>	\$ 107,094.67	\$ 113,554.28

COMMERCIAL PROPOSED SOURCES AND USES

A. Preliminary Sources and Uses

Sources	Amount
Permanent Debt	\$1,900,000
City of St. Petersburg /Walmart Lease Negotiation Funding	\$1,500,000
Deferred Developer Fee	\$116,719
Total	\$3,516,719

Uses	Amount
Hard Cost	\$2,081,484
Soft Cost	\$1,435,235
Total	\$3,516,719

B. Commercial Base Rent

Total Commercial SQFT	Average Base Rent Per SQFT	Total Annual Base Rent
47,389	\$8.85	\$419,388

Tangerine Plaza Commercial
St. Petersburg, FL
Sources & Uses

Sources	Construction Phase			Permanent Phase			Per Unit
	Total	%	Per Gross SFT	Total	%	Per Gross SFT	
Construction Loan	1,900,000	54%	40	-	0%	-	#DIV/0!
Perm. 1st Mortgage	-	0%	-	1,900,000	54%	40	#DIV/0!
City of St. Petersburg Funding	1,500,000	43%	32	1,500,000	43%	32	#DIV/0!
Deferred Developer Fee	23.01% 116,719	3%	2	23.01% 116,719	3%	2	#DIV/0!
Total Sources	3,516,719	100%	74	3,516,719	100%	74	#DIV/0!

Uses	Construction Phase			Permanent Phase			Per Unit	
	Total	%	Per Gross SFT	Total	%	Per Gross SFT		
Hard Costs								
Construction Costs		1,629,678	46%	34.39	1,629,678	46%	34.39	#DIV/0!
GC Profit	6.00%	97,781	3%	2.06	97,781	3%	2.06	#DIV/0!
GC General Requirements	6.00%	97,781	3%	2.06	97,781	3%	2.06	#DIV/0!
GC Overhead	2.00%	32,594	1%	0.69	32,594	1%	0.69	#DIV/0!
P&P Bonds		142,167	4%	3.00	142,167	4%	3.00	#DIV/0!
Hard Cost Contingency @:	5.00%	81,484	2%	1.72	81,484	2%	1.72	#DIV/0!
Soft Costs								
Accounting Fees		10,000	0%	0.21	10,000	0%	0.21	#DIV/0!
Architect Fee-Design/CA	12.50%	250,000	7%	5.28	250,000	7%	5.28	#DIV/0!
Permits, Impact & Tap Fees	-	75,000	2%	1.58	75,000	2%	1.58	#DIV/0!
Environmental Report		10,000	0%	0.21	10,000	0%	0.21	#DIV/0!
Construction Inspection Fee		10,000	0%	0.21	10,000	0%	0.21	#DIV/0!
Insurance - Builders Risk / P&L slip and falls	0.45	9,367	0%	0.20	9,367	0%	0.20	#DIV/0!
Legal Fees - Partnership		50,000	1%	1.06	50,000	1%	1.06	#DIV/0!
Marketing & Advertising	-	75,000	2%	1.58	75,000	2%	1.58	#DIV/0!
Survey (including as-built)		20,000	1%	0.42	20,000	1%	0.42	#DIV/0!
Title Insurance & Recording		20,000	1%	0.42	20,000	1%	0.42	#DIV/0!
Civil/Traffic/Landscape Engineering		10,000	0%	0.21	10,000	0%	0.21	#DIV/0!
Contingency (Soft Cost) @:	3.00%	16,181	0%	0.34	16,181	0%	0.34	#DIV/0!
Financing Costs								
Perm. Loan Origination Fee	2.00%	38,000	1%	0.80	38,000	1%	0.80	#DIV/0!
Perm. Loan Commitment Fee	0.50%	9,500	0%	0.20	9,500	0%	0.20	#DIV/0!
Capitalized Loan Fees/Interest #1		133,000	4%	2.81	133,000	4%	2.81	#DIV/0!
Reserves								
Operating Reserve	6 Mths	141,456	4%	2.98	141,456	4%	2.98	#DIV/0!
Debt Service Reserve	6 Mths	50,476	1%	1.07	50,476	1%	1.07	#DIV/0!
Acquisition								
Land Cost		100	0%	0.00	100	0%	0.00	#DIV/0!
Developer Fee	18.00%	507,156	14%	10.70	507,156	14%	10.70	#DIV/0!
Total Project Cost		3,516,719	100%	74	3,516,719	100%	74	#DIV/0!

Project Name Tangerine Plaza Commercial
Location St. Petersburg, FL
Total Commercial SFT 47,389
Vacancy 5.00%
1st Year of Stabilization 2

Commercial Rental Income Breakdown

Commercial Unit	Unit SFT	Rent Per SFT	Total Mthly Rent	Total Annual Rent
Unit 1754	1,310	15.00	1,638	19,650
Unit 1762	1,293	15.00	1,616	19,395
Unit 1766	1,293	14.50	1,562	18,749
Unit 1770	1,293	14.50	1,562	18,749
Unit 1778	1,293	14.50	1,562	18,749
Unit 1782	1,293	13.00	1,401	16,809
Unit 1786	536	13.00	581	6,968
Unit 1794	13,026	2.75	2,985	35,822
Unit 1795	13,026	11.00	11,941	143,286
Unit 1796	13,026	11.00	11,941	143,286
Total	47,389		36,788	441,462
Total Income after Vacancy			34,949	419,388

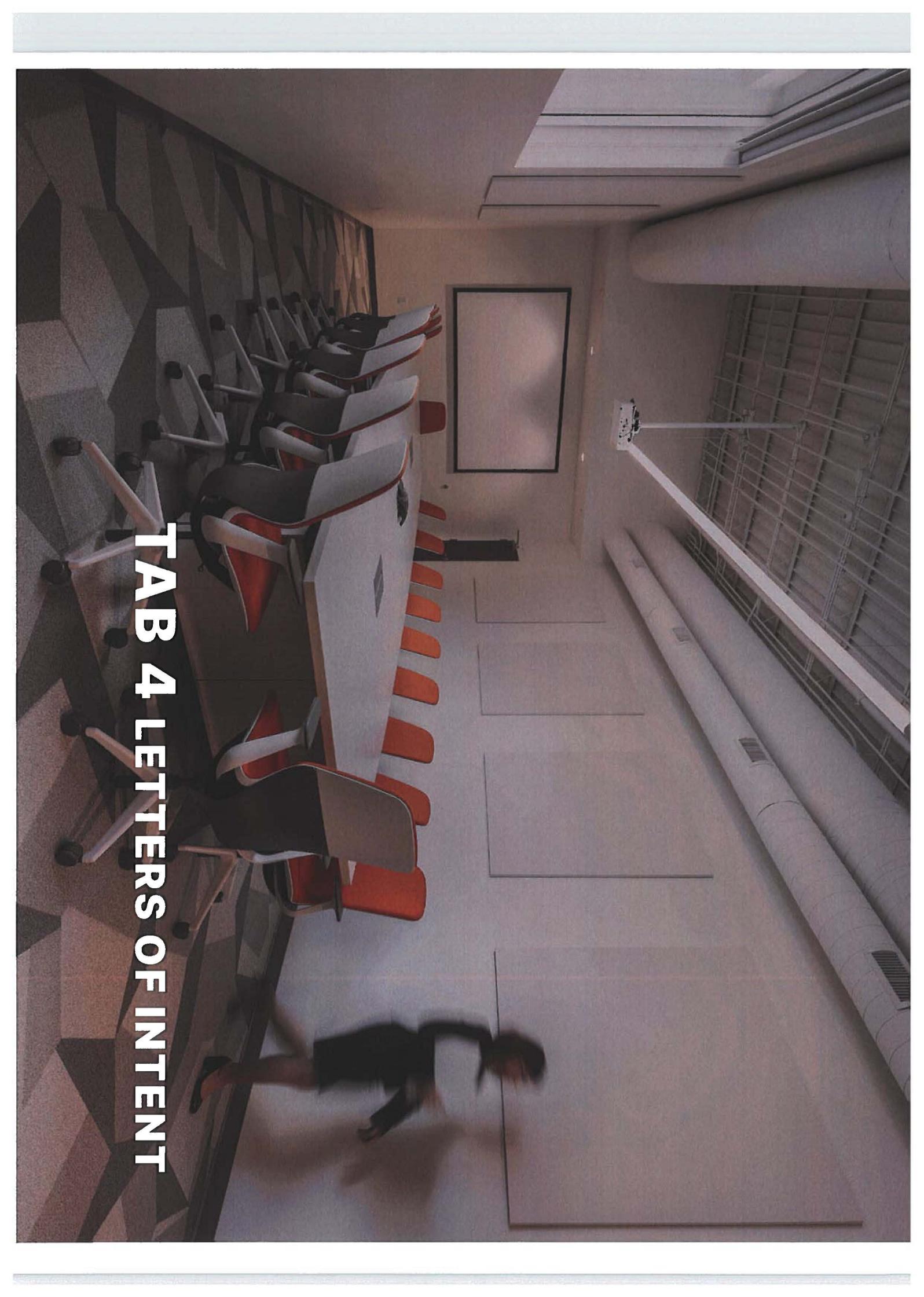
Commercial Operating Expense Breakdown

Expense Type	Exp./SFT	Total Annual Exp.
Property Management	10.00%	0.88 41,939
CAM Expenses		4.20 199,034
Broker Commission Fees	5.00%	0.44 20,969
Replacement Reserve	5.00%	0.44 20,969
Total Expenses		5.97 282,911

**Tangerine Plaza Commercial
St. Petersburg, FL
Year of Stabilization**

2

	Year 0	Year 1	Year 2	Year 3	Year 4	Year 5
Income						
Potential Income						
Income #1		-	441,461	454,705	468,346	482,396
Vacancy		-	22,073	22,735	23,417	24,120
Effective Gross Income (EGI)		-	419,388	431,970	444,929	458,277
Operating Expenses						
Total Expenses		-	282,911	288,989	295,201	301,550
Net Operating Income		-	136,477	142,981	149,728	156,727
Debt Service						
Total Debt Service		-	100,953	100,953	100,953	100,953
Property Cash Flows		-	35,524	42,028	48,775	55,774



TAB 4 LETTERS OF INTENT

REDSTONE™

via e-mail

May 20, 2020

Oliver L. Gross
New Urban Development, LLC

Rc: Sugar Hill Apartments
St. Petersburg, Florida
86 Units

Dear Mr. Gross,

Red Stone Tax Exempt Funding II, LLC ("Red Stone") is pleased to present Sugar Hill Group, LLC or its affiliates (the "Sponsor") with the following proposal to purchase up to \$11,150,000 of tax-exempt bonds which shall be used to construct the property and provide permanent financing as outlined below, issued by Florida Housing Finance Corporation (the "Issuer") for the benefit of the above referenced property (the "Property"). The bond purchase shall hereinafter be defined as the facility (the "Facility").

This letter sets forth the basic business terms and conditions of Red Stone's proposed financing, as well as summarizes key assumptions that Red Stone used in preparation of this proposal that were provided to us by the Sponsor or its representatives.

Structure	<p>Red Stone will provide the Facility by purchasing approximately \$11,150,000 of fixed rate tax-exempt bonds (the "Bonds") directly or through its designee. The Bonds shall mature 40 years after the closing, subject to redemption prior to maturity as described below.</p> <p>At or prior to Stabilization, as defined below, \$3,300,000 of Bonds shall be redeemed at par without any premium and the permanent bond amount shall be \$7,850,000 (the "Permanent Bond Amount").</p> <p>Red Stone will purchase the Bonds at issuance and the proceeds will be lent to the Borrower pursuant to the loan agreement (the "Loan Agreement") to be used to pay a portion of the costs incurred by the Borrower for the acquisition of the land and construction of the Property.</p> <p>The documents evidencing the Facility shall contain covenants, representations and warranties customarily provided in financing documents for bond financings of this size and nature.</p>
Borrower	<p>New Urban Development, LLC (the "Borrower"). The Borrower and [GP ENTITY] (the "General Partner") shall each be a single-purpose, bankruptcy-remote entity.</p>
Guarantors / Key Principals	<p>[GUARANTOR ENTITY] (the "Guarantor", Guarantors subject to Red Stone approval) shall provide guarantees of certain specific obligations of the Borrower, as described herein. Guarantors will be required to maintain a minimum amount of net worth and liquidity (cash & cash equivalents)</p>

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www.redstoneco.com

through Stabilization (amount and forms to be reasonably determined during underwriting). The Guarantor shall be jointly and severally obligated for certain non-recourse carve-outs as described herein.

Property

The Property, known as Sugar Hill Apartments, will be a newly constructed multifamily apartment complex, located in St. Petersburg, Florida and consisting of 86 units. The Property will consist of 30 one-bedroom units and 56 two-bedroom units comprising approximately 75,000 net rentable square feet. The units will rent between 30% and 80% of AMI.

Capital Expenditures

Funds necessary to construct the Property will be deposited into an escrow account (the "Project Fund") to fund capital expenditures on a schedule and with terms approved by Red Stone prior to the Closing Date.

The construction of the Property will be for a period no longer than 24 months from the Closing (the "Construction Period"). During the Construction Period, amounts in the Project Fund shall be disbursed to the Borrower from time to time, not more often than monthly, as the construction progresses upon submission of a proper requisition with proof of completion of work and approval of such requisition by Red Stone and its consulting engineer.

The Borrower will spend approximately \$1,900,000 (\$138,500 per unit) in hard costs for the construction of the Property. Any monies remaining in the Project Fund at the end of the Construction Period which are not needed for capital items approved by Red Stone prior to the Closing Date shall be used to pay developer fee then used to redeem Bonds.

NOI

Red Stone's proposal is based on the pro-forma NOI of \$526,385 (subject to Red Stone confirmation). This figure assumes a 5.00% vacancy rate, a 5.00% must-pay management fee, and \$300/unit/year in replacement reserves (subject to confirmation by Red Stone's underwriter and engineer).

Debt Sizing

Red Stone is sizing the Permanent Bond Amount based on a minimum 1.15x Debt Service Coverage Ratio and a maximum 90.0% Loan to Value Ratio. Upon completion of the Construction, the Loan Documents shall contain a stabilization requirement ("Stabilization") as defined below.

Stabilization

Stabilization shall mean the point at which the ratio of net operating income of the Property for the prior three months to a maximum principal and interest payable in any three month period equals or exceeds 1.15 to 1.0 and the average monthly occupancy in each of the three consecutive months equals at least 90%. For purposes of the foregoing, net operating income shall be (a) the lesser of (i) actual Property income or (ii) actual Property income adjusted to reflect 5.0% economic vacancy over (b) the greater of (i) actual Property expenses in the aggregate or (ii) projected expenses in the aggregate determined in Red Stone's underwriting (except for expense line items relating to property taxes, insurance and utilities which shall in all cases be actual).

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Notwithstanding the above, Stabilization of the Property will occur no later than 36 months from the Closing Date (the "Stabilization Period").

Extension	A one-time 6 month extension of both the Completion Period and Stabilization Period shall be allowed, provided the Borrower is not in default and the payment of an extension fee equal to 0.20% of the Bond Amount.
Bond Interest / Ongoing Fees	<p>Beginning on the date of delivery of the Bonds (the "Closing") interest will be paid monthly at a fixed rate of 4.75% per annum on the Bonds. This rate is set to equal the sum of (i) the 17 year SIFMA Swap Rate (currently 1.40%) and (ii) a spread of 3.35% per annum on the Bonds.</p> <p>For every 0.05% of movement in the SIFMA Swap Rate, the Spread shall adjust in the opposite direction by 0.01%. For example, if the SIFMA Swap Rate increases 50bps, the Spread shall decrease 10bps.</p> <p>In addition to the above stated interest rate, the Borrower will pay all trustee and issuer fees associated with the transaction.</p>
Term of Bond Purchase	Upon the 17 Year Anniversary of Closing, Red Stone shall have the option, with 6 months' notice, to require a mandatory tender of the Bonds.
Termination	Optional Prepayment of the Facility shall be prohibited until 16 years after the Closing Date. Thereafter, the Bonds may be paid off at par.
Interest Only Period	36 Months
Amortization	After the Interest Only Period, an amount of the Facility equal to Permanent Bond Amount shall be subject to mandatory redemption in part in monthly installments sufficient to amortize such Bonds fully over 40 years.
Origination Fee	1.00% of the Facility amount (\$111,500) payable to Red Stone at Closing.
Construction Administration Fee	1.00% of the Facility amount (\$111,500) payable to Red Stone at Closing.
Stabilization Fee	At the time the Borrower submits for Stabilization, the Borrower will pay a one-time fee of \$6,000 to cover the Stabilization costs of Red Stone Servicer, LLC.
Completion & Stabilization Guarantees	The Guarantors shall jointly and severally guarantee the lien-free completion of the construction prior to the end of the Construction Period, payment of all costs associated with the construction, and any payment required to achieve Stabilization.
LIHTC Equity	In addition to the Bonds, the acquisition and construction of the Property will be funded through the sale of Federal Low Income Housing Tax Credits (the "LIHTCs"). The Sponsor estimates that the proceeds from the sale of the LIHTCs will generate approximately \$7,608,000 of proceeds for investment

in the Property. The LIHTC investor is required to invest a minimum of 10% of their total LIHTC equity contributions at Closing. The additional terms and pay-in commitments of the LIHTC proceeds is subject to Red Stone review.

Other Sources	The acquisition and construction of the Property shall also be funded with a \$860,000 Affordable Housing Redevelopment Loan, \$600,000 of SAIL ELI funds, and \$3,400,000 of SAIL Funds (the "Soft Funds"). Any payments due under the Soft Funds shall be subordinated to Red Stone's Facility.
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MORTGAGE AND NOTE TERMS:

Security / Collateral	The Facility shall be secured at all times by the following items: (a) first priority mortgage lien on the Property; (b) first priority assignment of leases and rents; (c) a collateral assignment of the management agreement and all project documents; (d) a general partner/managing member pledge; (e) a developer fee pledge; (f) the aforementioned guaranties; (g) assignment of capital contributions in respect of the tax credits; (h) an environmental indemnity from the Borrower and the Guarantors.
Other Costs	Borrower shall be responsible for all closing costs and expenses of compliance with this proposal including, but not limited to costs of issuer, bond counsel, issuer's counsel, trustee's counsel, and Red Stone's counsel. During the Construction Period, the Borrower shall be responsible for third-party inspection draw fees in an amount estimated not to exceed \$1,500 per month per property. The Borrower shall also be responsible for any title and transfer costs associated with the transaction. In the event that the proposed transaction does not close for any reason other than the failure of Red Stone to comply with its obligations hereunder, Borrower shall be responsible for all third-party costs and out-of-pocket costs incurred by Red Stone not satisfied by the Application Deposit.
Property Management	The property management company and the management contract shall be subject to approval by Red Stone. The property management fee shall be 5.00% of Effective Gross Income and any amount in excess of 5.00% shall be subordinate to payment of interest on the Bonds, third-party fees, and mandatory redemption/sinking fund payments.
Application & Legal Deposit	<p>Application Deposit: \$25,000</p> <p>To be applied to the cost of preparing the third-party appraisal, engineering, and environmental reports, and Red Stone's out-of-pocket underwriting costs. Any unused portion of the deposit shall be returned to the Borrower. Said deposit is payable upon the execution of this financing proposal by Borrower.</p> <p>Legal Deposit: \$25,000</p>

An additional deposit is required to commence legal documentation. However, this deposit is not payable upon the execution of this financing proposal by the Borrower.

Reserves & Escrows Monthly payments to escrow accounts held in the partnership name by the Bond Trustee will be required for taxes, insurance premiums, and replacement reserves. Any draws from the escrow accounts shall require Red Stone's consent. The initial replacement reserves will be set at \$300 per unit per year (subject to confirmation by Red Stone's underwriter and engineer).

Operating Reserve The Borrower has budgeted the funding of a permanent operating reserve (the "Operating Reserve") in the amount of approximately \$460,000. Upon Stabilization, the Borrower shall deposit this amount into a reserve held by the LITHC equity investor. The Operating Reserve shall be used for debt service payments and/or operating deficits during the Bond Term and Red Stone's approval shall be required for any other releases of the Operating Reserve during the Bond Term. The Operating Reserve shall be released to the Borrower per the following schedules, assuming the DSCR benchmarks below are met. Any amount of the Operating Reserve that is released will be supplemented with guarantees by the Guarantors that have combined net worth of \$5 million and liquidity of \$1 million at the time of the release, not including the reserve released.

Exclusivity Upon execution of this financing proposal, the Sponsor agrees (i) to cease its efforts to obtain financing from other sources, (ii) to terminate any other financing proposals currently in process and (iii) to not sell, lease, or transfer the Property (or any interest therein). This exclusive arrangement shall terminate should Red Stone notify the Sponsor in writing that it does not intend to proceed with this transaction. Breach of this exclusivity clause shall cause both the Origination Fee and Construction Administration Fee, and any out-of-pocket due diligence costs and legal fees incurred by Red Stone, to be immediately due and payable to Red Stone.

Due Diligence / Conditions to Closing Red Stone and its agents shall have 45 days to perform due diligence from the later of the date on which Red Stone receives an executed copy of (i) this proposal and the Application Deposit and (ii) necessary preliminary due diligence information as requested by Red Stone. During the due diligence period, Red Stone's due diligence shall include, but not be limited to, engineering and environmental investigations, bond document review, title and survey review, market analysis, satisfactory review of borrower/sponsor financial statements, and other investigations deemed appropriate by Red Stone. At its sole discretion, Red Stone has the right, at any time during the due diligence period, to decline to proceed with this proposal and shall not be under any obligation to the Borrower. In the event Red Stone declines to proceed with this proposal, the Application Deposit (less actual out-of-pocket costs incurred by Red Stone and authorized hereby) and the Legal Deposit (less all fees and costs actually incurred by Red Stone's counsel) will be returned to the Borrower.

Budgets / Reporting The Borrower shall provide Red Stone or its designee with an annual budget for operations and capital expenditures to be approved by Red Stone within 30 days of submission. Periodic reporting requirements shall include delivery of operating statements, occupancy reports, rent rolls, and other reports reasonably requested by Red Stone.

Borrower shall provide to Red Stone an annual audit report of each Property's financial statements from a firm approved by Red Stone not more than 120 days after the end of each fiscal year.

Other At closing, Red Stone will purchase the Bonds directly or indirectly with a designee through a placement agent or underwriter at no cost to the Borrower. The designee (usually a large financial institution) will abide by all the terms included in this term sheet. To the extent permitted by the Issuer, the Bonds will be issued in book-entry-only form and purchased through a DTC participant selected by Red Stone.

Red Stone reserves the right to sell, assign, or participate all or part of their interests in the Facility in a form they find satisfactory, provided the sale does not adversely affect the Borrower or increase the costs, expenses, or obligations of Borrower. Red Stone shall notify the Borrower of any transfer.

The Borrower shall cooperate fully with Red Stone in this matter and shall take all actions reasonably requested by Red Stone and the new participant, but will not be required to enter into any documents which are materially adverse to the Borrower. The Borrower shall not incur any costs or additional liability from any such transfer or securitization.

Offer Expiration If the terms set forth in this letter are satisfactory, please indicate your acceptance by executing and returning to Red Stone a copy of this letter and the Application Deposit before June 24, 2020. If you have not done so by such date, this proposal shall expire and be of no further effect.

This letter is a proposal to purchase of up to \$11,150,000 of tax-exempt bonds. This letter does not constitute a commitment or approval to lend or purchase in any manner. Any commitment by Red Stone to lend or purchase the Bonds is contingent upon the completion and ratification by Red Stone's Board of Directors of our due diligence review.

Very truly yours,

Red Stone Tax Exempt Funding II LLC



Cody Z. Langeness
President

Agreed and Accepted:

New Urban Development, LLC

By: 

Name: Oliver L. Gross

Title: Authorized Signatory

Date: 5/20/20



May 21, 2020

Mr. Oliver L. Gross
 New Urban Development, LLC
 8500 NW 25th Ave
 Miami, FL 33147

Re: Sugar Hill Apartments
St. Petersburg, FL

Dear Mr. Gross,

We appreciate the opportunity to arrange for the equity capitalization of Sugar Hill Group, LLC (the "Company") which will develop 86 units of family housing to be known as Sugar Hill Apartments in St. Petersburg, FL (the "Property"). We understand that the development of the Property will be financed as follows: (i) approximately \$7,850,000 from the proceeds of a permanent loan derived from the sale of tax-exempt bonds (the "First Mortgage Loan"), (ii) approximately \$860,000 from the proceeds of funds provided by the Affordable Housing Redevelopment Loan program, (iii) approximately \$4,000,000 from the proceeds of funds provided by the Florida Housing Finance Corporation (the "State Agency") through its State Apartment Incentive Loan ("SAIL") program, comprising \$3,400,000 (the "SAIL Loan") and \$600,000 (the "SAIL ELI Loan"), and (iv) if necessary, the deferral of a portion of the Development Fee. The Property will be developed, owned and operated so that 100% of the apartment units will qualify for federal low-income housing tax credits (the "Tax Credits"). We have reviewed the materials that you have delivered to us and we have determined the status and financial needs of the Property and the Company.

Based on the materials that you have delivered to us to date, and assuming the accuracy and completeness thereof, we hereby commit to provide equity capital ("Equity Capital") to the Company and the Property in the amount of approximately \$7,608,000. The Equity Capital amount represents approximately 95% (\$0.95 per dollar of Tax Credits) of the anticipated \$8,009,178 of Tax Credits which will be available for a 99.99% ownership interest in the Company (of which 0.01% will be the Special Member ownership interest). The Special Member will be an affiliate of Stratford Capital or its designee.

We anticipate that the Equity Capital will be contributed as follows:

Contribution	Benchmark for Contribution	% of Equity	Equity Capital Contributed
First	Initial Closing	20.0%	\$1,521,600
Second	25% Completion	10.0%	\$760,800
Third	50% Completion	15.0%	\$1,141,200
Fourth	100% Completion	10.0%	\$760,800
Fifth	Final Closing and achievement of 100% Qualified Occupancy	35.0%	\$2,662,800
Sixth	Stabilization and receipt of IRS Forms 8609	10.0%	\$760,800
	TOTAL	100%	\$7,608,000

The Company will be required to fund an operating deficit reserve to be held by the Company in the approximate amount of \$459,829 (approximately equal to six months of stabilized operating expenses, replacement reserves and debt service on the First Mortgage Loan) and funded by the Fifth Installment of Equity Capital. In addition, the Company will reimburse Stratford Capital \$50,000 for legal fees and due diligence costs at Initial Closing.

We have reviewed your proposed rents and operating expenses used in preparing the operating budget which will be included in your Tax Credit application.

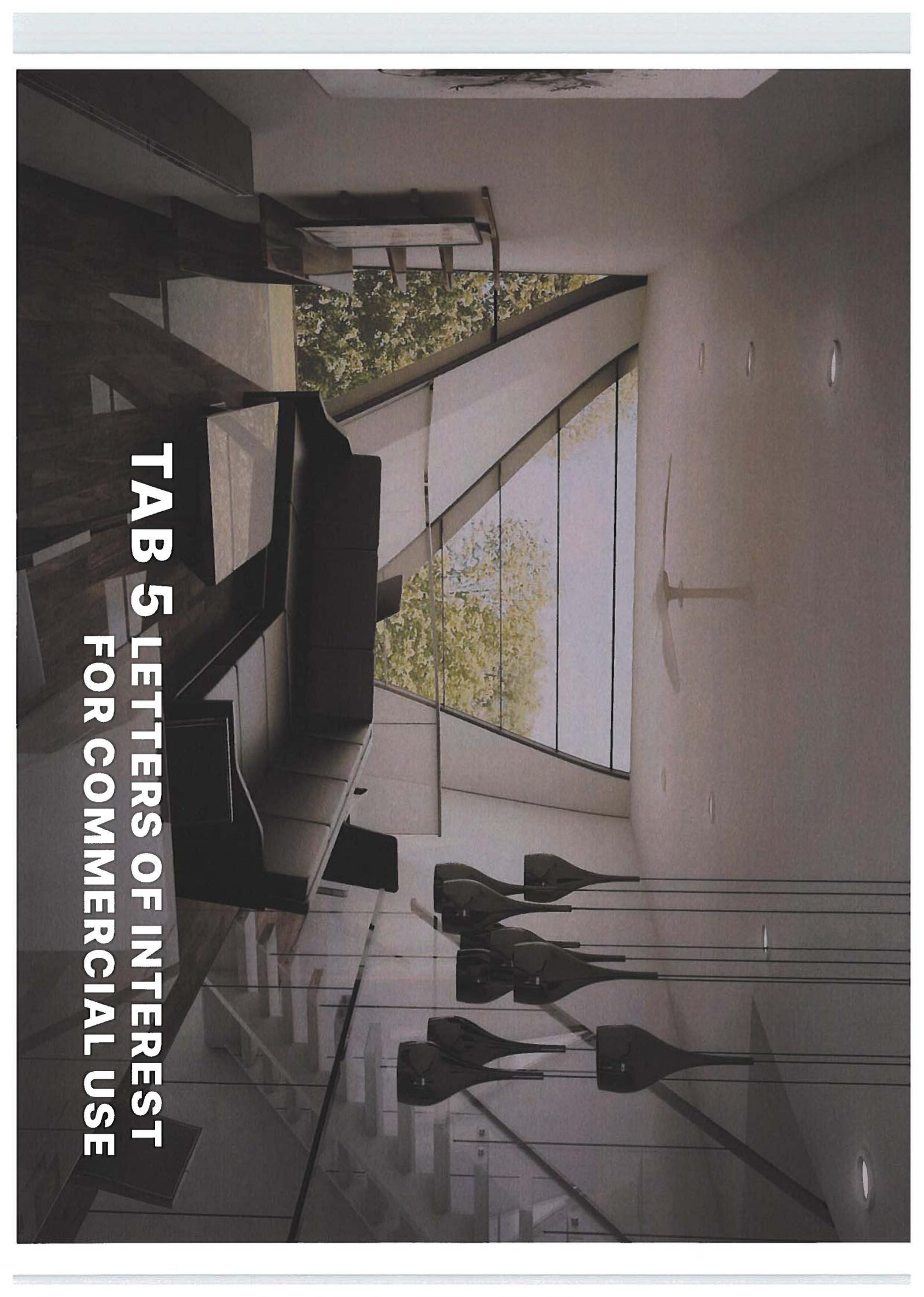
As you may know, the principals of Stratford Capital have arranged for the equity financing of over 230 multi-family residential properties, most of which benefit from Tax Credits. This commitment is conditioned upon: (i) the Property qualifying for Tax Credits in the amount of approximately \$8,009,178 (\$800.918 annually), (ii) the Property being developed and operated substantially as represented by Sugar Hill Group, LLC, (iii) our confirmation of the representations, warranties and information provided by you to us, (iv) execution of an Operating Agreement and other definitive documentation required by us, and (v) no materially adverse changes occurring in applicable laws, rules, regulations or market conditions.

Please call me at (978) 535-5600, extension 124 if you have any questions. We look forward to working with you and closing the transaction.

Sincerely,

STRATFORD CAPITAL GROUP

By: Miles M. Hapgood III
 Miles M. Hapgood, III
 Senior Vice President

A photograph of a modern interior space. The room features a curved wall with large windows that offer a view of green trees outside. The ceiling is white with recessed lighting. In the foreground, there is a dark, tufted leather sofa. To the right, a glass railing is visible, and in the background, there are several modern, dark-colored chairs. The overall atmosphere is clean, bright, and contemporary.

**TAB 5 LETTERS OF INTEREST
FOR COMMERCIAL USE**



EXPERTISE AND CAPITAL TO HELP YOUR PROJECT SUCCEED.

May 19, 2020

Leo Anderson
Taste of the Island Market Place
2219 34th Street South
Saint Petersburg, FL 33711

RE: Tangerine Plaza
1794 22nd Street South
St. Petersburg, FL. 33712

Dear Mr. Roy Binger:

Florida Community Loan Fund, Inc. (FCLF) will be pleased to consider a loan request to Taste of the Island Market Place Grocery Store subject to complete underwriting of the Project and Borrower, to develop a retail grocery store located at the Tangerine Plaza, 1794 22nd Street South, Saint Petersburg, Florida. The new retail grocery store will provide access to fresh food in a food desert.

A loan would likely offer terms as follows:

Borrower: Taste of the Island Market Place

Loan Amount: Up to \$600,000 to be funded in two notes with the following terms:

"A" Note: \$300,000
Length: 7 years
Interest Rate: 5.25% fixed
Terms: Monthly interest only payments for one (1) year, followed by principal and interest payments based on an up to 7-year amortization.

"B" Note: \$300,000
Length: 7 years
Interest Rate: 1.00% fixed
Terms: Monthly interest only payments for seven (7) years, with full principal subject to conversion to borrower equity if terms and conditions (see below) of the loan are met during the 7-year term.

1207 N. Franklin Street, Suite 216 ■ Tampa, FL 33602-3304
813.223.7400 ■ f: 813.223.7499 ■ www.fclf.org
Main Office: 501 N. Magnolia Ave. Suite 100 ■ Orlando, FL 32801-1364 ■ 407.246.0846
Orlando ■ Jacksonville ■ Sarasota ■ Tampa ■ Fort Lauderdale ■ Miami
This institution is an equal opportunity provider.

Terms/Cond.: Project must be kept in service for the purpose of providing a retail grocery store with fresh foods and job opportunities for neighborhood residents during the term of "B" Note.

Collateral: 1st priority lien on all business assets including but not limited to FFE and inventory

Loan to Value: not to exceed 90% loan-to-value

Fees: Loan origination fee - 0.50% of "A" Note loan amount
Loan application fee - \$300
All costs and expenses in connection with the Loan, including, but not limited to, the costs of attorneys, documentary stamp and intangible taxes, title insurance and recording fees, shall be paid by Borrower

Prepayment: No prepayment penalty for early repayment

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.

While this letter of interest presents indicative terms for the Project, terms and conditions may change at any time. This letter shall terminate ninety (90) days from the date hereof.

We look forward to working with you to help make this a successful project.

Sincerely,

Dwayne Rankin
Community Development Loan Officer
(813) 784-2636





May 17, 2020

Leo Anderson
Taste of the Island Market Place
2219 34th Street South
Saint Petersburg, FL 33711

RE: Tangerine Plaza
1784 22nd Street South
St. Petersburg, FL 33712

Dear Mr. Roy Binger:

We are pleased to present the following proposal to lease the above referenced property on behalf of Taste of the Island Market Place Grocery Store:

PREMISES: 2219 34th Street South consisting of approximately 13026 square feet

TENANT: Taste of the Island Market Leo Anderson, President

LEASE TERM: 120 months, commencement (TBD)

RENT PROVISIONS: 13,026 sf NNN basis: base rent \$2.75 per month \$2,865.25 est. CAM \$1.40 per month \$1,519.70 plus a 2% of sales over a to be determined sales level

OPERATING EXPENSES:

ES: EARLY OCCUPANCY: Taste of the Island Market Place to apply for a \$600,000 Food Access Loan from the Florida Community Loan Fund for Tenant Improvement and Working Capital

TENANT IMPROVEMENTS: Receive immediate occupancy upon signing the lease.]
Landlord shall provide Tenant with parking throughout the term of the lease

Sincerely,

Leo Anderson, President



May 21, 2020

Marcus Howard
2219 34th Street South
Saint Petersburg, FL 33711

RE: Tangerine Plaza
1784 22nd Street South
St. Petersburg, FL 33712

Dear Mr. Roy Binger:

We are pleased to present the following proposal to lease the above referenced property on behalf of Esports/STEAM lab:

PREMISES: 2219 34th Street South consisting of approximately 13026 square feet

TENANT/LEASE TERM: MetaQub Interactive Marcus Howard, CEO

RENT PROVISIONS: 120 months, commencement (TBD)

OPERATING EXPENSES: EARLY OCCUPANCY: 13,026 sf NNN basis: base rent \$5.50 per month \$5,970.30 est. CAM \$4.20 per month \$4,559.08 plus a 2% of sales over a to be determined sales level

TENANT IMPROVEMENTS:

Esports/STEAM lab to provide build out expenses for their space.

Receive immediate occupancy upon signing the lease.

Landlord shall provide Tenant with parking throughout the term of the lease

Sincerely,

Marcus Howard
CEO

STEAM/ESPORTS CENTER

Vision for 7,000 square foot STEAM/Esports Center

30-unit Computer Lab for Game Dev Classes & Esports Tournaments (\$60K)

- 30 Gaming Desks
- 30 Gaming Chairs
- 30 Computers
- 60 Monitors
- 6K Square Ft of Space

2. 5-Unit Arcade Zone for Casual Esports Tournaments (\$25K)

- Supports 5 to 10 Players Simultaneously
- 300 Sq Ft of Space

3. HADO Arena (\$12K)

- Supports 2 to 6 Players Simultaneously
- 600 Sq Ft of Space



- ✓ Cloud connected
- ✓ Classic games
- ✓ Modern games
- ✓ User accounts
- ✓ Casual tournaments
- ✓ Automatic updates



Business Model

1. 30-unit Computer Lab for Game Dev Classes & Esports Tournaments

- \$285 per month per class student, for 90 minutes of content Monday through Friday.
- \$5/hr to use the machines strictly for gaming, 2 hrs each Mon-Fri, 5-hrs each Sat-Sun

2. 5-Unit Arcade Zone for Casual Esports Tournaments

- \$3 to use machine for 10 minutes, \$5 to 20 minutes, open for 4 hours Monday-Sunday.
- After rev share for game licensing and payments, translate to \$9/hr of revenue.

3. HADO Arena for Casual Play and Competitive Tournaments

- \$5 per 5-minute match, translates to roughly \$60 per hour of revenue.
- Including discounts and free games to build demand, estimate 5 hours of revenue per week.

Estimate Revenue Year 1: \$267,500

Price for 7K Square Foot STEAM/Esports Center

1. 30-unit Computer Lab for Game Dev Classes & Esports Tournaments
\$60,000
2. 5-Unit Arcade Zone for Casual Esports Tournaments
\$25,000
3. HADO Arena for Casual Play and Competitive Tournaments
\$12,000
4. ProjectMQ Consulting for STEAM/Esports
\$3,000

Total Build Out Cost: \$100,000

Annual Operating Cost for STEAM/Esports Center

1. 2 Associates at \$12/hour, 6 hours per day from Mon-Sun, for 12 months.
\$12,000
2. 30-seat License to Game Dev Software for 12 months
\$90,000
3. Software to manage games/accounts on machines for 12 months
\$1,800
4. Fiber Optic Line for 12 months
\$6,000
5. Sanitizing/Disinfecting Costs

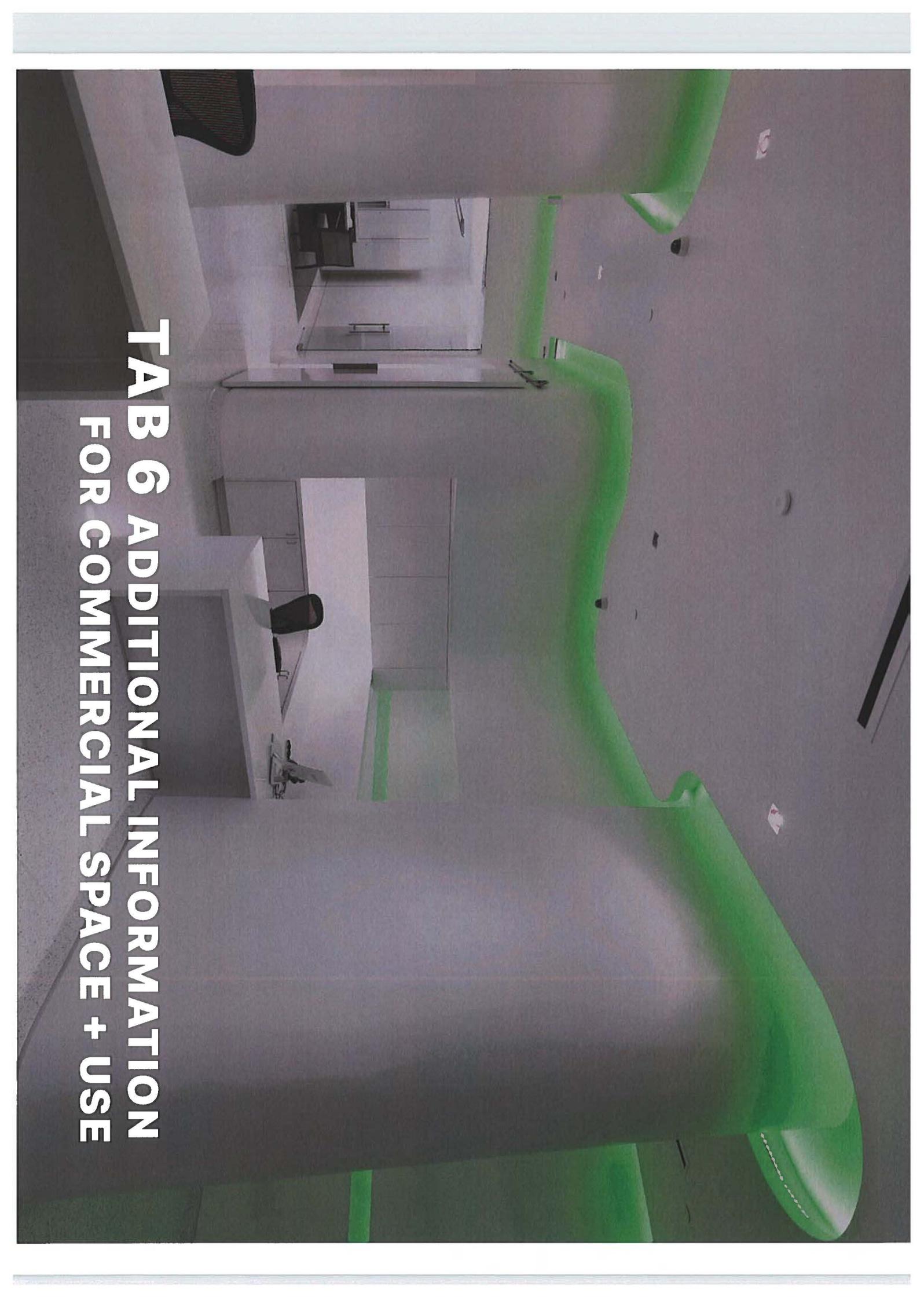
Annual Operating Cost: \$110,000

STEAM/Esports Profit Loss Projections For Yr 1 & 2

1. Build Out Cost
\$100,000
2. Annual Operating Cost
\$110,000
3. Annual Revenue
\$267,500

Estimated Net Profit for First 12 Months: \$57,500

Estimated Net Profit for Second 12 Months: \$167,500



**TAB 6 ADDITIONAL INFORMATION
FOR COMMERCIAL SPACE + USE**

8.1. COMMERCIAL SPACE

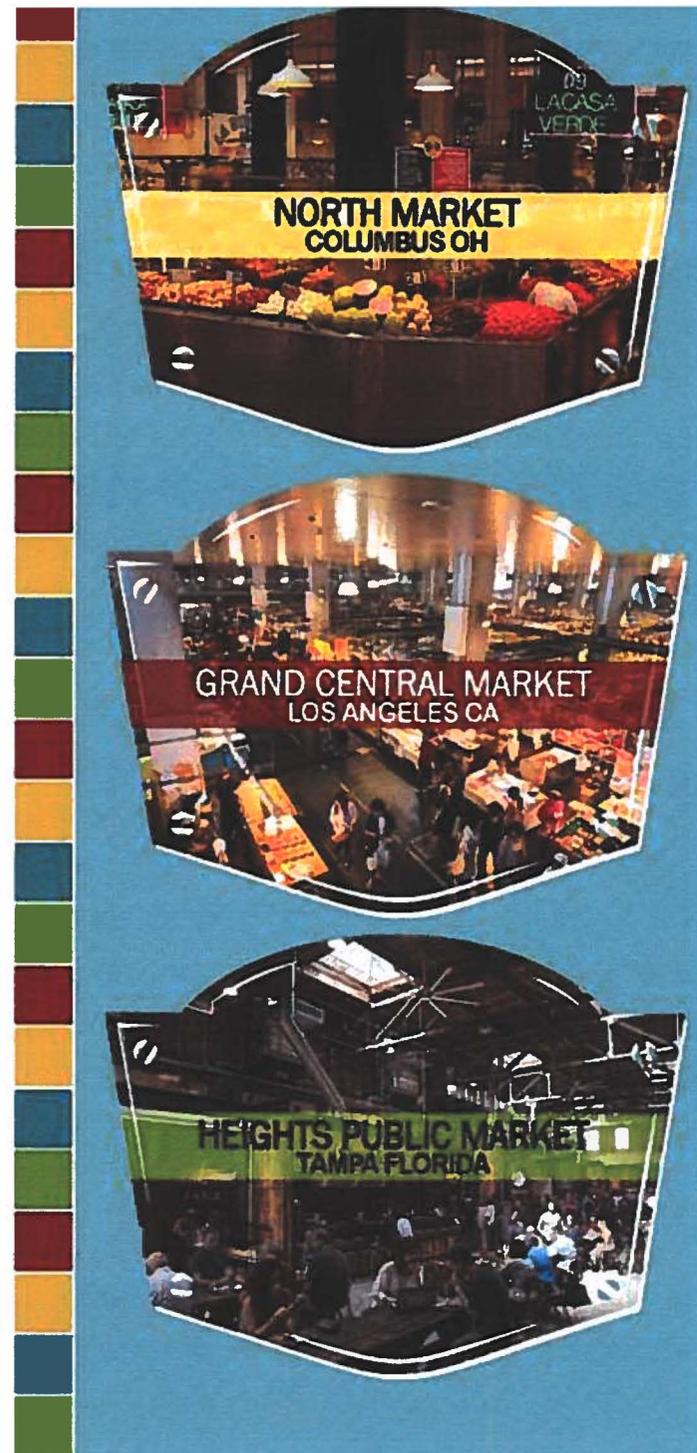
Our overarching strategy is to split the 39,079 square foot space formerly housing Walmart into three bays. The anchor bay of 13,027 sf will house a grocery store operated by Taste of the Island Market along with fresh seafood.

The second 13,026 bay will be converted to a Food Court. We will work with local restaurant owners to create healthy food options for take-out and dining preferences for consumers.

The third 13,026 bay will house a state of the art E Sports gaming facility. The facility will be able to accommodate casual play as well as competitive tournaments. This will be an attraction for the younger clientele.

The Sugar Hill Market & Food Court will replicate the strategies of the growing number of successful grocery store and food courts operating in urban centers across America. The accompanying tenants will complement the grocery store foot traffic and bring the Tangerine Plaza to the forefront as an attraction for the community at large.

We anticipate strong participation from prospective retail tenants such as UPS, Verizon, Lab Corp and Pharmacy candidates to ramp up available spaces in the retail corridor.



Brand Strategy

The name “Sugar Hill” was chosen by the project team to evoke the imagery and energy of the famed Sugar Hill district in Harlem, New York, so named in the 1920s for the “sweet life” of wealthy, prominent African Americans who lived there during the Harlem Renaissance. The district’s residents included greats such as W.E.B. DuBois, Thurgood Marshall, Adam Clayton Powell, Jr., Duke Ellington, Cab Calloway, and Roy Wilkins.

The lore of the Sugar Hill brand was heightened over the ensuing decades by authors, historians and artists. One of Duke Ellington’s small group bands – the Fifty-Second Street Stompers – recorded Sugar Hill Shim-Sham in 1937. Langston Hughes wrote of the area’s affluence in a 1944 essay published in *The New Republic*. Terry Mulligan’s 2012 memoir “Sugar Hill, Where the Sun Rose Over Harlem” chronicles the writer’s experiences growing up in the neighborhood.

The district’s history remains alive in popular culture as well, through renditions by The Sugarhill Gang, which was the first rap group to have a Top 40 single, and by the 1994 film *Sugar Hill*, starring actor Wesley Snipes.

In adopting the moniker, the project team’s vision is to end-cap the historic Deuces corridor (22nd Street), with a thriving hub of entrepreneurship and innovation located at its terminus, at the corner of 18th Avenue South.

Business Development Strategy

Sugar Hill Market & Food Court will create a “marketplace” that can help to manifest the retail and sales potential of community enterprises that either do not currently have a brick-and-mortar location, or that have the potential to expand to a second or satellite location. The project team has identified a dozen community-owned businesses with interest in leasing space to sell food and other products at the venue, once developed.

The concept also has the advantage of fulfilling the market need for fresh and healthy food. Consistent with Community Solutions Group’s trade area analysis (which found that the area can support an estimated 30,000 square feet of grocery sales space), Sugar Hill Market & Food Court will overcome the challenge of sustaining a grocery tenant in Tangerine Center’s big box space.



8.2. PROPOSED USE AND IDENTIFICATION OF THE END-USER

Space Uses

- Will develop 86 work force/affordable housing units.
- Space I will redevelop the 39,079 square feet of space formerly occupied by Walmart into three bays consisting of 13,027 square feet. We plan to have a grand opening in January 2021 as The Sugar Hill Market & Food Court housing a grocery store along with fresh seafood.
- Space II will consist of 13,026 square feet and will house a food court for at least 5 local restaurant vendors.
- Space III will consist of 13,026 square feet housing an E-Gaming arena.

End Users

The project will be led by Sugar Hill Group, LLC

Table 1: Space Uses

	<i>Square Feet</i>
86 Dwelling Units (New Construction)	88,000
Grocery Store/Seafood Market	13,027
Food Court	13,026
E-Games	13,026
Totals	127,079

8.5. DEVELOPMENT CONSISTENT WITH THE CITY'S INTEGRATED SUSTAINABILITY ACTION PLAN

The project will be designed to sustainable standards including LEED, Green Globes, Envision, and NGBS. We typically design to National Green Building standards for multi-family housing. Every NGBS Green Certified project is inspected in-person at least twice by an experienced NGBS Green Verifier; an inspector independent from the builder who has been accredited by Home Innovation. Before a verifier can award the project points for the green practices claimed by the builder, he or she must visually inspect nearly every one of the green practices, products, and technologies to ensure they are installed correctly. Verifiers conduct an inspection of the home before the drywall is installed so they can verify all the green practices, such as insulation installation, inside the wall. Then they come back for a final inspection when the home is complete to ensure all the green practices installed after their first inspection are correct. Home Innovation reviews every single verification report to ensure it is complete and accurate before the NGBS certification is issued.

Our team is very familiar with sustainable design, energy modeling, and commissioning required for a successful project.

The new building design will meet or exceed all wind and hurricane code requirements.

The retail space is flexible to meet business recovery needs after future events or crisis.

8.6. DEVELOPMENT CONSISTENT WITH COMPLETE STREETS IMPLEMENTATION PLANS

Our landscape and street scape will be compatible with the CSIP. Pedestrian friendly waiting zones and connections to the building will be provided to transit. We will also encourage future means of micro mobility such scooters.

8.7. DEVELOPMENT CONSISTENT WITH COMPLETE STREETS IMPLEMENTATION PLANS

Safe Bicycle storage and pathways will be provided to both the existing and new structures. Wall hanging bike racks within or adjacent to units can also provide secure storage for residents.

8.8. DEVELOPMENT THAT REFLECTS THE HERITAGE AND CULTURE OF ST. PETERSBURG

Our team reflects the heritage and culture of South St. Petersburg. We intend to have community involvement in the process and leverage the respected community leaders that are essential to this team.

Architecturally Wannemacher Jensen Architects has completed the renovation of Manhattan Casino, The Healthy St. Petersburg social equity Center and is currently working on the Woodson Museum. They will continue to listen deliver architecture reflecting the communities history and ambitions.

8.12. PROJECT TIME LINE AND MILESTONES

	Year 1	Year 2	Year 3	
Development Agreement Executed	✓			The Phase I Quarterly Work Plan seen in the chart to the left.
Execute Sub-Lease Agreements	✓	✓		
Architecture & Engineering Work Begun	✓			
Secure Federal Development Grant	✓			This work plan reflects Sources Scenario 1 of the project's financing plan (see Appendices for scenarios).
Construction Bid & Quote Solicitations	✓			
Approval of Schematic Design Drawings		✓		
Approval of Design Development Drawings		✓		
Approval of Civil Engineering Drawings		✓		
Approval of Constructions Document Drawings		✓		
Select General Contractor		✓		
Application for Building Permit		✓		
Construction Financing Closed		✓		
Issuance of Building Permit		✓		
Construction Work Started		✓		
Major Renovation / Remodel Done-Shell		✓		
Internal Build-Out & Site Landscaping Done		✓		
Final Inspections/Certify. of Occup. Secured		✓		
Owner Turnover		✓		
Grand Opening Hosted		★		
TARGET JOBS TO LOW-INCOME PEOPLE		✓	✓	
Screen and Select New Hires		✓	✓	
Complete Employment Skills Training		✓	✓	
Conduct Wrap Around Supports w. New Hires		✓	✓	
Track, Report, and Evaluate Results	✓	✓	✓	

DEVELOPMENT TIMELINE

	Start Date	Completion Dates	Duration (days)	Duration (months)
Overall Project Timeline	5/22/20	7/8/22	766	25.5
1 City of St. Pete- Application Submission	5/22/20	5/22/20	0	0.0
2 City of St. Pete- Applicant Selection	5/22/20	7/22/20	60	2.0
3 Executed Lease Agreement with City of St. Pete	7/22/20	8/14/20	22	0.7
4 Environmanal and Soil Reports	7/23/20	8/23/20	30	1.0
5 Schematic Design	8/22/20	9/22/20	30	1.0
6 Design Documents	9/23/20	10/23/20	30	1.0
7 Construction Drawings	10/24/20	12/24/20	60	2.0
8 Tax Exempt Bond Application (FHFC)	10/30/20	11/30/20	30	1.0
9 Affording Housing Subsidy Applicaton- City of St. Pete	10/31/20	10/31/20	0	0.0
10 Tax Exempt Bond Inducement	11/30/20	11/30/20	0	0.0
11 City Site Plan Approval/ Permitted Plan Submission	12/1/20	12/24/20	23	0.8
12 Construction Bids Solitation and Process	1/2/21	1/16/21	14	0.5
13 Selection of General Contractor	1/16/21	1/30/21	14	0.5
14 FHFC SAIL/ FHFC ELI SAIL Submission	12/30/20	12/30/20	0	0.0
15 FHFC SAIL/ FHFC ELI SAIL Award	3/1/21	3/1/21	0	0.0
16 Permit Approval	3/30/21	3/30/21	0	0.0
17 Financial Closing Due Diligence	2/4/21	4/5/21	61	2.0
18 Start of Construction	4/8/21	7/23/21	105	3.5
19 50% Construction Completion	7/23/21	11/8/21	105	3.5
20 75% Construction Completion	11/8/21	2/23/22	105	3.5
21 100% Construction Completion	2/23/22	7/8/22	135	4.5
22 Unit Leased to 90% Occupancy	7/12/21	12/12/21	150	5.0
Financial Closing		4/5/21		
Construction Completion		7/8/22		
Stabilization		7/8/22		

8.4., 8.13. and 8.14. DEVELOPMENT CONSISTENT WITH COMMUNITY REDEVELOPMENT PLAN WITH ESTIMATED NEW JOBS AND EXISTING JOB TO BE RELOCATED

The new Sugar Hill Farmers Market, E Game and Seafood Market will create an estimated 56 new jobs, 34 of them full-time (of 30 hours per week or more). Jobs created by the ownership group and tenants will offer benefits to include health insurance plans, retirement benefits and paid leave. Timeline for jobs will be first three months the group takes control of the project to commence hiring from tenants and sponsor. Job creation should be complete within the first 18 months of the engagement and thereafter.

	# Jobs	# FT*	Vendor-Tenant Jobs		Avg Hrly Wage	Health Ins.?	Retirement Benefits?	Paid Leave Offered?
			# Jobs	# FT*				
Enterprise Owners	0	0	2					
Accountants	1	1			\$20.00	Y	401K	Vacation + Sick
Accounts Payable Clerk	1	1			\$13.00	Y	401K	Vacation + Sick
Warehouse Managers	1	1			\$20.00	Y	401K	Vacation + Sick
Store Manager	2	2	3	2	\$25.00	Y	401K	Vacation + Sick
Assistant Managers	3	3	3	3	\$18.00	Y	401K	Vacation + Sick
Cashiers/Customer Service Reps	3	3	22	16	\$12.00	Y	401K	Vacation + Sick
E Games	1	3	5		\$26.00	Y		
Property Manager	1	1	1	1	\$20.00	Y		
Food Service Workers (multiple titles)			20	10	\$12.00			
Delivery Drivers			2	2	\$12.00			
Maintenance Workers	2	2			\$12.00	Y	401K	Vacation + Sick
Human Resource Supervisor	1	1			\$15.00	Y	401K	Vacation + Sick
Operations Manager	1	1			\$30.00	Y	401K	Vacation + Sick
TOTALS	17	18	56	34	\$17.85			
TOTALS (All jobs, Cols 2-5)			56	34	<i>*FT=Full-Time</i>			
Newly Created			56	34	<i>Source for job titles & wages: Florida Department of Economic Opportunity</i>			

8.15. AFFIRMATIVE AGREEMENT BY PROPOSER TO ENTER INTO A BINDING AGREEMENT TO ENSURE THE COMPLETION AND OCCUPANCY OF THE DEVELOPMENT AND TO ENSURE THE CITY'S OBJECTIVES FOR THE PROPERTY ARE ACHIEVED

The Proposer (Sugar Hill Group, LLC) hereby affirms that the project team will enter into a binding agreement to ensure the completion and occupancy of the development, and to ensure that the City's objectives for the property are achieved.

8.16. WORKING WITH THE CITY ON HIRING NEEDS

Our teams community leadership and inclusion is a proven quantity. We intend to have extensive advertisement of opportunities using, Churches, the Weekly Challenger, and a project website to assist with this effort.

8.17. EFFORTS TO ENGAGE IN THE CITY'S SMALL BUSINESS ENTERPRISE PROGRAM

The team is dedicated to the SBE goal. The MEP and structural engineers are anticipated to meet this goal during the design phase. During the construction phase we will have extended outreach to SBE sub contractors. We will also give bid incentives for individual hiring within the CRA.

8.22. ANY EXTRAORDINARY TERMS OR CONDITIONS

The project team is fully versed in and committed to the workforce development strategies of the City of St. Petersburg and will be a devoted partner to the St. Pete Works! Initiative to target jobs and business opportunities to residents of the South St. Petersburg CRA and surrounding areas. Notably, the team will also support and help fund wrap-around services to in-poverty and low-income hires of Sugar Hill's ownership group and of vendor-tenants who locate there. This will include financial literacy training, career skills training, and financial support to help workers complete training programs that permanently improve their earning capacity. The team will also support a robust community benefit agreement, targeting construction contracting, investing and vendor opportunities to community-owned and locally-owned enterprises.

8.23. AN AFFIRMATIVE STATEMENT

The proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of Sugar Hill Group, LLC 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 Sugar Hill Group's actual knowledge, threatened against or affecting the Proposer's interest herein.

TAB 5 LETTERS OF SUPPORT



LETTERS OF SUPPORT



COMMUNITY SERVICE FOUNDATION, INC.

Affordable Housing Services

925 Lakeview Road • Clearwater, FL 33756-3420 • (727) 461-0618 • Fax (727) 443-6287
mail@csfhome.org • www.csfhome.org

May 18, 2020

Mr. Roy Binger
Sugar Hill Group, LLC
146 2nd Street N., Suite 310N
St. Petersburg, Florida 33701

Sent via email to: rbinger@bingerfinancial.com
roy.binger@seacoastbank.com

RE: Tangerine Plaza

Dear Mr. Binger:

The 2020 Plan /One Community Plan is pleased to support the partnership and joint venture of Sugar Hill Group, LLC and New Urban Development, LLC, to develop much needed affordable housing and a bring a grocery store to Tangerine Plaza. We welcome the opportunity to consider partnerships with organizations that seek to relocate to the 22nd Street South corridor.

The 2020 Plan is a 7-year collective impact initiative to reduce the African American poverty rate in St. Petersburg by 30% by the end of the year 2020. Over the years the initiative engaged the support of over 100 organizations and supported the creation of 30 programs to help community residents grow their income, contributing to a 46% reduction in the city's black poverty rate as of the most recent Census data.

In 2018, with the year 2020 rapidly approaching, leaders of The 2020 Plan – with support from the City of St. Petersburg – engaged over 500 community leaders to participate in creating a new **economic growth plan** for South St. Petersburg. That vision – called The One Community Plan – recently took flight as a 10-year initiative (2020-2030) to develop 10 "Big Ideas" that to accelerate income and asset growth for African Americans in St. Petersburg.

Community-led development of the kind reflected in your proposal for Sugar Hill is central to that goal.

We welcome the opportunity to consider partnerships with organizations that seek to relocate to the 22nd Street South corridor.

Please let us know if any additional information is needed.

Sincerely,

Harvey Landress
Co-Chair
The 2020 Plan Taskforce

*The 2020 Plan, Inc. is housed at The Pinellas County Urban League
333 31st Street North, St. Petersburg, FL 33713*

To: Tangerine Plaza Proposal Review Committee
Re: Letter of Support
Date: May 18, 2020

This is in support of the Sugar Hill Group LLC and New Urban Development proposal to develop Tangerine Plaza, located at 1794 -22nd Street South St. Petersburg. In September 2019, the Community Service Foundation Inc. acquired 21 single family properties within the South St. Petersburg Community Redevelopment Area. Our Foundation is dedicated to community and the acquisition provided an opportunity to preserve affordable housing in perpetuity.

This transaction is directly attributed to the leadership of Roy Binger and Pastor Murphy, whom facilitated the process to secure the funding. Sugar Hill Group LLC and New Urban Development has the financial capacity to fulfill its proposed multi-purpose affordable housing and retail development.

Also, being embedded in the South St. Petersburg Community means that the Sugar Hill Group and New Urban Development have lived experiences with community members. This will ensure that its proposed development reflects the heritage and culture of South St. Petersburg.

Most importantly, the Tangerine Plaza project represents a unique opportunity to fill the gap of a fresh grocery option; this aligns with Pastor Murphy's and Roy Binger's commitment to the health and wellness of South St. Petersburg residents.

For these reasons, the Community Service Foundation Inc.'s Board of Trustees strongly endorses the Sugar Hill Group LLC and New Urban Development proposal to develop Tangerine Plaza. We respectfully request your consideration to award the Tangerine Plaza Development to Sugar Hill Group LLC and New Urban Development.

Sincerely,

Edward A. Thiebe
Executive Director

A COPY OF THE OFFICIAL REGISTRATION AND FINANCIAL INFORMATION MAY BE OBTAINED FROM THE DIVISION OF CONSUMER SERVICES BY CALLING TOLL-FREE WITHIN THE STATE, (800) 435-7352. REGISTRATION DOES NOT IMPLY ENDORSEMENT, APPROVAL OR RECOMMENDATION BY THE STATE. THE FLORIDA DEPARTMENT OF AGRICULTURE AND CONSUMER SERVICES REGISTRATION NUMBER IS CH7452. COMMUNITY SERVICE FOUNDATION RECEIVES 100 PERCENT OF ALL CONTRIBUTIONS.



Pinellas County Urban League, Inc.
Building for Equal Opportunity

OFFICERS

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LINDA MARCELLI
LUCKY'S REAL TOMATOES
- FIRST VICE-CHAIRPERSON**
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MAJOR MATTHEW MCKINSEY
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THE DIAMOND LAW FIRM, P.A.
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- ALANORE A. GREEN**
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- PRESIDENT EMERITUS**
JAMES O. SIMONS
- COUNSEL TO THE BOARD**
JOHN R. RICHARDSON
GOODS THOMPSON & MILLER

SUPPORTED BY:



Mr. Roy Binger
Sugar Hill Group, LLC
146 2nd Street No. Suite 310N
St. Petersburg, Florida 33701

333 - 31st Street North
St. Petersburg, FL 33713
Phone: (727) 327-2081
Fax: (727) 321-8349
Website: www.pcul.org
E-Mail: info@pcul.org

Re: Tangerine Plaza

May 20, 2020

Dear Mr. Binger:

I am very much excited to hear of the plans you have for the development of affordable housing and a grocery store to Tangerine Plaza on 18th Avenue South.

For many years there has been a need to create a systematic approach to the development of economic projects in south St. Petersburg. The joint venture of the Sugar Hill Group, LLC with the New Urban Development, LLC will lend itself to a solid partnership.

I have known The New Urban Development, LLC for over two decades and their work and accomplishments in the Miami, Florida area has been exceptional.

I stand ready to do what I can to make tis a successful project if selected.

I strongly support this project.

Sincerely,

Rev. Watson L. Haynes, II
President & CEO



501c 3 Non-Profit
833B 22nd St. South
St. Petersburg, FL 33712

Phone: (727) 1Deuces
(727) 433-8237

Board President
Antwaun Wells

Vice President
Tony Macon

Secretary/Treasurer
Misty Mack

Executive Director
Veatrice Farrell



May 21, 2020

Mr. Alan DeLisle, Administrator
City of St. Petersburg Development
P.O. Box 2842
St. Petersburg, Florida 33731

RE: Sugar Hill Group, LLC

Dear Mr. DeLisle:

The Deuces Live, Inc., is a certified Florida Main Street, operating on the historic 22nd Street South corridor in St. Petersburg, Florida.

On behalf of the Board of the Deuces Live, Inc., we welcome and are open to partner with organizations that seek to relocate on the 22nd Street South corridor.

Sincerely,

Veatrice Farrell

Veatrice Farrell
Executive Director

AFFILIATED WITH THE NATIONAL URBAN LEAGUE, INC.

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Section 8: Proposal Requirements	
Development must have a food component that is supported by the findings of the “Tangerine Plaza Market Study”, attached as Exhibit “F”. The City is willing to enter into a private-public partnership to support a grocery store that may include use of incentives available through the South St. Petersburg Community Redevelopment Plan. As the immediate area may not support a full-size grocery store, the City is suggesting the idea of a smaller scale store that would still provide fresh food choices;	
Strengths	Weaknesses
A description of the proposed use and identification of the end-user, if not the Proposer. Conceptual site plans or illustrations of the proposed use are to be included as well as details describing the development program such as number of dwelling units and square footage devoted to the land use proposed;	
Strengths	Weaknesses
A mixed-use development with retail, including healthy food retailer(s), that must include space along 22nd Street South and, preferably, along 18th Avenue South;	
Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Development which is consistent with South St. Petersburg Community Redevelopment Plan’s goals to link development with living-wage jobs for existing residents and utilize Small Business Enterprise companies, specifically from South St. Petersburg when available. “Living wage” jobs are those that pay at least \$12.00/hour in addition to full medical and other benefits for a single adult household;

Strengths	Weaknesses

Development which is consistent with the city’s Integrated Sustainability Action Plan (ISAP) especially as it relates to sustainable building, procurement, and business practices and equity. Tangerine Plaza, already an important asset in the community, also brings opportunities to propose building and community practices that promote community equity and resiliency as it relates not only to extreme weather events, but quick recovery through high quality buildings, jobs, and when needed, community resources;

Strengths	Weaknesses

Development which is consistent with Complete Streets Implementation Plan’s (CSIP) vision of 18th Ave S. modal priority as a “transit” corridor with land development supporting transit service through design considerations such as orienting building siting and entrances to transit stops, and adjusting minimum motor vehicle parking standards;

Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Development which is consistent with the City’s ongoing desire to incorporate bicycle and pedestrian infrastructure and development site and building design that promotes active living and physical activity in support of the City’s Health in All Policies initiative;	
Strengths	Weaknesses
Development which reflects the heritage and culture of South St. Petersburg through architectural design, tenant mix and program, signage and other features of the development;	
Strengths	Weaknesses
Preferred real estate interest to be conveyed (i.e. Lease, Lease w/ Purchase Option etc.) and specific terms thereto. The City is interested in a long-term lease with the selected Proposer with an option to purchase once the terms of the development agreement have been satisfied;	
Strengths	Weaknesses
A project pro-forma and construction budget;	
Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the proposed development, including company operating revenues and expenses, history of debt repayments, and letters of credit;	
Strengths	Weaknesses
A project time line, including date specific milestones such as project approvals, commencing and completing construction and opening for business;	
Strengths	Weaknesses
Estimated type and number of new jobs that the development will create, including a time line, and projected salaries;	
Strengths	Weaknesses
Estimated type and number of existing jobs that will be relocated and/or retained at the Property, including salaries;	
Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved;

Strengths	Weaknesses

A credible effort 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 phases of the project and in the ongoing operations of the end user business(es) with an SBE goal of thirty percent (30%). For more information on visit: http://www.stpete.org/assistance/small_business_enterprise_program.php;

Strengths	Weaknesses

A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;

Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Resume of Proposer's previous experience and a description of the scope and quality of past projects;	
Strengths	Weaknesses
A list of any previous or current City-project that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;	
Strengths	Weaknesses
A complete description of the development team including names, addresses, individual resumes of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;	
Strengths	Weaknesses
Any extraordinary terms or conditions;	
Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein;

Strengths	Weaknesses

**Section 9
Preferred Proposal**

A Lease term of 30 to 40 years;

Strengths	Weaknesses

A market driven proposal for annual base rent;

Strengths	Weaknesses

A purchase option, to be exercised upon completion of all development goals and jobs being retained for a reasonable period of time;

Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Development that provides space for City or non-profit entities to deliver services to the South St. Petersburg community;	
Strengths	Weaknesses
Creation of the highest number of permanent full-time jobs for residents of the South St. Petersburg Community Redevelopment Area;	
Strengths	Weaknesses
Occupancy of all or some of the project site by local South St. Petersburg businesses;	
Strengths	Weaknesses
A housing component with a mix of affordable (>80% of area median income [AMI]), workforce (80% to 120% of AMI) and market rate units. The City's preference is that affordable and workforce housing make up the majority of units to be built and has initiatives and programs to support proposals that meet that objective;	
Strengths	Weaknesses

Blue Sky Communities

Tangerine Plaza RFP Submittal (May 22, 2020)

Development that will provide a use, or uses, that are consistent with the City’s Grow Smarter Initiative, which identifies targeted industry sectors that the City intends to support to transform the economy. These sectors are Marine and Life Sciences, Specialized Manufacturing, Financial Services, Data Analytics, and Creative Arts and Design. For more information, link to the following City webpage;
http://www.stpete.org/economic_development/target_industries/index.php.

Strengths	Weaknesses

Demonstrated effort to partner or collaborate with local community groups to ensure the support and success of the project. These groups could include the Deuces Live Main Street District, the One Community Plan (<https://onecommunitystpete.com/>), Tampa Bay Black Business and Investment Corporation, the Pinellas County Urban League as well as faith based and other community development organizations;

Strengths	Weaknesses

A timely development plan and construction schedule;

Strengths	Weaknesses

No rezoning of any part of the Property.

Strengths	Weaknesses



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

Issue Date
December 16, 2019

Due Date
March 23, 2020
10:00 A.M. ET

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

The City of St. Petersburg ("**City**") invites proposals from qualified persons or entities interested (individually, a "**Proposer**", collectively "**Proposers**") in the City-owned property located at 1794 - 22nd Street South St. Petersburg, Florida, 33712 ("**Property**").

SECTION 1. PROPERTY DESCRIPTION

The Property, illustrated in Exhibit "A" of this RFP, is improved with a retail strip center ("**Building**"), formerly anchored by Sweetbay Supermarkets and subsequently Walmart. Additional information is contained in attached Exhibits "A-1" and "A-2". Per the Pinellas County Property Appraiser records, the Building contains ±48,500 square feet, land area is ±3.6 acres with the Property having a Just/Market Value of \$3,425,000.

The current zoning of the Property is Commercial Corridor Traditional-1 (CCT-1) ("**Zoning**"). Additional zoning and development regulation information can be found on the City's website by following this link: http://www.stpete.org/planning_zoning/index.php.

SECTION 2. INTENT

Notice is hereby given that the City invites proposals from Proposers interested in the Property as a valued asset of the City and neighborhood that are consistent with the Zoning ("**Intent**"). The City's primary goal for development of the Property is the creation of a mixed use project with retail space and a fresh grocery option that helps to activate the 22nd Street South corridor that anchors the southern boundary of the Deuces Live Main Street District. Proposers must have the experience and financial capacity to execute a development plan. Good ideas without the capacity to deliver the proposed project are not encouraged. While the City has decided to take a developer role in a portion of Commerce Park, subject to City Council approval, this would not be the case with Tangerine Plaza as the City is encouraging private sector development along this corridor to enhance job creation and housing options.

SECTION 3. OVERVIEW OF ST. PETERSBURG AND THE REGION

St. Petersburg is one of the brightest spots in the southeast – not only in attracting new residents and businesses, but as a home for growing and expanding business. St. Petersburg has everything necessary to run a successful company: a growing talent pool, an educated workforce, reasonable costs, and a city committed to seeing them succeed. St. Petersburg offers all the amenities of a large, thriving metropolis, and yet the charm and quality of life of a small town.

The city is located at the heart of the Tampa Bay market – the largest market in Florida, second only to Atlanta in the southeast. Site Selection Magazine ranked Tampa Bay 4th among South Atlantic states for corporate relocations in 2017. Also, in 2017 St. Petersburg was recognized by Forbes as one of America's fastest growing cities.

St. Petersburg is not just about business – the vibrant city also offers a quality of life that's just as robust. Aside from its enviable climate, the city's arts and museum scene is thriving, new restaurants and retail shops are opening regularly, and beautiful beaches are just minutes away.

There are miles of waterfront parks, and the city offers the largest network of cycling and pedestrian trails in the southeast. Other accolades include:

- The best places to own a home – and pay less in taxes
CNBC – July 2019
- Top Places for LGBTQ Folks to Live
MySA.com – June 2019
- St. Pete rocks the headquarters relocation business
Business Observer – May 2019
- 2019's Best Large Cities to Start a Business
WalletHub – May 2019
- Forget Miami: Discover St. Pete On Florida's Under-the-Radar West Coast
Forbes – March 2019
- Top 20 Most Engaged and Responsive Local Governments of 2018
SeeClickFix – February 2019
- "One of the Best Places to Live"
Coast Living, 2017
- "One of the Best Street Art Cities in the World"
The Huffington Post, 2016
- #1 in Florida for Fiscal Health
The Fiscal Times, 2017
- St. Petersburg is Florida's First "Green City"
Designated May 2007 by Florida Green Building Coalition
- #3 "Most Walkable Neighborhood in Florida" – Downtown St. Petersburg
Redfin, 2016
- Bicycle Friendly Community
League of American Bicyclists

The city is served by three airports: Tampa International, which ranks as one of the world's favorites; St. Petersburg-Clearwater International Airport, which is anchored by UPS, FedEx, and the U.S. Coast Guard; and Albert Whitted Airport, a general aviation facility located in downtown. Interstate-275 provides easy access to I-75 and the Veterans Expressway/Suncoast Parkway. In downtown, I-175 and I-375 provide quick access to I-275.

Professional sports find a home here with the MLB Tampa Bay Rays, the NFL Buccaneers, the NHL Tampa Bay Lightning, and the USL Rowdies Soccer. The area also hosts annual bowl games, golf tournaments and the occasional Super Bowl and NCAA Final Four championships.

The region is home to the University of South Florida, one of Florida's largest and best public universities, and the University of South Florida- St. Petersburg, a separately accredited campus adjacent to downtown, and a network of more than a dozen public and private post-secondary schools. The Princeton Review and Entrepreneur Magazine ranked USF's Center for Entrepreneurship in the top 15 nationally. USF was the only Florida university to make that list.

St. Petersburg's public-school district (Pinellas County Schools) is one of the largest in the United States and offers magnet programs, advanced placement curriculums and vocational offerings.

Despite its big-city amenities, residents enjoy quiet neighborhoods on brick streets, where neighbors congregate on front porches. It has one of the largest park systems and networks of bicycle and walking trails in the country. With seven miles of downtown waterfront parks, there's always a quiet shady spot under a palm tree to enjoy Florida's year-round outdoor climate, or take in a food or arts festival, or concert under the stars. Fort DeSoto Park, a pristine beach often voted one of America's best by "Dr. Beach", is located within minutes, and the city is surrounded by bays, bayous and the Gulf of Mexico, offering unparalleled boating, fishing and water sports opportunities. St. Petersburg offers everything under the sun, whether for business or for pleasure!

A Downtown of Renown

The Property is located approximately one mile from Tropicana Field and Downtown St. Petersburg, a proximity that will improve its marketability and attractiveness as Downtown continues to develop. St. Petersburg's distinctive waterfront community reflects the best of what Florida has to offer. It encompasses vast recreational amenities, world-class educational institutions, and more than 1,000 events a year. As the most popular destination city along Florida's west coast, the city attracts 9.4 million national and international visitors annually.

Downtown has long been a destination noted for its amenities and cultural offerings. The Boston Globe published an article in October 2014 on the rejuvenation of downtown, entitled "*St. Petersburg's Fresh New Face*." The Huffington Post soon recognized the city as "One of America's Hottest Cities to Live and Visit" in 2016. Other accolades include:

- Top 10 Great Downtown Waterfront Districts in the South
Southern Business & Development
- "Most Livable Downtown in the Southeast"
Southern Business & Development
- "Best Summer Travel Destination"
Travel + Leisure

The Downtown Entertainment District includes sidewalk cafes along premier Beach Drive, a 7-mile waterfront parks system that hosts a hub of leisure activities, and the resurgence of nightlife and entertainment venues has opened doors for an eclectic mix of shopping activity.

Visitors and residents alike enjoy world-class amenities such as, the Firestone Grand Prix of St. Petersburg, the Salvador Dali Museum, and the Saturday Morning Market – the largest fresh farmer's market in the Southeast.

Home to nearly thirty art galleries, the city's abundant art scene has earned a world-wide reputation, with five performing arts venues, and seven highly-acclaimed museums, including The Museum of Fine Arts, the Salvador Dali Museum and the \$75 million James Museum of Western Art, which opened in April 2018. In 2019, Downtown will welcome the \$90 million Museum of the American Arts and Crafts Movement, a 110,000-square-foot building designed by award-winning architect Alberto Alfonso for a comprehensive collection of the Arts and Crafts movement.

St. Petersburg's downtown resident base is blossoming, with more than 6,000 dwelling units constructed since 2005 and an additional 1,100 units are planned or currently under construction. Housing offerings range from high-end Beach Drive condominiums overlooking the waterfront, townhouses near the Medical/Innovation District in south downtown, and adaptive reuse of historic commercial buildings.

Downtown is also home to a thriving student base, providing a bustling lifestyle. The University of South Florida-St. Petersburg campus hosts an enrollment of 6,500 and St. Petersburg College's downtown campus welcomes 2,000+ students per semester. The city's five collegiate institutes of higher learning collectively draw 110,000 students annually.

For more information on development activity in St. Petersburg and its wealth of amenities, follow these links:

[2019 State of the St. Petersburg Economy](#)

SOUTH ST. PETERSBURG COMMUNITY REDEVELOPMENT AREA

The Property is located within the South St. Petersburg Community Redevelopment Area ("CRA") on 22nd Street South, a portion of which is designated a Florida Main Street District. A map of the CRA is attached as Exhibit "C" to this RFP. The 7.4 square mile CRA is bounded generally by 2nd Avenue North and 30th Avenue South and between 4th Street South to the east and 49th Street to the west, and includes the Greater Childs Park Strategic Planning Area, more than twenty neighborhood and business associations, and two Florida Main Street Districts. The CRA is also home to an estimated 33,620 people, or 14 percent of St. Petersburg's total population. The CRA is governed by the South St. Petersburg Community Redevelopment Plan ("Plan"), which centers on reinvigorating the housing market through rehabilitation and new construction; expanding opportunities for entrepreneurs, minority, women and disadvantaged business enterprises and small businesses; revitalizing commercial corridors to grow existing businesses and attract new ones; growing the manufacturing "belt" that bisects the CRA from east to west to create new jobs for residents; and improving the work readiness skills of residents.

A major component of Plan was the creation of a tax increment financing ("TIF") district that will be in effect until 2045 and will be a sustainable source of revenue to fund the City's revitalization initiatives over the life of the Plan. The innovative approach of the Plan is to use most of its TIF revenues to provide direct assistance for private investment in residential and non-residential redevelopment in the form of grants, loans, TIF abatements or other vehicles that help businesses leverage capital from diverse sources. In FY2016, the first year of the Plan, City Administration allocated approximately \$468,000 in TIF revenues for workforce development, business development and corridor revitalization and housing. Over \$400,000 in grants were awarded to thirty businesses in the CRA, including several along the 22nd Street corridor, and this funding source will continue to grow over the life of the Plan providing invaluable access to capital for South St. Petersburg businesses and property owners. In FY2017, with a budget exceeding \$1.2 million, the City of St. Petersburg awarded approximately \$550,000 in commercial grant funding to over thirty businesses within South St. Petersburg. Another \$600,000 was budgeted for workforce development initiatives. City Council approved a combined FY2018/2019 CRA budget to allocate over \$ 5.4 million in TIF revenue. More than \$1.7 million was allocated for housing and neighborhood revitalization, where nearly \$1.5 million has been encumbered for housing rehabilitation and new construction. Another \$1 million was encumbered for 33 commercial

grant awards to rehabilitate commercial buildings, or build anew, throughout the South St. Petersburg CRA. City Administration expects to recommend a FY2020 budget of \$4.5 million to City Council that will continue to focus on affordable housing, workforce development and education and commercial revitalization. For more information on the South St. Petersburg Community Redevelopment Area, visit:

http://www.stpete.org/city_departments/southside_cra.php.

SECTION 4. LOCAL COMMUNITY

The 22nd Street South corridor near the Tangerine Plaza site has seen extensive public and private investment totaling more than \$206 million in the last twenty years. On the Tangerine Plaza site itself more than \$6.94 million in private and public funding has been spent acquiring, developing and improving the site between 2003 and 2016. In addition, the City invested approximately \$3.14 million in land acquisition and infrastructure improvements to attract investment across 18th Avenue South from Tangerine Plaza to attract retail investment. The area now has a GTE Credit union and a Dollar General store.

Other significant investment near Tangerine Plaza include the construction of neighboring Perkins Elementary (\$9.4 million), the development of the Johnnie Ruth Clark Health Center (\$4.71 million), St. Petersburg College's 49,000-SF Douglas L. Jamerson Midtown Center (\$14 million) and a \$43-million-dollar Job Corps facility with 300 students operated by the U.S. Department of Labor. For an overview of development activity near Tangerine Plaza, see Exhibit "D".

The City-owned Historic Manhattan Casino, located at 642 – 22nd Street South, St. Petersburg, FL, is under a lease agreement with The Callaloo Group, who has reinvigorated the historic property with two restaurants, live music and event venue.

Another major initiative by the City that will bring public improvements to the neighborhood near Tangerine Plaza is the Joint Action Plan for enhancements to the 22nd Street Deuces Live Corridor and the Warehouse Arts District. (The Deuces Live is a Florida Main Street organization to support development of the 22nd Street South corridor, while the Warehouse Arts District Association represents the burgeoning artist economy that has developed in the area.) The goal of the project is to develop vision, framework, and concept plans for the study area (see Exhibit "E"). The City of St. Petersburg, in coordination with both Deuces Live and the Warehouse Arts District Association, hosted public meetings since November 2016 and have developed a \$23 million public improvement plan for 22nd Street South and 5th Avenue South to attract new investment. Approximately \$5.5M in improvements have been identified as Phase 1, including the development of two new public parks along 22nd Street South and a festival street in the Deuces Live Main Street core. CPH Engineers has been chosen to lead the design of Phase 1 improvements and is expected to begin work by the end of 2019. Design is anticipated to take 9-12 months, with construction beginning in late 2020/early 2021.

Visit <https://www.deuceswarehouseartsjointplan.org> for more information. For more information on the Deuces, visit <http://www.deuceslive.org/> and <http://www.warehouseartsdistrictstpete.com> for information on the Warehouse Arts District Association.

SECTION 5. UTILITIES

The Property has access to all typical utilities, however, interested parties should rely on their own research and experts for counsel.

SECTION 6. PROPERTY TAXES

The selected Proposer will be responsible for property taxes commencing on the date the selected Proposer is contractually granted control of the Property by any agreement following the approval of the City Council of the City of St. Petersburg ("**City Council**").

SECTION 7. STATUS OF CURRENT LEASES

The Property currently has five tenants. A Rent Roll is included with Walmart being the major anchor tenant leasing both the grocery store space as well as the adjacent liquor store inline space with a lease term that expires in the Fall of 2026. Walmart no longer occupies the space. For development to proceed, an agreement will first need to be negotiated with Walmart.

SECTION 8. PROPOSAL REQUIREMENTS

Proposals **MUST** contain the following:

- 8.1. Development must have a food component that is supported by the findings of the Tangerine Plaza Market Study, attached as Exhibit "F". The City is willing to enter into a private-public partnership to support a grocery store that may include use of incentives available through the South St. Petersburg Community Redevelopment Plan. As the immediate area may not support a full-size grocery store, the City is suggesting the idea of a smaller scale store that would still provide fresh food choices;
- 8.2. A description of the proposed use and identification of the end-user, if not the Proposer. Conceptual site plans or illustrations of the proposed use are to be included as well as details describing the development program such as number of dwelling units and square footage devoted to the land use proposed;
- 8.3. A mixed-use development with retail, including healthy food retailer(s), that must include space along 22nd Street South and, preferably, along 18th Avenue South;
- 8.4. Development which is consistent with South St. Petersburg Community Redevelopment Plan's goals to link development with living-wage jobs for existing residents and utilize Small Business Enterprise companies, specifically from South St. Petersburg when available. "Living wage" jobs are those that pay at least \$12.00/hour in addition to full medical and other benefits for a single adult household;
- 8.5. Development which is consistent with the city's Integrated Sustainability Action Plan (ISAP) especially as it relates to sustainable building, procurement, and business practices and equity. Tangerine Plaza, already an important asset in the community, also brings opportunities to propose building and community practices that promote community equity and resiliency as it relates not only to extreme weather events, but quick recovery through high quality buildings, jobs, and when needed, community resources;
- 8.6. Development which is consistent with Complete Streets Implementation Plan's (CSIP) vision of 18th Ave S. modal priority as a "transit" corridor with land development supporting

transit service through design considerations such as orienting building siting and entrances to transit stops, and adjusting minimum motor vehicle parking standards;

8.7. Development which is consistent with the City's ongoing desire to incorporate bicycle and pedestrian infrastructure and development site and building design that promotes active living and physical activity in support of the City's Health in All Policies initiative;

8.8. Development which reflects the heritage and culture of South St. Petersburg through architectural design, tenant mix and program, signage and other features of the development;

8.9. Preferred real estate interest to be conveyed (i.e. Lease, Lease w/ Purchase Option etc.) and specific terms thereto. The City is interested in a long-term lease with the selected Proposer with an option to purchase once the terms of the development agreement have been satisfied;

8.10. A project pro-forma and construction budget;

8.11. Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the proposed development, including company operating revenues and expenses, history of debt repayments, and letters of credit;

8.12. A project time line, including date specific milestones such as project approvals, commencing and completing construction and opening for business;

8.13. Estimated type and number of new jobs that the development will create, including a time line, and projected salaries;

8.14. Estimated type and number of existing jobs that will be relocated and/or retained at the Property, including salaries;

8.15. Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved;

8.16. Working with the City's Workforce Development Team and St. Pete Works! on hiring CRA residents during the construction phase of the project as well for permanent jobs after completion;

8.17. A credible effort 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 phases of the project and in the ongoing operations of the end user business(es) with an SBE goal of thirty percent (30%). For more information on visit: http://www.stpete.org/assistance/small_business_enterprise_program.php;

8.18. A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;

8.19. Resume of Proposer's previous experience and a description of the scope and quality of past projects;

8.20. A list of any previous or current City-project that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;

8.21. A complete description of the development team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved;

8.22. Any extraordinary terms or conditions;

8.23. An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein;

8.24. A primary contact name and numbers including phone and email;

8.25. A signed Proposal Form, attached as **Exhibit "B"** to this RFP, accompanied by a **NON-REFUNDABLE** payment of two hundred fifty (\$250) dollars. Payment should be made in the form of a check, payable to the City of St. Petersburg.

SECTION 9. PREFERRED PROPOSAL

The **PREFERRED** Proposal should include:

9.1. A Lease term of 30 to 40 years;

9.2. A market driven proposal for annual base rent;

9.3. A purchase option, to be exercised upon completion of all development goals and jobs being retained for a reasonable period of time;

9.4. Development that provides space for City or non-profit entities to deliver services to the South St. Petersburg community;

9.5. Creation of the highest number of permanent full-time jobs for residents of the South St. Petersburg Community Redevelopment Area;

9.6. Occupancy of all or some of the project site by local South St. Petersburg businesses;

9.7. A housing component with a mix of affordable (>80% of area median income [AMI]), workforce (80% to 120% of AMI) and market rate units. The City's preference is that affordable and workforce housing make up the majority of units to be built and has initiatives and programs to support proposals that meet that objective;

9.8. Development that will provide a use, or uses, that are consistent with the City's Grow Smarter Initiative, which identifies targeted industry sectors that the City intends to support to transform the economy. These sectors are Marine and Life Sciences, Specialized Manufacturing, Financial Services, Data Analytics, and Creative Arts and Design. For more information, link to the following City webpage;

http://www.stpete.org/economic_development/target_industries/index.php.

9.9. Demonstrated effort to partner or collaborate with local community groups to ensure the support and success of the project. These groups could include the Deuces Live Main Street District, the One Community Plan (<https://oncommunitystpete.com/>), Tampa Bay Black

Business and Investment Corporation, the Pinellas County Urban League as well as faith based and other community development organizations;

9.10. A timely development plan and construction schedule;

9.11. No rezoning of any part of the Property.

SECTION 10. PROPOSAL PACKAGE AND DELIVERY

10.1. Proposal Package: Submit one (1) unbound original of the Proposal IN A SEALED ENVELOPE. A copy of the signed Proposal Form (Exhibit "B") and the non-refundable payment of two hundred fifty (\$250) dollars should be clipped to the front of the sealed envelope.

10.2. Proposal Delivery: Proposals should be marked "Proposal For Tangerine Plaza" and delivered:

10.2.1. By hand, courier, FEDEX or otherwise to the City of St. Petersburg Municipal Services Center, 9th Floor, Real Estate & Property Management, One Fourth Street North, St. Petersburg, Florida; or

10.2.2. By United States Postal Service ("USPS") mail to City of St. Petersburg, Real Estate & Property Management, P.O. Box 2842, St. Petersburg, Florida 33731-2842.

SECTION 11. DEADLINE MARCH 23, 2020 AT 10:00A.M. EDT

Proposals received after the above specified time and date, for any reason, will not be considered. The City will not be responsible for failure of the USPS, private courier, or any other delivery means to deliver a proposal to the appointed place at the specified time in order to be considered.

SECTION 12. SCHEDULE

Advertise RFPDecember 15, 2019

Issue RFPDecember 16, 2019

Pre-Bid Walk Through 10:00 A.M. EDTJanuary 8, 2020

Last day for questionsFebruary 21, 2020

Proposals due by 10:00 A.M. EDTMarch 23, 2020

SECTION 13. INQUIRIES AND QUESTIONS

All inquiries, questions, requests for interpretation, correction, or clarification **must be submitted in writing**, by e-mail, to the City Contact set forth in Section 18, and shall arrive not later than **1:00 P.M. EDT February 21, 2020**. All responses from the City shall be in writing, by email. All submitted questions, along with City's responses thereto, will be available on the City's website: www.stpete.org/realestate.

SECTION 14. SELECTION

All qualified proposals that are determined to be in the public interest for uses in accordance with the Intent of this RFP, will be presented to the Mayor for his consideration for recommendation to the City Council for approval.

SECTION 15. AWARD WITHOUT DISCUSSION

The City may accept a proposal without discussion if, in its sole discretion, it is determined to be in the public interest for the intended use.

SECTION 16. AGREEMENT

Subsequent to the selection, a finalized agreement ("**Agreement**") between the City and the selected Proposer must be approved by the City Council of the City of St. Petersburg. The Agreement will be subject to certain provisions, including but not limited to, construction and development timetables.

SECTION 17. CITY CONTACT

Rick D. Smith, AICP & CEcD, Economic Development Manager

City of St. Petersburg, Economic & Workforce Development

Phone: 727-893-7106 / Toll Free: 800-874-9026

Email: rick.smith@stpete.org (Note: Email is subject to public records law)

Additional information/copies of this RFP may be downloaded from www.stpete.org/realestate

SECTION 18. CITY RESERVATIONS

The City reserves the right to:

- 18.1. Modify, waive, or otherwise vary the terms and conditions of this RFP at any time, including but not limited to, the date schedule and proposal requirements;
- 18.2. Waive irregularities in the proposals;
- 18.3. Reject or refuse any or all proposals;
- 18.4. Cancel and withdraw this RFP at any time;
- 18.5. Negotiate with any or all Proposers in order to obtain terms most beneficial to the City;
- 18.6. Accept the proposal which, in its sole and absolute discretion, best serves the interest of the City.

SECTION 19. DISCLOSURE

Information included in this RFP regarding the Property is believed to be reliable; however, interested parties should rely on their own research and experts for counsel.

SECTION 20. PROPOSAL SUBJECT TO FLORIDA PUBLIC RECORDS LAWS AND PROCEDURE FOR INFORMATION DESIGNATED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY:

All proposals (including all documentation and materials attached to proposals or provided in connection with this RFP) submitted to the City are subject to Florida's public records laws (i.e., Chapter 119, Florida Statutes), which requires disclosure of public records, unless exempt, if a public records request is made. Proposals (including all documentation and materials attached to proposals or provided in connection with this RFP) submitted to the City cannot be returned. **THE CITY WILL NOT CONSIDER PROPOSALS IF THE ENTIRE PROPOSAL IS LABELED A TRADE SECRET AND/OR CONFIDENTIAL AND/OR PROPRIETARY.**

If Proposer believes that its proposal contains information that is a trade secret (as defined by Florida law) and/or information that is confidential and/or proprietary and therefore exempt from disclosure then such information must be submitted in a separate envelope and comply with the following requirements. In addition to submitting the information in a separate envelope, Proposer must include a general description of the information designated as a trade secret and/or confidential and/or proprietary and provide reference to the Florida statute or other law which exempts such designated information from disclosure in the event a public records request.

The City does not warrant or guarantee that information designated by Proposer as a trade secret and/or confidential and/or proprietary is a trade secret and/or confidential and/or proprietary and exempt from disclosure. The City offers no opinion as to whether the reference to the Florida statute or other law by Proposer is/are correct and/or accurate. The City will notify Proposer if a public records request is received and Proposer, at its own expense, will have forty-eight (48) hours after receipt of such notice (email notice is acceptable notice) to file the necessary court documents to obtain a protective order.

Please be aware that the designation of information as a trade secret and/or confidential and/or proprietary may be challenged in court by any person or entity. By designation of information as a trade secret and/or confidential and/or proprietary Proposer agrees to defend the City, its employees, agents and elected and appointed officials ("Indemnified Parties") against all claims and actions (whether or not a lawsuit is commenced) related to its designation of information as a trade secret and/or confidential and/or proprietary and to hold harmless the Indemnified Parties for any award to a plaintiff for damages, costs and attorneys' fees, and for costs and attorneys' fees (including those of the City Attorney's office) incurred by the City by reason of any claim or action arising out of or related to Proposer's designation of information as a trade secret and/or confidential and/or proprietary.

Failure to comply with the requirements above shall be deemed as a waiver by Proposer to claim that any information in its proposal is a trade secret and/or confidential and/or proprietary regardless if such information is labeled trade secret and/or confidential and/or proprietary. Proposer acknowledges and agrees that all information in Proposer's proposal (not including information designated in a separate envelope as trade secret and/or confidential and/or proprietary) will be disclosed, without any notice to Proposer, if a public records request is made for such information.

SECTION 21. DISQUALIFICATION

The City reserves the right to disqualify Proposers before or after opening, upon evidence of collusion with intent to defraud or other illegal practices on the part of the Proposers.

SECTION 22. PUBLIC ENTITY CRIMES

A person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases of real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public

entity in excess of the threshold amount provided in Section 287.017, for CATEGORY TWO for a period of 36 months from the date of being placed on the convicted vendor list.

SECTION 23. OUTSTANDING OBLIGATIONS TO THE CITY

City shall reject or disqualify 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, unless the indebtedness or unresolved claims have been satisfied prior to the submission of a proposal.

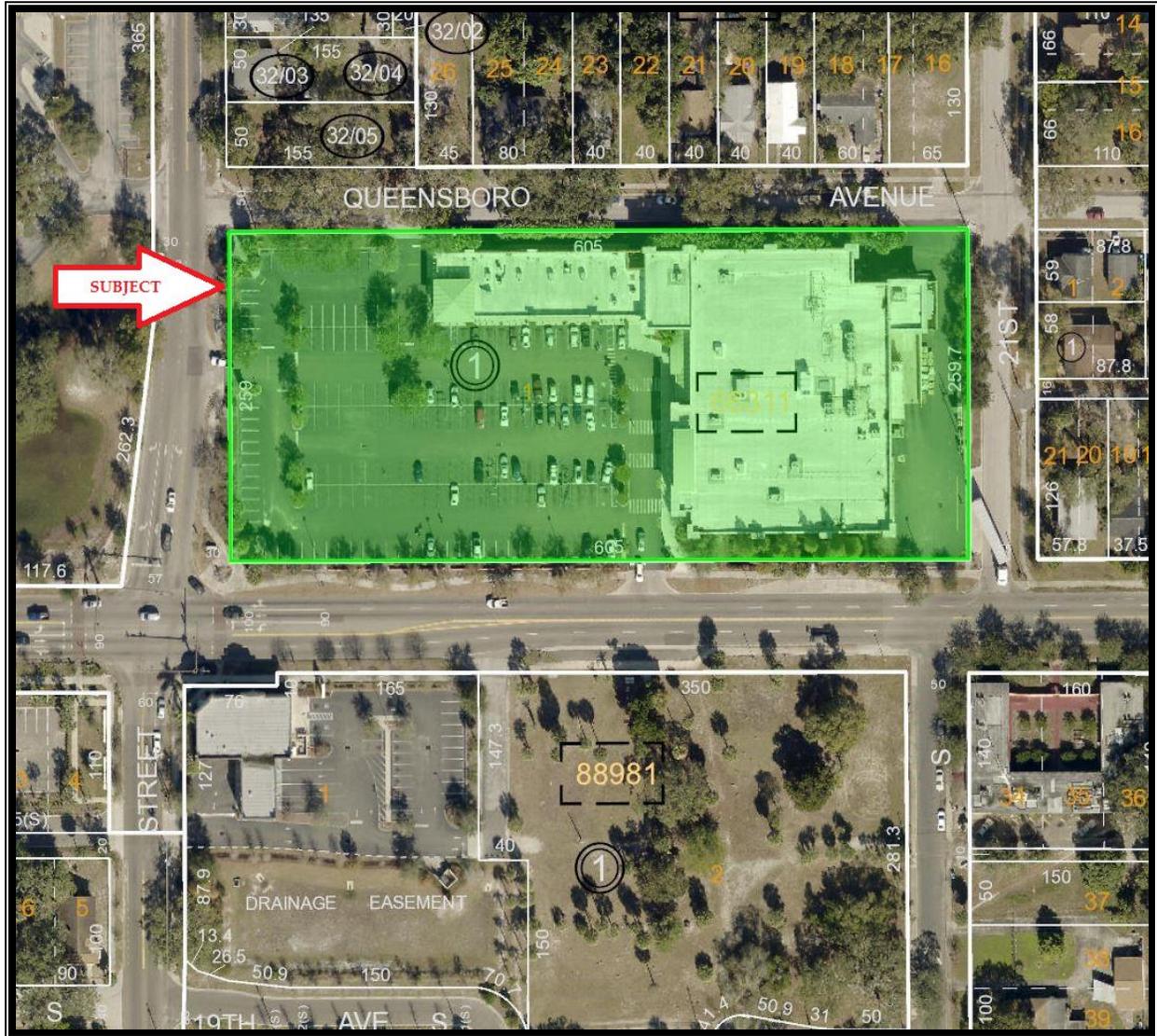
SECTION 24. CITY NOT RESPONSIBLE FOR PREPARATION COSTS

The City will not pay any costs associated with the preparation, submittal, presentation or evaluation of any proposal.

SECTION 25. PROHIBITED COMMUNICATION

Proposer and its employees, agents, contractors, and representatives are prohibited from lobbying City Council, the Mayor, and City staff, relative to Proposer's proposal or this RFP until the RFP selection and award processes have been completed. Non-compliance with this provision may result in disqualification of Proposer from consideration. Notwithstanding the foregoing, this provision shall not prohibit Proposer from providing public comment in accordance with applicable laws and City policies at public meetings where public comment is permitted.

EXHIBIT "A"
PROPERTY



Parcel ID #: 25-31-16-66311-001-0010
Property Address: 1794 - 22nd Street South, St. Petersburg, FL 33712
Legal Description: PARKE SUB PARTIAL REPLAT AND ADDITION BLK 1, LOT 1 AS RECORDED IN PLAT BOOK 128, PAGE 99 PUBLIC RECORDS OF PINELLAS COUNTY

EXHIBIT "A-1"

PINELLAS COUNTY PROPERTY INFORMATION

25-31-16-66311-001-0010
Compact Property Record Card

Updated September 14, 2019

[Interactive Map of this parcel](#) [Sales Query](#) [Back to Query Results](#) [New Search](#) [Tax Collector Home Page](#) [Contact Us](#)

[Tax Estimator](#) [Email](#) [Print](#) [Radius Search](#) [FEMA/WLM](#)

Ownership/Mailing Address Change Mailing Address	Site Address
ST PETERSBURG, CITY OF PO BOX 2842 ST PETERSBURG FL 33731-2842	1794 22ND ST S ST PETERSBURG

Property Use: 1624 (Neighborhood Shopping Center) **Total Heated SF:** 48,574 **Total Gross SF:** 49,413

[click here to hide] **Legal Description**
PARKE SUB PARTIAL REPLAT AND ADDITION BLK 1, LOT 1

File for Homestead Exemption			2019 Parcel Use		
Exemption	2019	2020			
Homestead:	No	No	Homestead Use Percentage: 0.00%		
Government:	Yes	Yes	Non-Homestead Use Percentage: 100.00%		
Institutional:	No	No	Classified Agricultural: No		
Historic:	No	No			

Parcel Information [Latest Notice of Proposed Property Taxes \(TRIM Notice\)](#)

Most Recent Recording	Sales Comparison	Census Tract	Evacuation Zone <small>(NOT the same as a FEMA Flood Zone)</small>	Flood Zone <small>(NOT the same as your evacuation zone)</small>	Plat Book/Page
14392/1957	Sales Query	121030212004	NON EVAC	Compare Preliminary to Current FEMA Maps	J28/99

2019 Preliminary Value Information

Year	Just/Market Value	Assessed Value / Non-HX Cap	County Taxable Value	School Taxable Value	Municipal Taxable Value
2019	\$3,425,000	\$3,425,000	\$3,425,000	\$3,425,000	\$3,425,000

[click here to hide] **Value History as Certified (yellow indicates correction on file)**

Year	Homestead Exemption	Just/Market Value	Assessed Value	County Taxable Value	School Taxable Value	Municipal Taxable Value
2018	No	\$3,590,000	\$3,590,000	\$3,590,000	\$3,590,000	\$3,590,000
2017	No	\$4,240,000	\$4,240,000	\$4,240,000	\$4,240,000	\$4,240,000
2016	No	\$4,200,000	\$4,119,500	\$4,119,500	\$4,200,000	\$4,119,500
2015	No	\$3,745,000	\$3,745,000	\$3,745,000	\$3,745,000	\$3,745,000
2014	No	\$3,650,000	\$3,650,000	\$3,650,000	\$3,650,000	\$3,650,000
2013	No	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000	\$3,500,000
2012	No	\$3,625,000	\$3,625,000	\$3,625,000	\$3,625,000	\$3,625,000
2011	No	\$3,550,000	\$3,550,000	\$3,550,000	\$3,550,000	\$3,550,000
2010	No	\$3,540,000	\$3,540,000	\$3,540,000	\$3,540,000	\$3,540,000
2009	No	\$4,100,000	\$4,100,000	\$4,100,000	\$4,100,000	\$4,100,000
2008	No	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000	\$5,000,000
2007	No	\$4,900,000	\$4,900,000	\$4,900,000	N/A	\$4,900,000
2006	No	\$4,900,000	\$4,900,000	\$4,900,000	N/A	\$4,900,000
2005	No	\$200,100	\$200,100	\$0	N/A	\$0
2004	No	\$0	\$0	\$0	N/A	\$0
2003	No	\$0	\$0	\$0	N/A	\$0
2002	No	\$0	\$0	\$0	N/A	\$0

<p style="text-align: center;">2018 Tax Information</p> <p>2018 Tax Bill Tax District: SP</p> <p>2018 Final Millage Rate 21.7154</p> <p style="font-size: small;">Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap.</p>	<p style="text-align: center;">Ranked Sales <small>(What are Ranked Sales?)</small> See all transactions</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Sale Date</th> <th>Book/Page</th> <th>Price</th> <th>Q/U</th> <th>V/I</th> </tr> </thead> <tbody> <tr> <td colspan="5" style="text-align: center;">No recent sales on record</td> </tr> </tbody> </table>	Sale Date	Book/Page	Price	Q/U	V/I	No recent sales on record				
Sale Date	Book/Page	Price	Q/U	V/I							
No recent sales on record											

and/or market conditions. Please use our new [Tax Estimator](#) to estimate taxes under new ownership.

2019 Land Information						View:	
Seawall: No	Frontage: None				Adjusted Value	Method	
Land Use	Land Size	Unit Value	Units	Total Adjustments			
Community Shopping (16)	605x259	4.25	156940.0000	1.0000	\$666,995	SF	

[\[click here to hide\]](#) 2019 Building 1 Structural Elements [Back to Top](#)

Site Address: 1794 22ND ST S

Building Type: Supermarkets
 Quality: Average
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Blt Up Metal/Gypsum
 Stories: 1
 Living units: 0
 Floor Finish: Terrazzo Mono/Conc
 Interior Finish: Dry Wall
 Fixtures: 10
 Year Built: 2005
 Effective Age: 14
 Cooling: Heat & Cooling Pkg



[Compact Property Record Card](#)

Building 1 Sub Area Information

Description	Building Heated SF	Gross Area SF
Utility	528	528
Open Porch	0	839
Base	39,206	39,206
Total Building Heated SF: 39,734		Total Gross SF: 40,573

[\[click here to hide\]](#) 2019 Building 2 Structural Elements [Back to Top](#)

Site Address:

Building Type: Shopping Centers
 Quality: Average
 Foundation: Spread/Mono Footing
 Floor System: Slab On Grade
 Exterior Wall: Concrete Blk/Stucco
 Roof Frame: Bar Joint/Rigid Frame
 Roof Cover: Blt Up Metal/Gypsum
 Stories: 1
 Living units: 0
 Floor Finish: Carpet Combination
 Interior Finish: Dry Wall
 Fixtures: 16
 Year Built: 2005
 Effective Age: 14
 Cooling: Heat & Cooling Pkg



[Compact Property Record Card](#)

Building 2 Sub Area Information

Description	Building Heated SF	Gross Area SF
Utility Unfinished	196	196

Rent Roll With Future Events

Unit Lease ID	DBA Lease Name	Comm Date Exp Date	Sq. Ft.	Security Deposits	Minimum Rent	Ground Rent	RE Taxes	CAC/CAM	Insurance	Other	Total	% Rent	Breakpoint
01764	VACANT		1,310	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
					0.00	0.00	0.00	0.00	0.00	0.00	0.00		
					0.00	0.00	0.00	0.00	0.00	0.00	0.00		
01762	China Star	05/01/06	1,293	0.00	19,395.00	0.00	2,082.72	10,124.76	0.00	0.00	31,602.48		
3399002	Bao Yu Ren				1,616.25	0.00	173.56	843.73	0.00	0.00	2,633.54		
					15.00	0.00	1.61	7.83	0.00	0.00	24.44		
	Renewals	07/01/17											
													Lease expires 12/31/17.
01766	Call Touch	12/01/14	1,293	0.00	19,395.00	0.00	2,082.72	10,124.76	0.00	0.00	31,602.48		
3399003	Call Touch, Inc.	11/30/19			1,616.25	0.00	173.56	843.73	0.00	0.00	2,633.54		
					15.00	0.00	1.61	7.83	0.00	0.00	24.44		
	Options	06/01/19											One 5-yr Option to renew the Lease; contact Tenant regarding renewal.
	Renewals	06/01/24											Lease expires 11/30/24.
01770	VACANT		1,293	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
					0.00	0.00	0.00	0.00	0.00	0.00	0.00		
					0.00	0.00	0.00	0.00	0.00	0.00	0.00		
01778	My Beauty Supply	07/01/14	1,293	0.00	19,395.00	0.00	2,281.80	9,592.92	0.00	0.00	31,269.72		
3399004	Hussain Kalsi				1,616.25	0.00	190.15	799.41	0.00	0.00	2,605.81		
					15.00	0.00	1.76	7.42	0.00	0.00	24.18		
	Options	12/31/18											One 5-yr Option to renew the Lease; contact Tenant regarding renewal.
	Renewals	01/31/24											Lease expires 6/30/24.
01782	Meme's Beauty Supply	05/01/07	1,293	0.00	16,809.00	0.00	2,281.80	9,592.92	0.00	0.00	28,683.72		
3399005	Jamikka R. Harris				1,400.75	0.00	190.15	799.41	0.00	0.00	2,390.31		
					13.00	0.00	1.76	7.42	0.00	0.00	22.18		
	Renewals	07/01/17											Lease expires 12/31/17.
01786	VACANT		536	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00		
					0.00	0.00	0.00	0.00	0.00	0.00	0.00		
					0.00	0.00	0.00	0.00	0.00	0.00	0.00		
01794	Wal-Mart Market #6400	10/04/13	39,079	0.00	214,934.52	0.00	0.00	75,228.48	11,748.36	10,885.08	312,796.44		
3399006	Wal-Mart Stores East, LP	10/05/26			17,911.21	0.00	0.00	6,269.04	979.03	907.09	26,066.37		
					5.50	0.00	0.00	1.93	0.30	0.28	8.00		
	Options	05/07/26											First 5-yr Option to renew the Lease. Lease automatically renews unless written notice of intent not to renew is received by 6/7/26; contact Tenant regarding renewal.
	Miscellaneous	10/06/26											First 5-yr Option automatically renews.
	Options	05/07/31											Second 5-yr Option to renew the Lease. Lease automatically renews unless written notice of intent not to renew is received by 6/7/31; contact Tenant regarding renewal.
	Miscellaneous	10/08/31											Second 5-yr Option automatically renewed.

EXHIBIT "A-2"
RENT ROLL

EXHIBIT "B"
PROPOSAL FORM

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

Issue Date
December 16, 2019

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 16, 2019.

Name of Company/Organization

Proposal Contact Person

Signature of individual submitting proposal
for above Company/Organization

Contact Person E-mail address

Printed name of individual

Contact Person Phone

Date

EXHIBIT "D"
MAP OF MAJOR INVESTMENT NEAR TANGERINE PLAZA

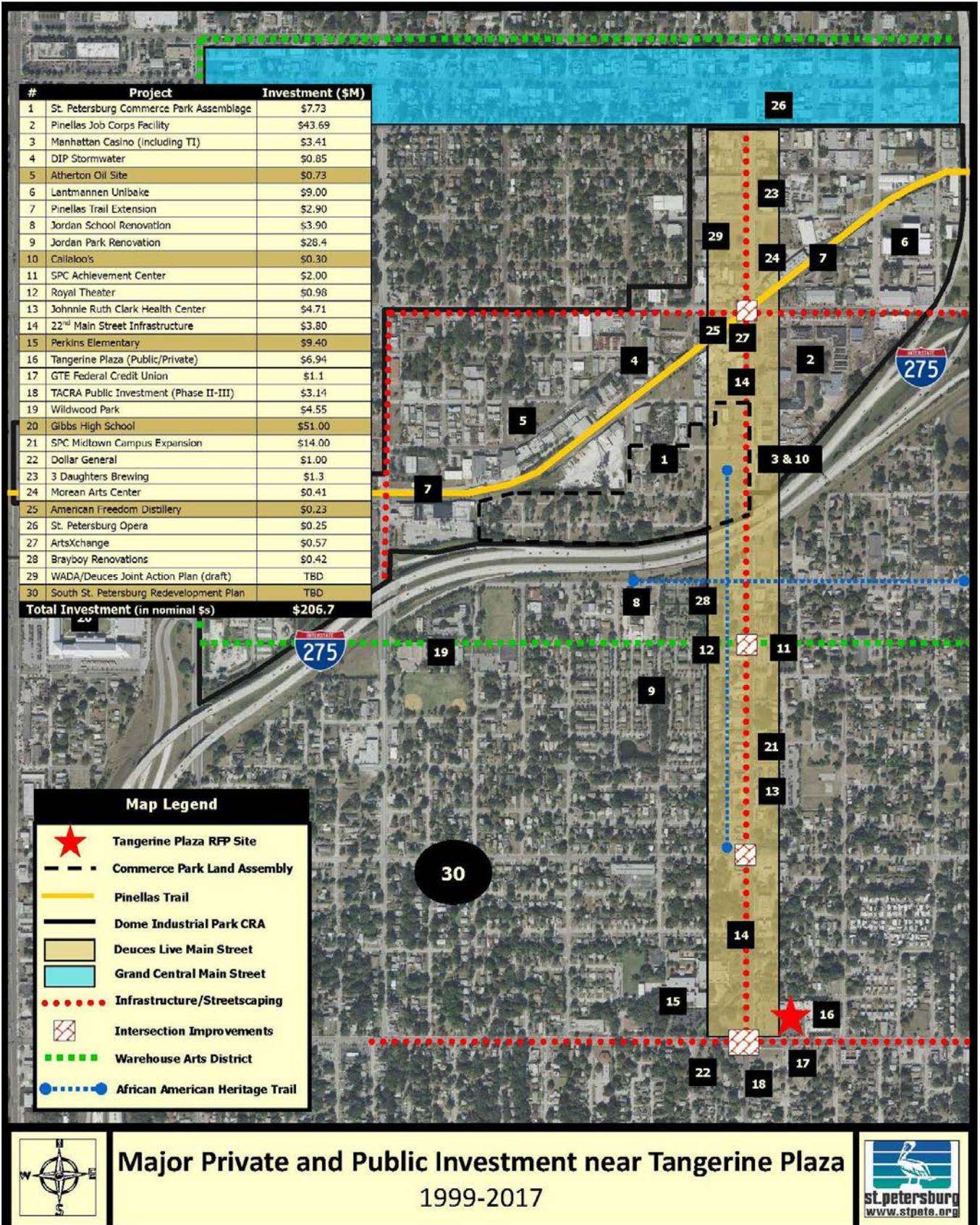


EXHIBIT "E"
DEUCES LIVE/WAREHOUSE ARTS DISTRICT PLANNING AREA

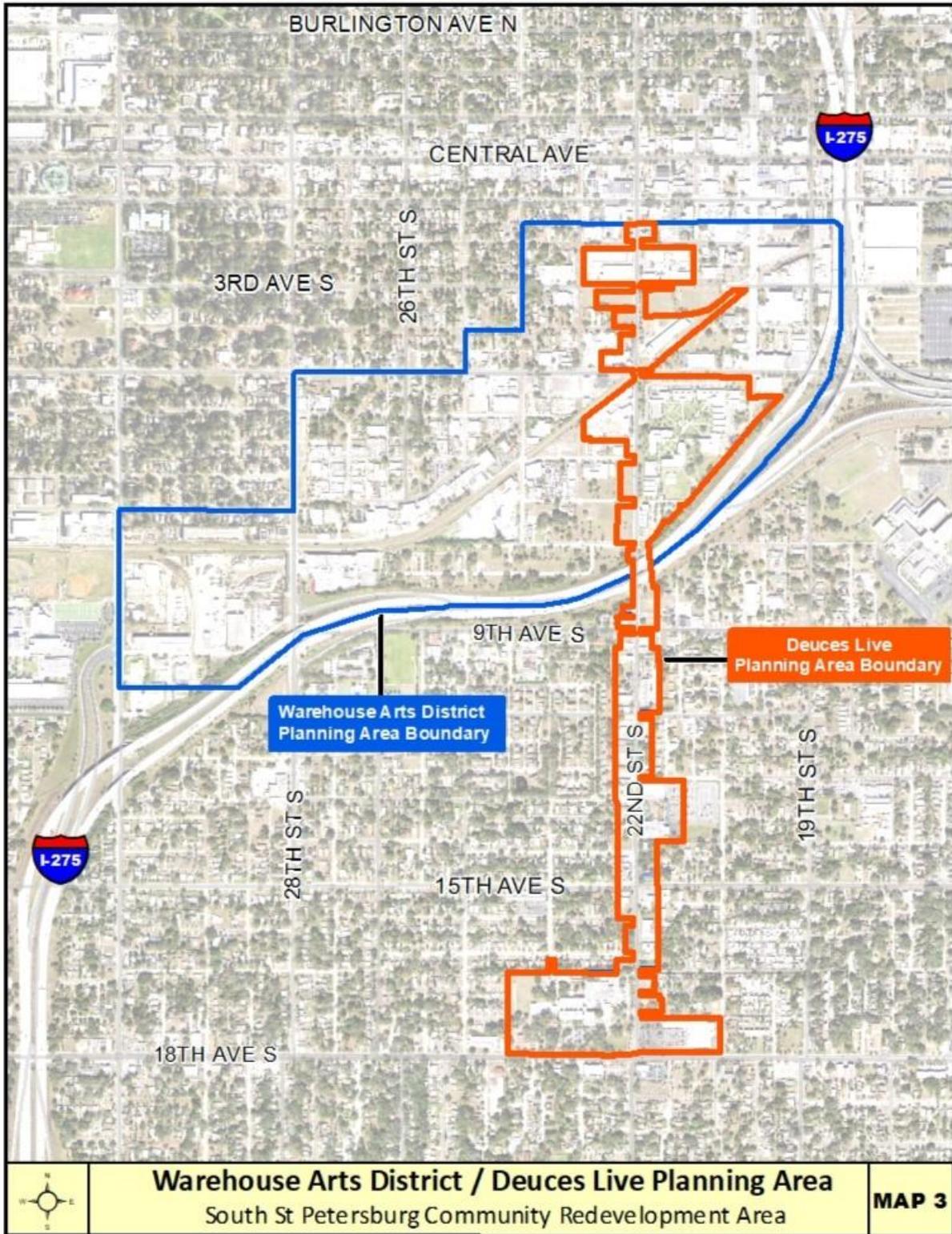


EXHIBIT "F"
MARKET STUDY OF TANGERINE PLAZA

[FOLLOWS



A GAI Consultants, Inc. Service Group

Tangerine Plaza Market Analysis

City of St. Petersburg

November 30, 2017

GAI Consultants, Inc.
Community Solutions
618 E. South Street
Suite 700
Orlando, FL 32801



Summary, Conclusions, and Findings

This study is intended to provide a market scan of potential retail uses (with a focus on grocery) for the 40,000 sf space available at Tangerine Plaza in St. Petersburg (the former neighborhood Walmart Grocery site). The objective is to ascertain area neighborhood spending capacity related to the current patterns of retail spending and existing retail offerings. With this understanding one can begin to identify potential unmet community needs, which could be supported in full or in part by retail offerings that could be located in the available space at Tangerine Plaza.

Today, the households within the study / trade area around Tangerine Plaza can support about 30,000 sf of grocery / household retail services. The demand for this need is currently being met by a variety of small and miscellaneous grocery, convenience, and food market outlets within the neighborhoods, in conjunction with the impact of the nearby Wal-Mart Supercenters which offer comprehensive grocery and retail products.

This situation is not ideal for the community because local / independent grocery and convenience stores typically operate at a price premiums for household staple items, while quality and consistency of products are sometimes below market standards because of 'off-brand' offerings. Additionally, these types of stores struggle to offer fresh foods (meats, breads and produce) that enhance healthy diet and 'home cooked' meals for the neighborhoods. However, these stores are generally walkable / bikeable within a small neighborhood trade area and they do meet a significant portion of the retail spending capacity. To the extent the neighborhood desires (and can support) traditional grocery offerings, the presence of (2) Wal-Mart Supercenters just outside the study area covers comprehensive services at competitive pricing. Access to the Wal-Mart is not quite as convenient, but is achievable via public bus transit or a short drive for car owners.

Taken together, this analysis therefore identifies the presence of a possible 'gap' between the very small neighborhood convenience store, and the large, proximate Wal-Mart Supercenter models which together, meet the market spending capacity, if not the preferred level of neighborhood service. The opportunity to fill this gap is considered very narrow. An 18,000 – 20,000 sf retail grocer could be nestled within the community at Tangerine Plaza, providing a bit of the retail standardization of the regional Wal-Mart while enjoying the walkable access of the neighborhood convenience. There are models designed to fill this gap that provide comprehensive neighborhood scale grocery at discount pricing.

If the City desires to create a more beneficial environment for residents of this area by attracting a smaller grocery format, a financial incentive is most likely going to be required as an economic development strategy. The suggested 20,000 sf grocery model would gain its market share from both the Wal-Mart and the local retail stores, but would also remain in the same competitive environment within an area of limited spending capacity. An 'incentive for success' could represent an offset to operating costs (i.e. rent subsidy or lease based on a percentage of sales) that lowers overall selling, general, and administrative costs and improves profitability to a sustainable level.

Finally, to complement a smaller grocery format and increase overall occupancy at the Site, the City should pursue a number of discount retailers or other non-retail tenants identified in this report. An example of a non-retail tenant that could provide significant value to the community includes a model for a consolidated health care center.

The following are summary of more detailed findings from this analysis:

- ▶ Total annual food, retail, and entertainment spending of households in the defined trade area is estimated at \$47 million.
- ▶ Based on that level of spending, households in the defined trade area are estimated to support approximately 30,000 square feet of grocery (food at home) products and services.
- ▶ Approximately 33,000 square feet of a variety of small and miscellaneous grocery, convenience, and food market outlets currently exist within the trade area, meeting some level of household demand.
- ▶ The current supply of small and miscellaneous stores would not be expected to meet the full range of products and services of a traditional grocery format, implying some level of deficiency exists within the defined trade area.
- ▶ Discounting existing supply of small and miscellaneous stores by 50% suggests a deficiency of grocery products and services in the defined trade area of nearly 16,000 square feet.
- ▶ Approximately 80,000-100,000 of other supply of traditional grocery store formats are outside of the trade area but within 2.5 miles of the Site and are accessible to a significant portion of households.
- ▶ Given the level of household demand in the defined trade area along with the supply of small and miscellaneous store formats accessible to households within the trade area, the Site is currently not capable of supporting a 40,000 square foot traditional grocery store format.
- ▶ A smaller format grocery brand in the range of 18,000 to 20,000 square feet could be supported but is likely to require some level of operating incentive given the low economic status of households within the trade area.
- ▶ Across all retail categories (apparel, grocery and specialty), a strong correlation exists between net margin (profit) and selling, general and administrative costs indicating that lower operating costs are the strongest factor in determining profitability.
- ▶ Other viable retail brands sharing the existing space would also need to be consistent with a lower income primary target market (i.e. discount store brands) and likely require some level of operating incentive.
- ▶ There are a number of non-retail tenants (e.g. Healthcare related) that could complement a smaller grocery store format and provide the opportunity to increase overall occupancy at the Site.

Introduction

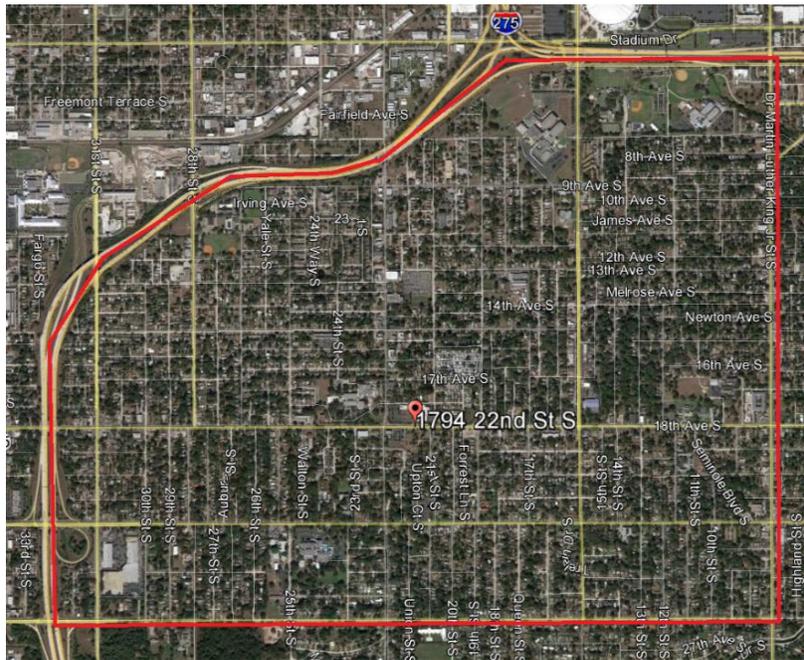
GAI Consultants, Inc. ("GAI") has been requested by the City of St. Petersburg ("City") to provide a market analysis for a site located at 1794 22nd Street South, St. Petersburg, Florida ("Site" or "Tangerine Plaza"). The main focus of the analysis was to examine the market demand for a traditional grocery store format at the Site, as well as provide a scan of other potential retail uses which for which the neighborhood is underserved relative to its inherent spending capacity.

Study Area

A trade area in general represents the farthest distance consumers are willing to travel to purchase retail goods or services. A local convenience trade area is based on the purchase of products and services needed on a regular basis, such as gasoline or groceries. Because these purchases are relatively frequent, individuals find it more convenient to buy these products from businesses located close to their home or workplace. A convenience trade area is predominately supported by local residents but can also be impacted by individuals working within the trade area but commuting from other communities.

The size of a trade area is going to be affected by many factors including the size and retail mix of the overall market, the size and retail mix of competing locations, the transport network available to consumers, and physical and other barriers. Products and services related to groceries, gas, and eating places are generally the types of retail spending that consumers desire to have within relatively close proximity to their household. However, some types of retail formats that provide these goods and services (i.e. Big Box) can draw consumers from a longer distances than would be expected for a local convenience market. For the purpose of this site analysis, we have defined a study area of approximately 2.5 square miles to reflect a local convenience trade area. The area is bounded on the west by Martin Luther King Boulevard, on the south by 34th Street South, and the east and north by Interstate 275 (see **Figure 1**).

Figure 1. Primary Market Area



The market area illustrated in Figure 1 also conforms to Census Tract boundaries 206, 207, 212, and 287. A second market area was defined for comparison purposes representing a circular 2.5 square mile area (0.9 mile radius) centered on the intersection of 49th Street North and 9th Avenue North, northwest of the Tangerine Plaza market area.

Market Area Demand

Because a convenience trade area is predominately supported by local residents, this analysis focused on the demand created by household spending. The impact of consumers commuting to and from or through the trade area is not considered material. In 2015, the defined trade area contained 4,778 households with a population of 13,992. Average household income in 2015 was \$35,517 creating nearly \$170 million in total annual household income. Using a model of consumer expenditures based on household income, **Table 1** provides a summary of spending by retail category generated by the households within the trade area (See **Appendix A**).

TABLE 1: TANGERINE PLAZA MARKET AREA			
			Area Total
Household Income (average)	\$ 35,520		\$ 169,785,600
Consumer expenditures			
Total	\$ 37,216		\$ 177,891,524
Food at home	3,234	9.3%	15,459,476
Food away from home	1,860	5.0%	8,890,800
Alcoholic beverages	260	0.7%	1,242,800
Housing (incl taxes, utilities, and operations)	13,510	36.3%	64,577,800
Apparel and services	1,340	3.6%	6,405,200
Transportation	6,070	16.3%	29,014,600
Healthcare	3,650	9.8%	17,447,000
Entertainment	1,820	4.9%	8,699,600
Personal care products and services	480	1.3%	2,294,400
Reading	70	0.2%	334,600
Education	520	1.4%	2,485,600
Tobacco products and smoking supplies	330	0.9%	1,577,400
Miscellaneous	520	1.4%	2,485,600
Cash contributions	1,270	3.4%	6,070,600
Personal insurance and pensions	2,050	5.5%	9,799,000
Food, retail, entertainment			\$ 47,389,876

At a level of total annual income of \$170 million, households in the trade area are estimated to generate nearly \$178 million in total annual consumer expenditures between food, housing, transportation, entertainment, and other categories. Specifically related to retail type goods and services (food at home, food away, retail, and entertainment), households are estimated to generate \$47million in consumer expenditures. Annual consumer expenditures for groceries (food at home) alone are estimated in excess of \$15 million.

Annual retail grocery spending per square feet required to support a traditional grocery store format (typically a national brand) averages \$500 with some brands and markets generating up to \$700 per square feet. Using an average of \$500 for a traditional grocery store format, consumer spending in the market area would be estimated to support approximately 30,000 square feet, assuming a significant capture of total household spending.

Required spending per square feet to support "retail" varies more significantly between geographies and type of store format. **Table 2** provides a range of sales values per square feet for national brand retailers.

Table 2. Retail Sales per Square Feet by Format

Type of Retail Format	Retail Sales
Large format	\$ 175-225
Medium format	225-275
Small format	375-425
Restaurant	650-850
Services	75-125
Miscellaneous	345-400

The determination of supportable general retail square footage based on household spending is less direct because of the relatively wide range of retail formats and the mixing of retail spending between consumer expenditure categories. However, a rough estimate of general retail demand could range between 75,000 to 150,000 square feet, assuming a significant capture of total household spending.

Existing Supply and Future Development Opportunities

The trade area is currently served by a variety of small and miscellaneous grocery, convenience, and food market outlets and discount retailers that offer a limited assortment of grocery items (i.e. Dollar General and Dollar Tree). The various miscellaneous grocery locations are small in format and are not concentrated in typical strip centers but are integrated in neighborhoods throughout the trade area (see **Appendix B**). Based on a scan of the trade area, approximately 33,871 square feet of grocery and food market supply currently exists within the trade area (see **Table 3**).

Table 3. Existing Study Area Grocery and Food Market locations

Location	Address	Sq Ft
Dollar General **	2216 18 th Avenue South	2,250
Dollar Tree **	1628 18 th Avenue South	2,475
727 Food Market	3095 22 nd Avenue South	3,000
Obama Express Food	1400 18 th Avenue South	5,424
South City Grocery and Meat	909 22 nd Street South	1,600
Wildwood Meat	1228 28 th Street South	3,200
Redstone Market	1311 22 nd Street South	2,499
3 Brothers Market	1040 16 th Street South	2,680
Midtown Supermarket	1856 18 th Avenue South	1,400
Dave's Meat Market	1664 15 th Avenue South	1,740
Mair's Grocery	2230 Dr. Martin Luther King Blvd	3,995
Rajax Market	2327 Dr. Martin Luther King Blvd	3,608
TOTAL		33,871

** Note: Estimate of space dedicated to grocery type items.

The Dollar General and Dollar Tree plus the miscellaneous formats of grocery and food markets clearly serve some need within the trade area but would not be expected to meet the full range of products and services of a traditional grocery format. There is no standard metric used to convert these small and miscellaneous convenience and market store formats into an equivalent traditional grocery store square footage. However, a discount factor of 50% could be considered in adjusting the gross square footage supply of these formats when comparing with the demand for traditional grocery store demand. Not only do these types of stores lack a full range of products and services, high prices also play a limiting role in meeting the needs of resident households.

Based on our research, there is no industry standard for adjusting these types of small and miscellaneous grocery, convenience, and food market outlets to compare with traditional grocery demand. The 50% adjustment is based on our professional opinion. Therefore, discounting the existing supply of small and miscellaneous stores suggests a deficiency of grocery products and services in the defined trade area of nearly 16,000 square feet. Which is consistent with the general “feeling” that a traditional grocery store format is needed or would succeed.

In addition to the supply of small and miscellaneous convenience food market formats within the trade area, there are several notable locations just west of the defined trade area on the west side of Interstate 275 but within 2.5 miles of the Tangerine Plaza site (see **Table 4**).

Table 4. Other Notable Accessible Grocery locations

Location	Address	Sq Ft
Wal-Mart Supercenter	3501 34 th Street South	212,063
Wal-Mart Supercenter	201 34 th Street North	105,065
Aldi	2900 24 th Street South	31,570
C&J Grocery	3698 18 th Avenue South	4,265
TOTAL		352,963

Note: Includes general retail square footage along with grocery

Excluding the retail components of the Wal-Mart Supercenter locations, there is up to an additional 80,000 to 100,000 square feet of traditional grocery store supply that is likely drawing consumers from the defined market area. As mentioned earlier, the larger format Supercenters can draw demand for local convenience shopping from a longer distance. These locations are likely contributing to the lack of recent success of grocery brands at the Site.

Therefore, the opportunity to fill this gap would be considered very narrow and likely reduces the number of potential national brands that operate within this scenario. A limited number of brands provide a discount grocery business model that could be viable for the Site. Some of the advantages of these types of business models include the following:

- ▶ Exclusive private label brands: High-quality, *low-priced* private label assortment accounts for the majority of sales compared to about 20% in a conventional grocery store
- ▶ Fewer SKUs (stock keeping units): Reduced SKU assortment (approximately 2,500 items) but covers more than 90% of everyday shopper needs
- ▶ *Low prices*: Buying power of a national brand with multiple locations delivers lower prices compared with small and miscellaneous stores
- ▶ Stores in Target Neighborhoods: Locating stores in *diverse neighborhoods* and hiring from within those communities and stocking products tailored to the neighborhood
- ▶ Smaller Shopping experience: Stores average *15,000 sq ft*

A similar business model and national or regional discount grocery format would appear to provide the best opportunity to capture household demand for food-at-home expenditures and provide the community with a more ideal situation.

The trade area is also currently served by a variety of retail outlets and formats with Dollar Tree and Dollar General representing national brand locations. These locations provide a mix of typical strip centers but are also freestanding locations integrated in neighborhoods throughout the trade area (see **Appendix C**). Based on a scan of the trade area, approximately 74,000 square feet of occupied general retail currently exists within the trade area (see **Table 5**).

Table 5. Notable General Retail locations

Location	Address	Sq Ft
Dollar General **	2216 18 th Avenue South	9,000
Dollar Tree **	1628 18 th Avenue South	9,900
16th Street Plaza (Multiple)	1566 16 th Street South	16,800
Barnes Building	1411 22 nd Street South	1,976
Coin Laundry	1200 28 th Street South	3,000
Carters Florist	2200 22 nd Avenue South	2,300
GTE Financial	2190 18 th Avenue South	2,380
Gas/Convenience	900 16 th Street South	1,560
Whitey's Transmission	3101 22 nd Avenue South	1,158
Miz Daisy's	901 16 th Street South	3,358
Cleaners	2200 31 st Street South	3,534
United Transmission	1008 16 th Street South	4,500
Tax Time	1727 16 th Street South	1,500
Welch Accounting	1523 16 th Street South	6,150
Auto Repair	901 16 th Street South	7,200
TOTAL		74,316

** Note: Includes space dedicated to grocery assortment.

As mentioned earlier, the larger format Supercenters are likely drawing demand for local convenience shopping from a longer distance. Similar to the demand for grocery spending, these locations plus the existing supply of general retail is likely meeting the majority of household spending needs.

There are a limited number of vacant lots located within the defined study area. The most notable site that could directly compete with Tangerine Plaza is located directly across the street (Parcel 25-31-16-88981-001-0020) and is owned by the City of St Petersburg. The lot is approximately 2.25 acre and is identified for commercial use.

Comparable Trade Area

For this analysis, an additional trade area was defined around the intersection of 49th Street North and 9th Avenue North in order to compare differences in supportable demand. In 2015, the second defined trade area contained 5,688 households with a population of 13,309. Average household income in 2015 was \$51,696 creating nearly \$295 million in total annual household income. Using a model of consumer expenditures based on household income, **Table 6** provides a summary of spending by retail category generated by the households within the trade area (See **Appendix A**).

			Area Total
Household Income (average)	\$ 51,700		\$ 294,173,000
Consumer expenditures			
Total	\$ 47,350		\$ 269,421,500
Food at home	3,980	8.4%	22,646,200
Food away from home	2,410	5.1%	13,712,900
Alcoholic beverages	330	0.7%	1,877,700
Housing (incl taxes, utilities, and operations)	16,380	34.6%	93,202,200
Apparel and services	1,660	3.5%	9,445,400
Transportation	8,950	18.9%	50,925,500
Healthcare	4,020	8.5%	22,873,800
Entertainment	2,320	4.9%	13,200,800
Personal care products and services	570	1.2%	3,243,300
Reading	90	0.2%	512,100
Education	470	1.0%	2,674,300
Tobacco products and smoking supplies	380	0.8%	2,162,200
Miscellaneous	800	1.7%	4,552,000
Cash contributions	1,470	3.1%	8,364,300
Personal insurance and pensions	3,550	7.5%	20,199,500
Food, retail, entertainment			\$ 71,352,600

A comparison of these trade areas illustrates the challenges with supporting various types of food, retail, and entertainment demand (see **Table 7**).

Table 7. Comparison of Trade Areas

	Tangerine Plaza	Comparable	Variance
Trade Area (square mile)	2.5	2.5	-
Household Population	13,992	13,309	5.1%
Average PPH	2.93	2.34	25.2%
Total Households	4,778	5,688	-15.9%
Household Income (Average)	\$ 35,517	\$ 51,696	-31.3%
Total Income (M)	\$ 170	\$ 294	-42.2%
Income per sq mi (000's)	\$ 64,425	\$ 117,619	-45.2%
Income per capita (000's)	\$ 12	\$ 22	-45.5%

The comparable trade area reflects a consistent level of population (consumers), but significantly stronger levels of income and consumer expenditures. Total household income and income per capita is nearly double compared with the main trade area. As a result, this area is more capable of supporting traditional grocery formats and includes existing locations.

Other Potential Occupants

While grocery stores have become a strong focus for low-income communities, any retail format or category is going to face similar problems with operating locations that are below corporate profitability goals. The discount retail concept started as an effort to address some of these issues and any other viable retail brands sharing the existing space would also need to be consistent with a lower income primary target market. There are a variety of local, regional, or national discount store brands that could fulfill some level of market demand.

However, many of the major discounters now operate "supercenters", which add a full-service grocery store to the traditional format. Wal-Mart and Target have focused on this format beginning in the 1990's as a key to their continued growth. In addition, the recent merger of Dollar General and the Dollar Store is generally viewed as a strategy to compete with Wal-Mart, which may not include larger retail formats, but it illustrates recent trends that continue to shrink options for discount retail locations. Regardless of the size of the market for discount retailers, other viable retail brands will also likely require some level of operating incentive in order to maintain sustainable profitability.

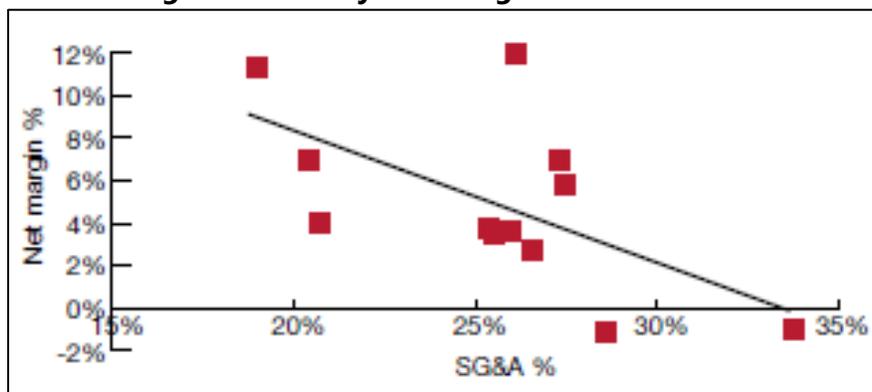
A viable alternative to discount retail could be provided with a non-retail tenant. There are a number of consolidated health care organizations that provide an example of a potential community partner. According to available information, these organizations are focused on building programs providing comprehensive health services beyond basic medical by including community centric activities that promote health lifestyles. As a result, they typically require larger space than a conventional physician's office.

Conclusions and Observations

The root cause of retail store closures can involve a web of complex corporate strategies, but the single identifiable reason most likely comes down to profitability. A lack of market demand or top line revenue is almost certainly the reason for store closures, especially in the case of successive closures.

Across all retail categories (i.e. apparel, grocery and specialty), there is a strong correlation between net margin (profit) and selling, general, and administrative (“SG&A”) costs indicating that lower operating costs is the strongest factor in determining profitability (see **Figure 3**).

Figure 3. Grocery Net Margin % and SG&A %



Note: Sample of national grocery brands

As a result, some cities across the US are turning to providing incentives as an economic development strategy to encourage retailers to open and operate in low-income communities. This economic development strategy is clearly aimed at lowering operating costs in an effort to improve profitability because top line revenue is not sufficient. The goal of these incentives is to provide the ability of retailers to remain operating over the long-term. One recent case involves the city of Indianapolis (see “City to steer \$500K into grocery development in low-income areas.”, IBJ.com) where the city is creating a fund of \$500,000 to provide incentives to attract traditional grocery store formats in low-income communities. The program could provide assistance to a single location or involve multiple stores.

Appendix A – Detailed Market Table

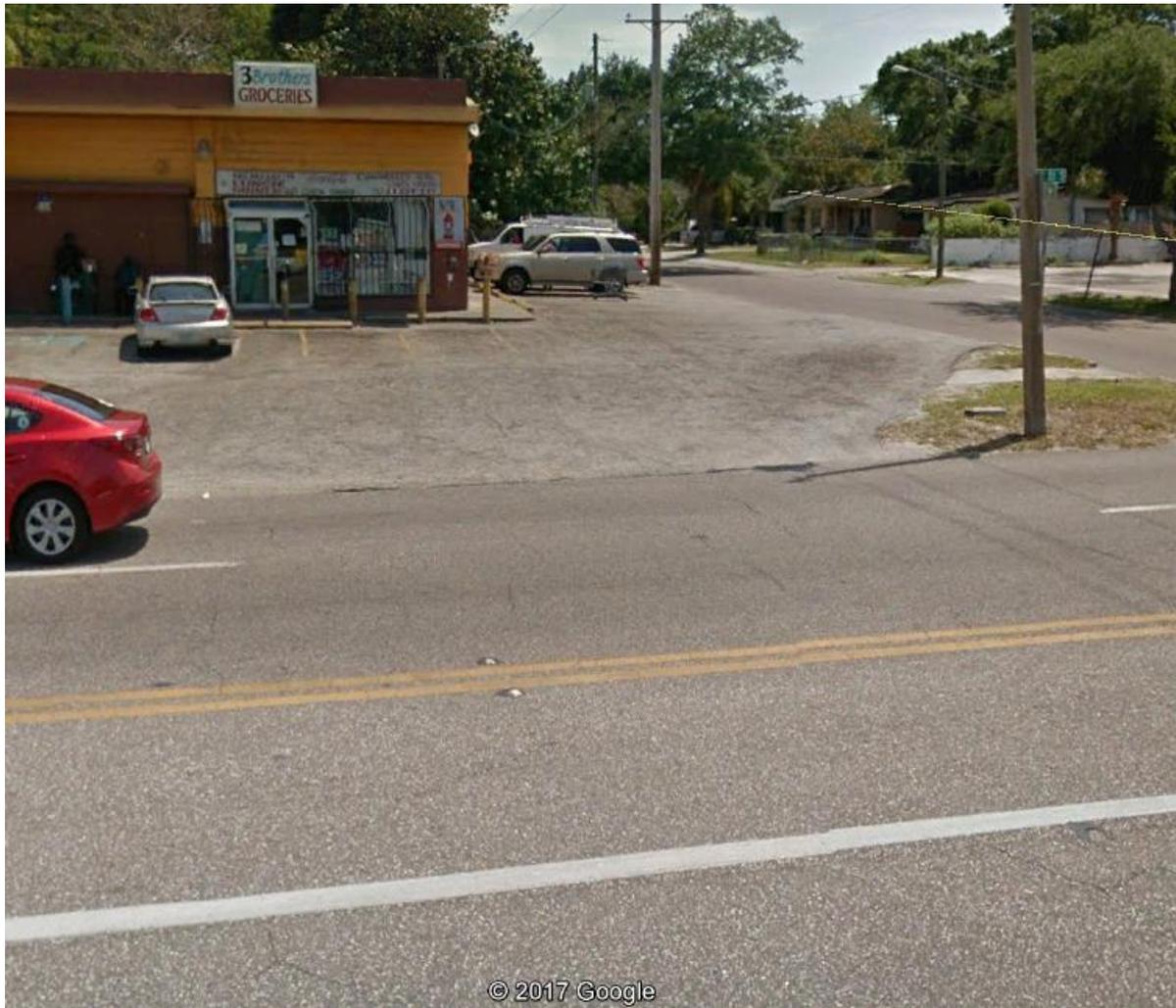
APPENDIX A: TANGERINE PLAZA MARKET AREA

Household Income	Less than \$5,000	\$5 9,999	\$10 14,999	\$15 19,999	\$20 24,999	\$25 34,999	\$35 49,999	\$50 74,999	\$75 \$99,999	\$100-\$149,999	\$150,000 or more	Total
Household Income (mean)	2,500	7,500	12,500	17,500	22,500	30,000	42,500	62,500	87,500	125,000	291,000	\$ 35,516
Households (occupied)	434	352	523	569	381	761	796	599	192	119	52	4,778
Share of households	9.1%	7.4%	10.9%	11.9%	8.0%	15.9%	16.7%	12.5%	4.0%	2.5%	1.1%	
Consumer expenditures (mean)	\$ 18,314	\$ 21,410	\$ 24,474	\$ 27,505	\$ 30,503	\$ 34,937	\$ 42,162	\$ 53,292	\$ 66,460	\$ 84,661	\$ 142,869	\$ 37,231
Housing (Shelter)	5,676	6,412	7,086	7,705	8,273	9,039	10,129	11,520	12,937	15,014	31,226	9,146
Food at Home	2,000	2,268	2,516	2,745	2,956	3,243	3,652	4,162	4,631	5,163	8,027	3,236
Food away from home	844	1,000	1,158	1,317	1,476	1,717	2,118	2,753	3,518	4,568	7,352	1,858
Household furnishings	452	541	632	724	818	960	1,200	1,583	2,045	2,668	4,022	1,045
Apparel	593	693	792	890	988	1,132	1,369	1,738	2,184	2,822	5,133	1,217
Entertainment	837	989	1,141	1,295	1,449	1,680	2,067	2,679	3,425	4,475	7,687	1,824
Other (transportation, healthcare)	7,912	9,507	11,149	12,829	14,543	17,166	21,627	28,857	37,720	49,951	79,422	18,906
Share of consumer spending												
Housing (Shelter)	31.0%	29.9%	29.0%	28.0%	27.1%	25.9%	24.0%	21.6%	19.5%	17.7%	21.9%	24.6%
Food at Home	10.9%	10.6%	10.3%	10.0%	9.7%	9.3%	8.7%	7.8%	7.0%	6.1%	5.6%	8.7%
Food away from home	4.6%	4.7%	4.7%	4.8%	4.8%	4.9%	5.0%	5.2%	5.3%	5.4%	5.1%	5.0%
Household furnishings & equipment	2.5%	2.5%	2.6%	2.6%	2.7%	2.7%	2.8%	3.0%	3.1%	3.2%	2.8%	2.8%
Apparel	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.2%	3.3%	3.3%	3.3%	3.6%	3.3%
Entertainment	4.6%	4.6%	4.7%	4.7%	4.7%	4.8%	4.9%	5.0%	5.2%	5.3%	5.4%	4.9%
Other	43.2%	44.4%	45.6%	46.6%	47.7%	49.1%	51.3%	54.1%	56.8%	59.0%	55.6%	50.8%
Consumer expenditures (\$, 000's)	7,948	7,536	12,800	15,650	11,622	26,587	33,561	31,922	12,760	10,075	7,429	\$ 177,891
Housing (Shelter)	2,463	2,257	3,706	4,384	3,152	6,879	8,063	6,900	2,484	1,787	1,624	43,699
Food at Home	868	798	1,316	1,562	1,126	2,468	2,907	2,493	889	614	417	15,459
Food away from home	366	352	606	749	562	1,307	1,686	1,649	675	544	382	8,879
Household furnishings & equipment	196	190	331	412	312	731	955	948	393	317	209	4,994
Apparel	257	244	414	506	376	861	1,090	1,041	419	336	267	5,813
Entertainment	363	348	597	737	552	1,278	1,645	1,605	658	533	400	8,715
Other	3,434	3,346	5,831	7,300	5,541	13,063	17,215	17,285	7,242	5,944	4,130	90,332

Appendix B – Non-traditional Grocery and Food Markets



South City Grocery and Meat – 909 22nd Street South



3 Brothers Groceries – 1040 16th Street South



Wildwood Meat Market – 1228 28th Street South



Redstone Markets – 1311 22nd Street South



Obama Express Food Market – 1400 18th Avenue South



Dave's Meat Market – 1664 15th Avenue South



Midtown Supermarket – 1856 18th Avenue South



Mair's Grocery – 2230 Dr. Martin Luther King Boulevard



Rajax Market – 2327 Dr. Martin Luther King Boulevard



727 Food Market – 3095 22nd Avenue South

Appendix C – Sample of Retail Locations

Property Summary Report

2216 18th Ave S

Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	2011
GLA:	9,002 SF
Floors:	1
Typical Floor:	9,002 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.87 AC
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EXPENSES PER SF

Taxes:	\$0.29 (2011)
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PARCEL

25-31-16-56988-000-0010

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	8,862 on 22nd Ave S & 18th St S (2011)
	93,657 on I-275 & 8th Ave S (2011)
Frontage:	216' on 18th Ave S
	234' on 22nd St S

Map with Traffic Volume by Road

TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 4.44/1,000 SF
Airport:	20 minute drive to Saint Petersburg-Clearwater International Airport
Walk Score ®:	Somewhat Walkable (59)
Transit Score ®:	Some Transit (35)

PROPERTY CONTACTS

True Owner:	MBMD, LLC	Recorded Owner:	City Of St Petersburg Fl
Prior True Owner:	Foresight Property Services, LLC		

Property Summary Report

1628 18th Ave S - Dollar Tree

Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Multiple
Year Built:	2008
GLA:	9,900 SF
Floors:	1
Typical Floor:	9,900 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.76 AC
Zoning:	Commercial

EXPENSES PER SF

Taxes:	\$1.41 (2016)
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PARCEL

25-31-16-29664-005-0040

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume:	11,053 on 16th St S & 19th Ave S (2011)
	15,300 on 9th St S & 20th Ave S (2016)
Frontage:	322' on 18th Ave (with 1 curb cut)

Map data © 2016 Mapbox, OpenStreetMap contributors

TRANSPORTATION

Parking:	40 free Surface Spaces are available; Ratio of 4.04/1,000 SF
Walk Score	Somewhat Walkable (68)
Transit Score	Some Transit (36)

PROPERTY CONTACTS

True Owner:	Tim English & Associates	Recorded Owner:	Sand Dollar LLC
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Property Summary Report

1566 S 16th St - 16th Street Plaza

Saint Petersburg, FL 33705 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1952; Renov 2004
GLA:	16,803 SF
Floors:	1
Typical Floor:	16,803 SF
Construction:	Metal

LAND

Land Area:	1.00 AC
Zoning:	CG, Saint Petersb...

EXPENSES PER SF

Taxes:	\$0.67 (2016)
Opex:	\$2.26 (2005)

PARCEL

25-31-16-35442-002-0100, 25-31-16-35442-002-0110

AMENITIES

Common-area parking only, Freeway Visibility, Tenant Controlled HVAC

LEASING

Available Spaces: No Spaces Currently Available

Leasing Company: Affordable Realty & Property Management Inc

Contacts: Al Kadury (727) 328-8070

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)

16,792 on 9th St S & 15th Ave S (2016)

Frontage: 450' on 16th (with 2 curb cuts)

Maple Hill Traffic/Market Research

TRANSPORTATION

Parking: 30 Surface Spaces are available; Ratio of 1.79/1,000 SF

Airport: 22 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score: Somewhat Walkable (69)

Transit Score: Some Transit (36)

Property Summary Report

1500-1566 16th St S

Saint Petersburg, FL 33705 - South Pinellas Submarket



BUILDING

Type:	Retail
Center Type:	Strip Center
Tenancy:	Multiple
Year Built:	1956
GLA:	15,518 SF
Floors:	1
Typical Floor:	15,518 SF

LAND

Land Area:	3.20 AC
Zoning:	CG

EXPENSES PER SF

Taxes:	\$3.06 (2012)
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PARCEL

25-31-16-08326-001-0010

LEASING

Available Spaces: No Spaces Currently Available

Leasing Company: Morris Gregory Haas LLC

Contacts: Patricia Haas (813) 629-4459

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)

37,600 on I-175 & 16th St S (2011)

Made with TrafficMetrix® Products

TRANSPORTATION

Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score ®: Very Walkable (73)

Transit Score ®: Some Transit (42)

PROPERTY CONTACTS

True Owner: 16th Street Dev., Inc.

Recorded Owner: 16th Street Dev., Inc.

Property Summary Report

1411 22nd St S

Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1976
GLA:	1,976 SF
Floors:	1
Typical Floor:	1,976 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.13 AC
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EXPENSES PER SF

Taxes:	\$0.67 (2016)
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PARCEL

26-31-16-20772-000-0030

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 94,500 on I- 275 & 22nd St S (2016)

93,657 on I-275 & 8th Ave S (2011)

Frontage: 41' on 22nd St (with 1 curb cut)

Source: Google TrafficStat and Prologica

TRANSPORTATION

Parking: 10 free Surface Spaces are available; Ratio of 5.06/1,000 SF

Airport: 20 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score : Very Walkable (74)

Transit Score : Some Transit (35)

PROPERTY CONTACTS

True Owner: **Barnes Walter**

Recorded Owner: **Barnes Walter**

Property Summary Report

1200 28th St S

Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Freestanding
Tenancy:	Single
Year Built:	1950
GLA:	3,008 SF
Floors:	1
Typical Floor:	3,008 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.17 AC
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EXPENSES PER SF

Taxes:	\$0.63 (2016)
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PARCEL

26-31-16-97560-000-0950

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 87,544 on I-275 & Dayton St S (2011)
91,000 on I-275 & 18th Ave S (2016)
Frontage: 101' on 12th Ave
139' on 28th St

Made with TrafficMetrix Products

TRANSPORTATION

Parking: 10 free Surface Spaces are available; Ratio of 3.32/1,000 SF
Airport: 18 minute drive to Saint Petersburg-Clearwater International Airport
Walk Score : Somewhat Walkable (63)
Transit Score : Some Transit (40)

PROPERTY CONTACTS

True Owner: Walker Jacquelyn D

Recorded Owner: Walker Jacquelyn D

Property Summary Report

2200 22nd Ave S - Carters Florists & Greenhouses
Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Garden Center
Tenancy:	Multiple
Year Built:	1956
GLA:	2,301 SF
Floors:	1
Typical Floor:	2,301 SF
Docks:	None

LAND

Land Area:	0.45 AC
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EXPENSES PER SF

Taxes:	\$1.51 (2008)
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AMENITIES

Bus Line

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 8,862 on 22nd Ave S & 18th St S (2011)
11,602 on 22nd Ave S & 17th St S (2016)
Frontage: 97' on 22nd Ave S (with 1 curb cut)

TRANSPORTATION

Parking: 6 free Surface Spaces are available; Ratio of 2.61/1,000 SF
Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport
Walk Score : Somewhat Walkable (52)
Transit Score : Some Transit (34)

PROPERTY CONTACTS

Recorded Owner: **Carters Florist & Greenhouses**

Property Summary Report

2190 18th Ave S

Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Bank
Tenancy:	Single
Year Built:	2009
GLA:	2,380 SF
Floors:	1
Typical Floor:	2,380 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.34 AC
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EXPENSES PER SF

Taxes:	\$6.10 (2016)
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PARCEL

25-31-16-88981-001-0010

AMENITIES

Drive Thru

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 8,862 on 22nd Ave S & 18th St S (2011)

93,657 on I-275 & 8th Ave S (2011)

Frontage: 138' on 18th Ave

135' on 22nd St

Map, etc. Top/Menu/Print

TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 8.40/1,000 SF

Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score ©: Somewhat Walkable (59)

Transit Score ©: Some Transit (35)

PROPERTY CONTACTS

Recorded Owner: **City Of St Petersburg**

Property Summary Report

900 16th St S

Saint Petersburg, FL 33705 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Convenience Store
Tenancy:	Single
Year Built:	1954
GLA:	1,560 SF
Floors:	1
Typical Floor:	1,560 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.33 AC
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EXPENSES PER SF

Taxes:	\$1.54 (2016)
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PARCEL

25-31-16-17676-000-0050

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)

37,600 on I-175 & 16th St S (2011)

Frontage: 102' on 10th

155' on 16th

103' on 9th

Map with Traffic Data is not available

TRANSPORTATION

Parking: 5 free Surface Spaces are available; Ratio of 3.21/1,000 SF

Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score: Very Walkable (73)

Transit Score: Some Transit (44)

PROPERTY CONTACTS

Recorded Owner: C P Gas Station Inc

Property Summary Report

3101 22nd Ave S - Whitey's Transmission Service Inc.
Saint Petersburg, FL 33712 - South Pinellas Submarket

★★★★★



BUILDING

Type: **Retail**
Subtype: **Auto Repair**
Tenancy: **Multiple**
Year Built: **1964**
GLA: **1,158 SF**
Floors: **1**
Typical Floor: **1,158 SF**
Docks: **None**

LAND

Land Area: **0.18 AC**

EXPENSES PER SF

Taxes: **\$1.26 (2016)**

PARCEL

26-31-16-89712-007-0140

AMENITIES

Bus Line, Freeway Visibility, Signalized Intersection

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 2,800 on 21st Ave S & 31st St S (2011)

81,924 on I-275 & 24th Ave S (2011)

Frontage: 102' on 22nd Ave S

Made with TrafficMetrics ProLizer

TRANSPORTATION

Parking: 4 free Surface Spaces are available; Ratio of 3.45/1,000 SF

Airport: 19 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score: Somewhat Walkable (55)

Transit Score: Some Transit (39)

PROPERTY CONTACTS

True Owner: **Johnson Donald B**

Recorded Owner: **Johnson Donald B**

Property Summary Report

901 16th St S - Building A

Saint Petersburg, FL 33705 - South Pinellas Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Multiple
Year Built:	1952
GLA:	3,358 SF
Floors:	1
Typical Floor:	3,358 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.65 AC
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EXPENSES PER SF

Taxes:	\$0.43 (2011)
Opex:	\$0.67 (2011-Est)
Total Expenses:	\$1.10 (2011-Est)

PARCEL

25-31-16-68310-000-1601

AMENITIES

Pylon Sign

LEASING

Available Spaces: No Spaces Currently Available

Leasing Company: Excel Investment Realty, Inc

Contacts: Burt C. Jagmohan (813) 969-3970

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)

37,600 on I-175 & 16th St S (2011)

Frontage: 98' on 16th St

95' on 9th Ave

Made with TrafficMapX® ProPlus

TRANSPORTATION

Parking: 26 Surface Spaces are available; Ratio of 7.70/1,000 SF

Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score: Very Walkable (73)

Transit Score: Some Transit (44)

Property Summary Report

1008 S 16th St - United Transmission & Auto Repairs
Saint Petersburg, FL 33705 - South Pinellas Submarket

★ ★ ★ ★ ★



BUILDING

Type: **Retail**
Subtype: **Auto Repair**
Tenancy: **Single**
Year Built: **1962**
GLA: **4,500 SF**
Floors: **1**
Typical Floor: **4,500 SF**
Construction: **Metal**

LAND

Land Area: **0.45 AC**
Zoning: **CG**

EXPENSES PER SF

Taxes: **\$0.47 (2016)**

PARCEL

25-31-16-17676-000-0010

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)
37,600 on I-175 & 16th St S (2011)
Frontage: 143' on 10th Ave
118' on 16th St

(Map of Traffic Volume Frontage)

TRANSPORTATION

Parking: 20 free Surface Spaces are available; Ratio of 4.40/1,000 SF
Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport
Walk Score: Very Walkable (73)
Transit Score: Some Transit (44)

PROPERTY CONTACTS

True Owner: **Winston Seenaught**
Prior True Owner: **Thuan & Tam Vantran**

Recorded Owner: **Winston Seenaught**

Property Summary Report

1727 16th St S

Saint Petersburg, FL 33705 - South Pinellas Submarket

★★★★★



BUILDING

Type:	Retail
Subtype:	Storefront Retail/O...
Tenancy:	Single
Year Built:	1947
GLA:	1,500 SF
Floors:	1
Typical Floor:	1,500 SF
Docks:	None
Construction:	Masonry

LAND

Land Area:	0.23 AC
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EXPENSES PER SF

Taxes:	\$0.84 (2016)
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PARCEL

25-31-16-19656-000-0160, 25-31-16-19656-000-0180, 25-31-16-19656-000-0190

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)
16,792 on 9th St S & 15th Ave S (2016)
Frontage: 39' on 16th St (with 1 curb cut)

Maple All - Traffic/Network/Pro/Geo

TRANSPORTATION

Parking: 5 free Surface Spaces are available; Ratio of 3.33/1,000 SF
Airport: 22 minute drive to Saint Petersburg-Clearwater International Airport
Walk Score®: Very Walkable (72)
Transit Score®: Some Transit (36)

PROPERTY CONTACTS

Recorded Owner: **Nakita Bell**

Prior True Owner: **Erline Isaac**

Property Summary Report

1523-1601 16th St S

Saint Petersburg, FL 33705 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Storefront
Tenancy:	Single
Year Built:	1951
GLA*	6,150 SF
Floors:	1
Typical Floor:	6,150 SF
Docks:	None

LAND

Land Area:	0.55 AC
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EXPENSES PER SF

Taxes:	\$0.64 (2016)
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PARCEL

25-31-16-80280-000-0030, 25-31-16-80280-000-0050

LEASING

Available Spaces: **No Spaces Currently Available**

TRAFFIC & FRONTAGE

Traffic Volume: **11,053 on 16th St S & 15th Ave S (2016)**

16,792 on 9th St S & 15th Ave S (2016)

Frontage: **143' on 16th**

*Map data ©2016 Intellicart, Inc. Imagery ©2016 Intellicart, Inc.

TRANSPORTATION

Parking: **16 Surface Spaces are available; Ratio of 1.75/1,000 SF**

Airport: **21 minute drive to Saint Petersburg-Clearwater International Airport**

Walk Score ®: **Somewhat Walkable (69)**

Transit Score ®: **Some Transit (36)**

PROPERTY CONTACTS

True Owner: **Pinellas Ex-offender Re-entry Coalition**

Recorded Owner: **Pinellas Ex-offender Re-entry Coalition**

Prior True Owner: **Welch Alletha M**

Property Summary Report

901 16th St S - Building B

Saint Petersburg, FL 33705 - South Pinellas Submarket



BUILDING

Type:	Retail
Subtype:	Auto Repair
Tenancy:	Single
Year Built:	1960
GLA:	7,200 SF
Floors:	1
Typical Floor:	7,200 SF
Docks:	None
Construction:	Metal

LAND

Land Area:	0.65 AC
------------	---------

EXPENSES PER SF

Taxes:	\$0.36 (2012-Est)
Opex:	\$0.32 (2012-Est)
Total Expenses:	\$0.68 (2012-Est)

PARCEL

25-31-16-68310-000-1601

LEASING

Available Spaces: No Spaces Currently Available

Leasing Company: Excel Investment Realty, Inc

Contacts: Burt C. Jagmohan (813) 969-3970

TRAFFIC & FRONTAGE

Traffic Volume: 11,053 on 16th St S & 15th Ave S (2016)

37,600 on I-175 & 16th St S (2011)

Frontage: 95' on 17th

148' on 9th

Made with TrafficActivity Products

TRANSPORTATION

Parking: 38 Surface Spaces are available; Ratio of 5.30/1,000 SF

Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score: Somewhat Walkable (66)

Transit Score: Some Transit (43)

Property Summary Report

2200-A-2200-B 31st St S - Skyway Business Center
Saint Petersburg, FL 33712 - South Pinellas Submarket



BUILDING

Type: **Retail**
Subtype: **Freestanding**
Center Type: **Strip Center**
Tenancy: **Single**
Year Built: **1989**
GLA: **3,534 SF**
Floors: **1**
Typical Floor: **3,534 SF**
Docks: **None**

LAND

Land Area: **0.51 AC**

EXPENSES PER SF

Taxes: **\$1.05 (2012)**

PARCEL

35-31-16-82874-001-0030

AMENITIES

Bus Line, Freeway Visibility, Pylon Sign, Signage, Signalized Intersection

LEASING

Available Spaces: No Spaces Currently Available

TRAFFIC & FRONTAGE

Traffic Volume: 11,044 on 31st St S & 24th Ave S (2011)

81,924 on I-275 & 24th Ave S (2011)

Frontage: 278' on 22nd Ave S

167' on 31st St S

Made with Earthstar's ProView

TRANSPORTATION

Parking: 26 free Surface Spaces are available; Ratio of 7.36/1,000 SF

Airport: 21 minute drive to Saint Petersburg-Clearwater International Airport

Walk Score ®: Somewhat Walkable (55)

Transit Score ®: Some Transit (39)

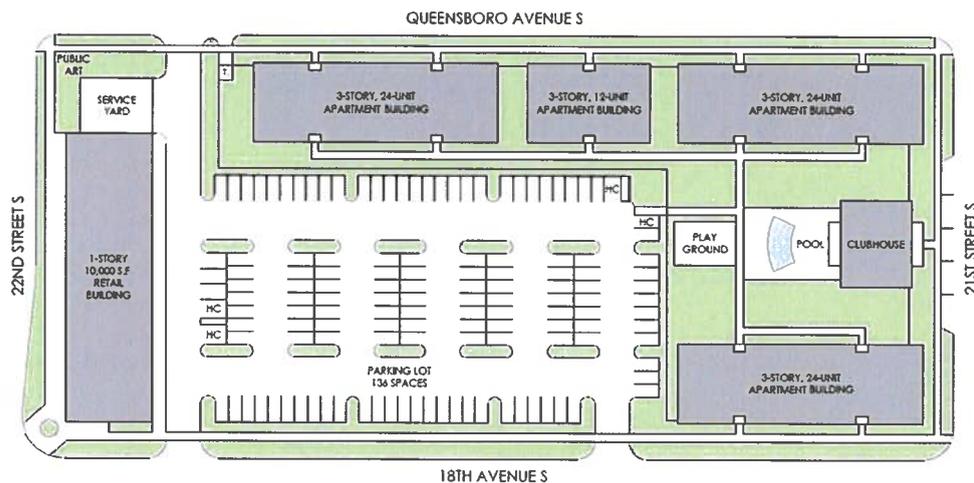
PROPERTY CONTACTS

Recorded Owner: **Skyway Bc Inc**



PROPOSAL FOR TANGERINE PLAZA

City Owned Real Property
1794-22nd Street South
Tangerine Center



Application to:

City of St. Peterburg
Real Estate and Property Management,
Municipal Services Center
One – 4th Street North-9th Floor
St. Petersburg, Florida 33701

Submitted by:

Blue Sky Communities
5300 West Cypress Street, Suite 200
Tampa, FL 33607

Due: May 22, 2020



Blue Sky Communities
5300 West Cypress Street
Suite 200
Tampa, Florida 33607

May 22, 2020

David Dickerson, Real Estate Coordinator
Municipal Services Center, 9th Floor
One 4th Street North
St. Petersburg, Florida, 33701

RE: RFP for City Owned Property
1794 22nd Street South, St. Petersburg

Dear Mr. Dickerson,

Thank you for the opportunity to present our proposal and qualifications for this redevelopment. We are the best option to achieve this type of mixed-use development, because we have successfully completed one just like it. Arbor Village is 80 units plus a 1-story commercial building of 10,000 SF. This is a nearly identical development program to what we believe would work at Tangerine. Arbor Village is located in Sarasota.

We have completed 3 major rehabs in the City involving Tax Credits, bringing to St. Petersburg more than \$37 million in private financing, \$9 million in Sadowski Funds, and more than \$13 million in other State and Federal funds. In August we are starting SkyWay Lofts, our new construction Tax Credit Community on 34th Street S.

Furthermore, we have a strong track record developing on municipally-owned land. We are currently working with the City of Orlando, City of Clearwater, and St. Lucie County to bring new Tax Credit development on land they own. Finally, I am proud to say that we were ranked #36 in the Top 50 Affordable Housing Developers for 2019 (Affordable Housing Finance Magazine, May 2020).

Thank you for your consideration, if you have any questions please contact me at 813-384-4825 or swilson@blueskycommunities.com.

Sincerely,

A handwritten signature in cursive script that reads "Shawn Wilson".

Shawn Wilson
President and CEO

Proposal For Tangerine Plaza

TABLE OF CONTENTS

- Tab 1** Requirements

- Tab 2** Rendering & Site Plan

- Tab 3** Pro-forma & Budget

- Tab 4** Affirmative Agreement

- Tab 5** Developer Experience

- Tab 6** Development Team

- Tab 7** Affirmative Statement

- Tab 8** Exhibit B

Tab 1

Section 8 Requirements

PROPOSAL REQUIREMENTS
For Tangerine Plaza
Pursuant to Section 8 of RFP

- 1) Development must have a food component that is supported by the findings of the Tangerine Plaza Market Study, attached as Exhibit "F". The City is willing to enter into a private-public partnership to support a grocery store that may include use of incentives available through the South St. Petersburg Community Redevelopment Plan. As the immediate area may not support a full-size grocery store, the City is suggesting the idea of a smaller scale store that would still provide fresh food choices;

We are proposing a 10,000 square foot building that would be home to a smaller scale grocery store.

- 2) A description of the proposed use and identification of the end-user, if not the Proposer. Conceptual site plans or illustrations of the proposed use are to be included as well as details describing the development program such as number of dwelling units and square footage devoted to the land use proposed;

Blue Sky has submitted two prior applications to redevelop this property. In 2018, we submitted an RFP response. In 2019, we submitted an unsolicited application.

Blue Sky proposes to demolish all improvements and deliver a brand new, gleaming, award-winning example of 21st century community redevelopment.

We propose a mixed-use design of multifamily apartment homes and a 10,000 sq. foot commercial space to be occupied by a non-chain grocery and perhaps a City office. The multifamily portion will consist of 1, 2, and 3 bedroom units with at least 84 units.

Unit count (approx.):

- **1br: 20, 700sf**
- **2br: 40, 950sf**
- **3br: 24, 1200sf**

Income set-asides (approx.):

- **30% AMI: 14 units**
- **60% AMI: 56 units**
- **80% AMI: 14 units**

The community would offer a host of amenities including a community area, office leasing space, on-site laundry (or in-unit hook-ups), playground, swimming pool, computer lab area and other resident services. This property would meet the National Green Building Standard and have multiple energy efficient building materials and fixtures.

Our redevelopment plan will conform to the land development regulations of the CCT-1 district.

Please see Tab 2 for a proposed Site Plan and various architectural designs for previous developments.

- 3) A mixed-use development with retail, including healthy food retailer(s), that must include space along 22nd Street South and, preferably, along 18th Avenue South;
- 4) Development which is consistent with South St. Petersburg Community Redevelopment Plan's goals to link development with living-wage jobs for existing residents and utilize Small Business Enterprise companies, specifically from South St. Petersburg when available. "Living wage" jobs are those that pay at least \$12.00/hour in addition to full medical and other benefits for a single adult household;
- 5) Development which is consistent with the city's Integrated Sustainability Action Plan (ISAP) especially as it relates to sustainable building, procurement, and business practices and equity. Tangerine Plaza, already an important asset in the community, also brings opportunities to propose building and community practices that promote community equity and resiliency as it relates not only to extreme weather events, but quick recovery through high quality buildings, jobs, and when needed, community resources;
- 6) Development which is consistent with Complete Streets Implementation Plan's (CSIP) vision of 18th Ave S. modal priority as a "transit" corridor with land development supporting transit service through design considerations such as orienting building siting and entrances to transit stops, and adjusting minimum motor vehicle parking standards;
- 7) Development which is consistent with the City's ongoing desire to incorporate bicycle and pedestrian infrastructure and development site and building design that promotes active living and physical activity in support of the City's Health in All Policies initiative;
- 8) Development which reflects the heritage and culture of South St. Petersburg through architectural design, tenant mix and program, signage and other features of the development;

We commit to adhere, to the greatest extent practical, to 3 through 8.

- 9) Preferred real estate interest to be conveyed (i.e. Lease, Lease w/ Purchase Option etc.) and specific terms thereto. The City is interested in a long-term lease with the selected Proposer with an option to purchase once the terms of the development agreement have been satisfied;

We agree to a long-term lease with an option to purchase after the terms of the development agreement have been satisfied. The purchase price we are offering is \$1,250,000.

- 10) A project pro-forma and construction budget; Please see Tab 3

- 11) Confirmed or verifiable sources of funds supporting the Proposer's financial capability of undertaking the proposed development, including company operating revenues and expenses, history of debt repayments, and letters of credit;

Blue Sky was named in 2017 and 2019 one of the top 50 affordable housing developers in the USA.

We have multiple large loans and investments with such institutions as Raymond James, Citibank, and Bank of America. In addition, we have many loans from governmental agencies. We are in good standing with all creditors. We will be happy to provide financial statements, bank statements, credit references, and other backup as part of a negotiation with the City.

The following is an excerpt from a recent report approved by the Board of Directors of the Florida Housing Finance Corporation:

Blue Sky Communities, LLC	
December 31, 2019	(Unaudited)
Cash and Cash Equivalents:	\$ 544,608
Total Assets:	\$ 14,527,477
Total Liabilities:	\$ 3,039,384
Total Net Worth:	\$ 11,488,093

The financial information is based upon unaudited financial statements for the period ending December 31, 2019. BSC's assets consist of cash, Developer Fee receivable, and investments in 25 related entities. The Liabilities consist primarily of a letter of credit and accounts payable.

AmeriNat has received and reviewed 2017 and 2018 tax returns for BSC and found them to be acceptable.

A Schedule of Real Estate Owned dated December 31, 2019 was provided. It contains information for two multifamily residential properties in which the entity holds minority interests. The assets have a DSC of 1.88x to 1.00 and an occupancy rate of 98.5%.

12) A project time line, including date specific milestones such as project approvals, commencing and completing construction and opening for business;

Month after City Approval	Milestone
1	Sign agreement with City
2-?	Apply for FHFC funding (subject to FHFC timeline)
2-6	City development plan (site plan) approvals
Month after FHFC Approval	
1-3	Architecture and Engineering working drawings
4-8	Permitting
9-21	Construction
22	Occupancy

13) Estimated type and number of new jobs that the development will create, including a time line, and projected salaries;

Type	Number	Timeline	Projected salaries
Construction	96	2022-2023	\$15/hr - \$50/hr
Property Mgt.	4	2024 -	\$18/hr - \$28/hr
Grocery/other Comm.	15	2024-	\$10/hr - \$25/hr

Opportunity Zone: On June 14, 2018, the US Treasury announced the final Opportunity Zone designations. Tangerine Plaza is within an Opportunity Zone. The Tax Cuts and Jobs Act created Opportunity Zones to spur investment in distressed communities throughout the country. New investments in Opportunity Zones can receive preferential tax treatment.

14) Estimated type and number of existing jobs that will be relocated and/or retained at the Property, including salaries; **None.**

15) Affirmative agreement by Proposer to enter into a binding agreement to ensure the completion and occupancy of the development and to ensure the City's objectives for the property are achieved; **Please see Tab 4.**

16) Working with the City's Workforce Development Team and St. Pete Works! on hiring CRA residents during the construction phase of the project as well for permanent jobs after completion;

- 17) A credible effort 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 phases of the project and in the ongoing operations of the end user business(es) with an SBE goal of thirty percent (30%). For more information on visit: http://www.stpete.org/assistance/small_business_enterprise_program.php ;

We commit to work with the City's Workforce Development Team, St. Pete Works!, and the SBE program. We are presently doing a similar process with the City of Orlando.

- 18) A complete description of the Proposer's entity (corporation, partnership, etc.) and identification of all parties including disclosure of all persons or entities having a beneficial interest in the proposal;

We are a Florida limited liability corporation. Persons and entities with a beneficial interest in the proposal are: Shawn Wilson, Scott Macdonald, Harry R. Chadwick and Laurel J. Chadwick Family Trust and the Sembler Provision Fund Generation-Skipping Trust Number Five.

Mr. Wilson and Mr. Chadwick are also Managers of our LLC.

- 19) Resume of Proposer's previous experience and a description of the scope and quality of past projects; **Please see Tab 5**

- 20) A list of any previous or current City-project that the Proposer or any member of the Proposer's team was involved with, whether directly or indirectly;

Blue Sky (Developer): (see development sheets at Tab 5 for specific details on each)

- 540 Town Center, 540 2nd Avenue South
- Peterborough Apartments, 440 4th Avenue North
- Brookside Square, 200 72nd Avenue North
- Skyway Lofts, 34th Street S. at 39th Avenue

Carteret Management Corporation (Management Agent):

- 540 Town Center, 540 2nd Avenue South
- Peterborough Apartments, 440 4th Avenue North
- Brookside Square, 200 72nd Avenue North
- Phillip Benjamin Tower, 250 58th Street North
- Rio Vista Village, 200 78th Avenue North

Tim Clemmons (Architect): See PLACE Resume.

Partial list of major projects in St. Petersburg:

- Morean Arts Center, 719 Central Avenue

- **Manhattan Casino Tenant Improvements, 642-22nd Street South**
- **Lake Vista Community Center Addition and Renovations, 1401 62nd Avenue South**
- **Campbell Landings Apartments, 365 6th Street South**
- **Bliss Condominiums, 176 4th Avenue NE**
- **Salvador Condominiums, 199 Dali Blvd.**
- **Skyline 5th Apartments, 441 33rd Street North**
- **Peterborough Apartments Renovations, 440 4th Avenue North**

R. Donald Mastry (Attorney): Over his 50+-year career, Mr. Mastry has been involved in hundreds of projects in the City.

- 21) A complete description of the development team including names, addresses, individual resumes' of those individuals to be assigned to the project; the responsibilities of each team member or firm; and the experience of all those involved; **Please see Tab 6.**
- 22) Any extraordinary terms or conditions; **NONE**
- 23) An affirmative statement that Proposer is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein;

Please see Tab 7.

- 24) A primary contact name and numbers including phone and email;

Blue Sky Communities LLC
Scott Macdonald
Executive Vice President & CEO
813-514-2108
smacdonald@blueskycommunities.com

- 25) A signed Proposal Form, attached as Exhibit "B" to this RFP, accompanied by a NONREFUNDABLE payment of two hundred fifty (\$250) dollars. Payment should be made in the form of a check, payable to the City of St. Petersburg. **Please see Tab 8.**

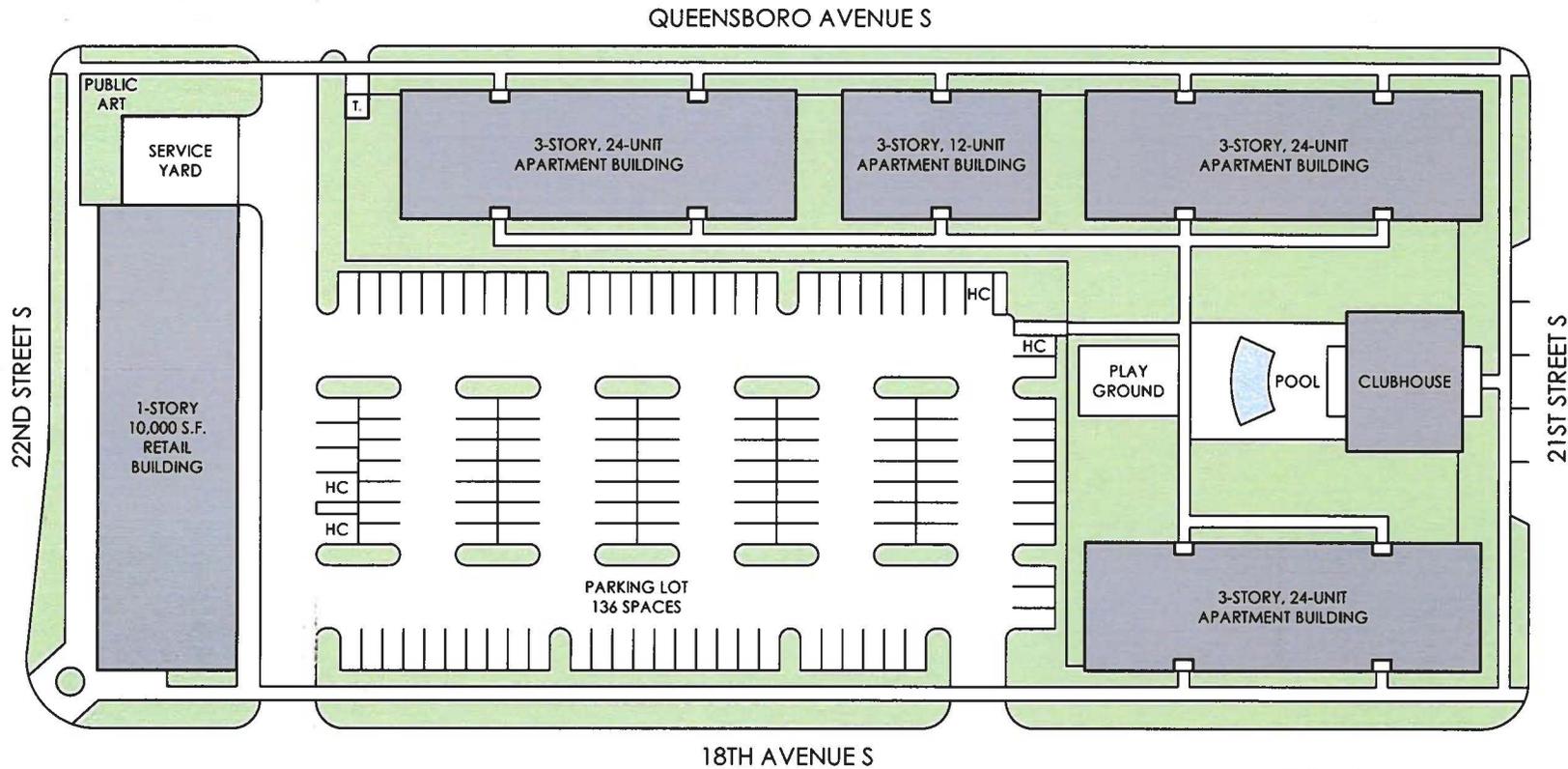
Tab 2

Example Rendering & Site Plan

Similar Rendering



Sandpiper Place, Manatee County
92-units
Presently Under Construction



18TH AVENUE S


Conceptual Site Plan
 SCALE: 1" = 50'-0"

PROJECT INFORMATION

SITE AREA: 156,940 S.F., 3.60 ACRES
 ZONING: CCT-1
 BASE RESIDENTIAL DENSITY ALLOWED: 24 DU-ACRE, 86 UNITS
 BASE RESIDENTIAL DENSITY PROPOSED: 23 DU-ACRE, 84 UNITS
 COMMERCIAL DENSITY ALLOWED: 1.00 FAR
 COMMERCIAL DENSITY PROPOSED: 10,000 S.F., 0.06 FAR
 GROSS BUILDING AREA: 110,000 S.F.
 GROSS BUILDING FAR: 0.70
 UNIT COUNT: 1 BR-21, 2BR-50, 3BR-12, TOTAL-84
 BUILDING HEIGHT ALLOWED: 42'
 BUILDING HEIGHT PROPOSED: 36'
 PARKING MINIMUM: 124 SPACES
 PARKING PROPOSED: 136 SPACES
 IMPERVIOUS SURFACE AREA RATIO: 75.0%

Tab 3

Pro-forma & Budget

Tangerine Plaza	Family	New Construction	Garden	Wood	Pinellas County	05/19/20
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DEVELOPMENT SUMMARY

Unit Type	Number	%	Approx SF	Set-Aside	% of Units
1br/1ba	20	23.81%	700	ELI (30%)	16.67%
2br/2ba	40	47.62%	950	60%	66.67%
3br/2ba	24	28.57%	1,200	80%	16.67%
Grocery store			10,000	Market	0.00%
TOTAL	84	100.00%	80,800	Total	100.00%
		Avg SF	962	Income Average	58.33%

STABILIZED OPERATING PROJECTIONS

Unit Type	# Units	Max LIHTC Rent 2020	Utility Allowance	Max net rent	Proposed Rent	\$/SF	Gross Potential Income
ELI (30%)							
1br/1ba	3	396	81	315	315	0.45	11,340
2br/2ba	7	474	106	368	368	0.39	30,912
3br/2ba	4	548	129	419	419	0.35	20,112
Total	14						
60%							
1br/1ba	14	792	81	711	711	1.02	119,448
2br/2ba	26	949	106	843	843	0.89	263,016
3br/2ba	16	1,097	129	968	968	0.81	185,856
Total	56						
80%							
1br/1ba	3	1,056	81	975	975	1.39	35,100
2br/2ba	7	1,266	106	1,160	1,160	1.22	97,440
3br/2ba	4	1,463	129	1,334	1,334	1.11	64,032
Total	14						
	84						Gross Rental Income 827,256
		\$/Unit/Month	Penetration				
Washer/Dryer Rental		40.00	75%				30,240
Cable		4.00	100%				4,032
Fees, NSF, etc		10.00	100%				10,080
TOTAL UNITS:	84						Gross All Income 871,608
Vacancy & Collection Loss					5%		43,580
Effective Gross Income (EGI)							828,028
Operating Expenses							-505,398
		\$/year	/unit/yr				
Real Estate Taxes		79,800	950				
Insurance		58,800	700	Flood Zone?	No		
Management Fee (5%)		41,401	493				
General and Administrative		29,400	350				
Payroll Expenses		136,396	1,624				
Utilities		67,200	800				
Marketing and Advertising		6,300	75				
Maintenance and Repairs		25,200	300	Elevator?	No		
Grounds Maintenance		12,600	150				
Contract Services		23,100	275				
Reserve for Replacement		25,200	300				
Total		505,398	6,017			61.04%	
Net Operating Income							322,630

Tangerine Plaza	Family	New Construction	Garden	Wood	Pinellas County	05/19/20
-----------------	--------	------------------	--------	------	-----------------	----------

CALCULATION OF MAX PERM LOAN	
Max Loan to Value	85%
Cap Rate	6.00%
As-Complete Value	5,377,164
Max Loan - LTV	\$ 4,570,589
DSCR	1.30
Max Loan - DSCR	\$ 3,971,517
RECONCILED 1ST MORTGAGE MAX AMOUNT	3,970,000

ACTUAL PERM LOAN DETAILS			
1st Mortgage	Hard or Soft? Hard	Interest Only? No	
1st Mortgage - JP Morgan Chase			2.500%
Spread			2.500%
Servicing Fees			0.000%
Cushion			0.250%
All-in rate			5.250%
Amort Term			35 Years
Loan Amount			3,970,000
Debt Service			248,082
Year 1 DSCR			1.30x
Cash Flow			74,548
2nd Mortgage	Hard or Soft? Soft	Interest Only? Yes	
2nd Mortgage - City of St. Petersburg			3.000%
Loan Amount			354,000
Debt Service			17,910
Year 1 DSCR			1.21x
Cash Flow			56,638

CONSTRUCTION PERIOD FINANCING ANALYSIS	
Total Development Costs	20,824,534
Less:	
Equity During Construction	2,381,462
2nd Mortgage	354,000
Operating Reserve	385,695
Compliance Fee	216,761
Deferred Developer Fee	1,406,098
Subtotal	16,080,518
Cushion	804,026
Min. Cons Loan Amt.	16,884,544
CONSTRUCTION LOAN AMOUNT	18,000,000

Tangerine Plaza	Family	New Construction	Garden	Wood	Pinellas County	05/19/20
-----------------	--------	------------------	--------	------	-----------------	----------

PERM SOURCES	Amount	Per Unit	Percent	
1st Mortgage - JP Morgan Chase	3,970,000	47,262	19.06%	
2nd Mortgage - City of St. Petersburg	354,000	4,214	1.70%	
HC Equity - Raymond James	15,876,412	189,005	76.24%	
Deferred Developer Fee	624,121	7,430	3.00%	
TOTAL SOURCES	20,824,534	247,911	100.00%	

USES - INCLUDING GROCERY STORE		Per Unit	Per SF	HC Eligible
ACQUISITION COSTS				
Land	1,250,000	14,881	15.47	-
TOTAL ACQUISITION	1,250,000	14,881	15.47	-
HARD COSTS				
Total Construction Contract	12,500,000	148,810	154.70	11,416,320
Contingency 5.0%	625,000	7,440	7.74	625,000
TOTAL HARD COSTS	13,125,000	156,250	162.44	12,041,320
FINANCING COSTS				
Perm Mortgage Orig. 1.00%	39,700	473	0.49	-
Construction Loan Orig. 1.00%	180,000	2,143	2.23	180,000
Int Res 4.50%	789,750	9,402	9.77	473,850
Syndicator Fees	50,000	595	0.62	30,000
Lender App Fees	20,000	238	0.25	-
TOTAL FINANCE	1,079,450	12,851	13.36	683,850
SOFT COSTS				
Accounting	40,000	476	0.50	40,000
Appraisal/Market Study	15,000	179	0.19	15,000
Architect Design	350,000	4,167	4.33	350,000
Architect Supervision	42,000	500	0.52	42,000
Building Permit Fees	105,000	1,250	1.30	105,000
Engineering Fee	10,000	119	0.12	10,000
Environmental	10,000	119	0.12	10,000
FF & E, Mgt. Setup	168,000	2,000	2.08	168,000
FHFC Admin	168,120	2,001	2.08	0
FHFC App Fee	3,000	36	0.04	0
FHFC Compliance Fee	216,761	2,580	2.68	0
FHFC CU Fee	30,000	357	0.37	0
Impact Fees	63,252	753	0.78	63,252
Inspection & Servicing Fees	45,000	536	0.56	45,000
Insurance	325,000	3,869	4.02	195,000
Legal - Debt	45,000	536	0.56	22,500
Legal - Developer	75,000	893	0.93	56,250
Marketing - Office, Ads	10,000	119	0.12	0
Green Building Cert	35,000	417	0.43	35,000
P&P Bond	157,500	1,875	1.95	157,500
Property Taxes	27,500	327	0.34	13,750
Reserve - ODR 6 Months	385,695	4,592	4.77	0
Reserve-Lease up	100,800	1,200	1.25	0
Soil Test Reports	15,000	179	0.19	15,000
Survey	20,000	238	0.25	20,000
Title/Recording/Doc Stamps	85,644	1,020	1.06	68,515
Utility Connection Fees	81,800	974	1.01	81,800
Soft Cost Contingency	107,179	1,276	1.33	107,179
TOTAL SOFT	2,737,251	32,586	33.88	1,620,746
SUBTOTAL	18,191,701	216,568	225.14	14,345,916
Developer Fee 16.00%	2,632,833	31,343	32.58	2,632,833
GRAND TOTAL	20,824,534	247,911	257.73	16,978,749

Tab 4

Affirmative Agreement



Blue Sky Communities
5300 West Cypress Street
Suite 200
Tampa, Florida 33607

May 22, 2020

We affirm that Blue Sky (or its affiliates) will enter into a binding agreement to ensure the completion and occupancy of the development to ensure the City's objectives for the Property are achieved.

Shawn Wilson

Shawn Wilson
President and CEO

Tab 5

Developer Experience



*Never far
from Home.*





We all want a place to call home.

At Blue Sky Communities, we're committed to helping more families find a place that they are proud to call home. We work with local governments to find efficient, high-quality solutions to workforce housing. We elevate communities by creating state-of-the-art homes that are attainable for hard working families, disabled veterans, seniors, and those with special needs. We partner with nonprofit organizations to help our residents achieve success.

Designed with livable floor plans and excellent amenities, each Blue Sky development is backed by professional staff and support services. All of our communities are conveniently located near transit lines, grocery stores, schools, and parks.

With Blue Sky Communities, you're never far from home.

About Us

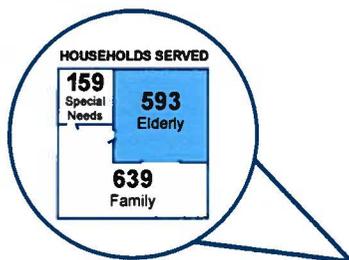
Founded in 2012, Blue Sky Communities inspires positive change in communities across Florida through high-quality, workforce housing development and management. By forming alliances and working closely with stakeholders, Blue Sky delivers attainable rental home options that serve people from all walks of life. Our proven success and strong roots make us recognized leaders in the workforce housing industry.

Our specialty is working with nonprofit organizations to develop new apartment communities and transform older properties. These resources bring an enriched resident experience that include a wide array of services customized for the residents' needs. The result is greater stability, vibrancy and sustainability in our neighborhoods.

NAMED ONE OF THE
TOP 50
AFFORDABLE
HOUSING DEVELOPERS*

Our multifamily residences stand the test of time. We own and operate our developments for no less than 15 years, creating community assets that neighbors can be proud of for decades. Beautifully planned and designed, our developments offer convenient amenities, such as pools and workout centers, to help residents build a sense of community in a safe place. Blue Sky residences are known for elevating neighborhoods and improving lives.

*Affordable Housing Finance Magazine, April 2018 issue



STEADY GROWTH BY THE NUMBERS



Leadership



Blue Sky's principals, Shawn Wilson and Scott Macdonald, have a highly-regarded history of responsibly stewarding public funds.

With more than 40 years of combined experience in workforce housing, the Blue Sky executives are innovators in the industry, participating in statewide panels and offering insights to key players in community planning. Our mission is to find the highest quality and most efficient solutions to workforce housing—to create lasting places that families can call home.

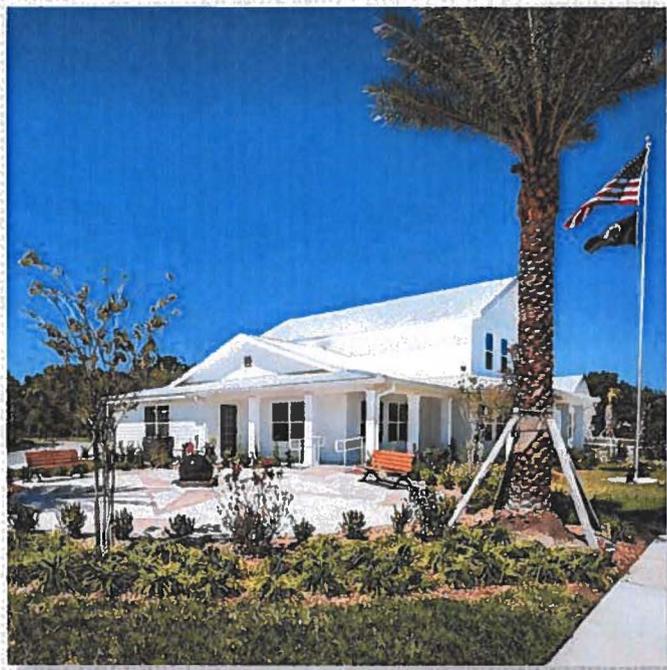
SHAWN WILSON President

Mr. Wilson serves as President and CEO of Blue Sky Communities. A 26-year workforce housing veteran with experience in several for-profit and not-for-profit organizations, he is responsible for the development of over 4000 workforce rental units (tax-credit) throughout Florida. He is the vice chair of the Coalition of Affordable Housing Providers, and is a frequent speaker at industry functions.

SCOTT MACDONALD Vice President and Chief Financial Officer

Mr. Macdonald, VP and CFO, is responsible for overseeing project underwriting, project management and managing debt and equity relationships. He oversees Blue Sky Communities' Texas operations and handles the corporate finance responsibilities. Prior to joining Blue Sky, he worked in commercial real estate lending and equity investments.

“Blue Sky is committed to helping families succeed. When families thrive, communities flourish—and so does the entire city. We are thought-leaders in addressing the workforce housing crisis. We are action leaders in creating cutting-edge developments. We believe in what we do.” – SHAWN WILSON, CEO



5300 West Cypress Street Suite 200 Tampa, FL 33607 813.514.2100 blueskycommunities.com

540 Town Center

ST. PETERSBURG FL | 540 2ND AVENUE SOUTH, DOWNTOWN



145 UNITS

HIGH-RISE

ELDERLY HOUSING

COMPLETED 2013

ACQUISITION &
REHABILITATION

\$20 MILLION TOTAL
DEVELOPMENT COST

Built more than 30 years ago under the HUD 202 program, this high rise was formerly known as MLF Towers. Blue Sky rebranded it as 540 Town Center following a successful, \$9 million renovation. A new 20-year HAP contract now covers all of the 145 elderly housing units. Improvements to 540 Town Center feature a complete redesign of the first floor common areas, along with a new fitness center, outdoor patio, and modern, durable finishes. Makeovers for each apartment included new windows, cabinets, A/C, fixtures, and flooring—offering residents a more comfortable place to call home.

FUNDING: FHFC 9% TAX CREDITS | RAYMOND JAMES TAX CREDIT FUNDS | RAYMOND JAMES BANK



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Peterborough

ST. PETERSBURG FL | 440 4TH AVENUE NORTH



150 UNITS

HIGH-RISE

ELDERLY HOUSING

COMPLETED 2016

ACQUISITION &
REHABILITATION

\$21 MILLION TOTAL
DEVELOPMENT COST

A faith-based nonprofit was ready to rehab its biggest non-church asset—a 150-unit high-rise building in downtown St. Petersburg. Blue Sky Communities helped capture the equity they had built over 30 years by structuring a new entity with the nonprofit as the general partner. Improvements to the elderly housing units include shower enclosures to replace old bathtubs, along with new cabinets, appliances, fixtures, and windows. The renovation also features a major facelift on the first floor. At the closing, the church received more than \$2 million to use toward other church-related works.

FUNDING: FHFC 4% TAX CREDITS | TAX EXEMPT BONDS | SAIL | RBC TAX CREDIT FUNDS | REDSTONE CAPITAL



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Duval Park

ST. PETERSBURG FL | 5025 DUVAL CIRCLE, LEALMAN



88 UNITS

GARDEN STYLE

VETERAN AND
FAMILY HOUSING

COMPLETED 2015

NEW CONSTRUCTION

\$17 MILLION TOTAL
DEVELOPMENT COST

At Blue Sky Communities, we believe high-quality housing for our Veterans is important. Duval Park in the Lealman area of St. Petersburg is the result of our close work with local government to address this need with a special allocation of housing credits. Most of the units in the Duval Park community serve veterans, many with disabilities or special needs. Each of these homes offers nearly 20 custom features for wheelchair-bound or otherwise limited residents. Duval Park makes residents more at home with upgrades such as metal roofs, an extra large clubhouse, indoor fitness, outdoor fitness, and gated entry.

FUNDING: FHFC 9% TAX CREDITS AND SAIL | PINELLAS COUNTY HOUSING AUTHORITY (PROJECT BASED VOUCHERS) |
PINELLAS COUNTY HOME | HOME DEPOT FOUNDATION | RAYMOND JAMES TAX CREDIT FUNDS | RAYMOND JAMES BANK



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Brookside Square

ST. PETERSBURG FL | 200 72ND AVENUE NORTH, RIVIERA BAY



142 UNITS

GARDEN STYLE

FAMILY HOUSING

COMPLETED 2016

ACQUISITION &
REHABILITATION

\$18 MILLION TOTAL
DEVELOPMENT COST

After more than 40 years, the long-time owners of this 1970s-era Section 8 property in Riviera Bay were ready to sell. Blue Sky partnered with a local nonprofit to buy Brookside Square and rehab the property with new windows, cabinets, appliances, paint, fixtures, and electrical devices. Extensive new landscaping adds beauty to the property and complies with current green building codes, including irrigation through the City's reclaimed water lines to reduce strain on the public water system. Located just one block off 4th St. N., Brookside is well-positioned close to commerce, restaurants and popular transit lines.

FUNDING: FHFC 4% TAX CREDITS | TAX EXEMPT BONDS | SAIL | GULF COAST HOUSING FOUNDATION |
RAYMOND JAMES TAX CREDIT FUNDS | REDSTONE CAPITAL

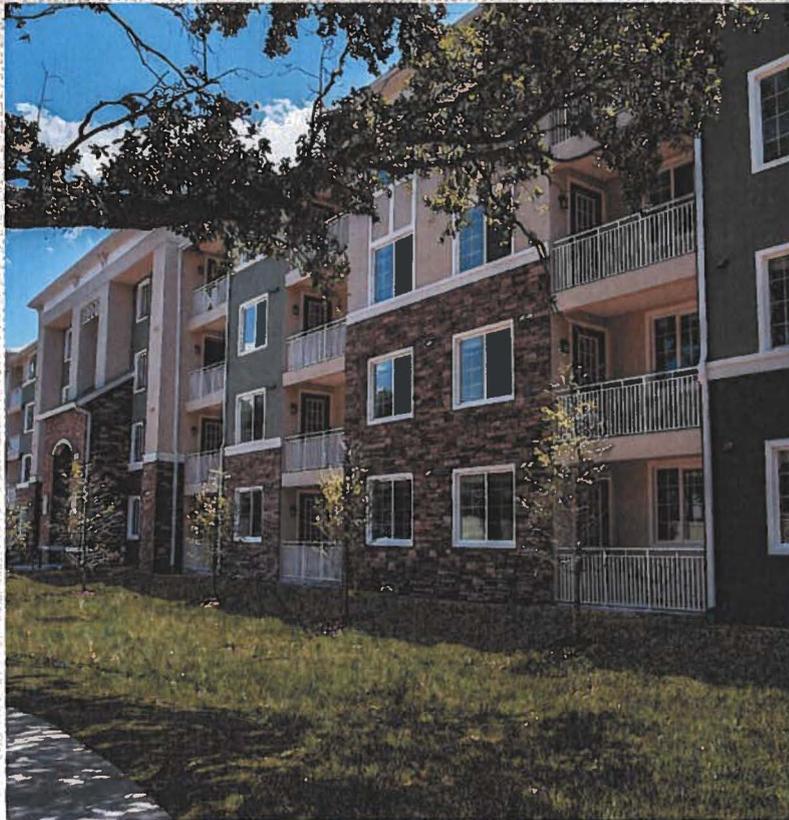


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Blue Sky Brandon

HILLSBOROUGH COUNTY FL | 510 COBALT BLUE DRIVE, BRANDON



120 UNITS

MID-RISE

FAMILY HOUSING

COMPLETED 2017

NEW CONSTRUCTION

\$24 MILLION TOTAL
DEVELOPMENT COST

This new construction family development is conveniently located one block from Route 60, Brandon's main thoroughfare. A regional hospital, elementary school, middle school, and high school are all within walking distance—and a variety of shopping and service options are just a short drive away. The Blue Sky Brandon community features secure, efficient concrete block buildings with 120 apartments at an average size of 980 square feet. More than 30 large trees, preserved during construction, bring added beauty to the property, earning Blue Sky Brandon certification by the Florida Green Building Coalition.

FUNDING: FHFC 9% TAX CREDITS | HILLSBOROUGH COUNTY SHIP | RAYMOND JAMES TAX CREDIT FUNDS |
NEIGHBORHOOD LENDING PARTNERS | CHASE BANK



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Arbor Village

SARASOTA FL | 2901 FRUITVILLE ROAD



80 UNITS

MID-RISE

HOMELESS AND SPECIAL
NEEDS HOUSING

COMPLETED 2020

NEW CONSTRUCTION

\$19 MILLION TOTAL
DEVELOPMENT COST

A new construction affordable housing community, Arbor Village features four stories of attractive garden-style homes, with 72 one-bedroom and 8 two-bedroom units. Fifty percent of the units are leased to previously homeless residents with disabling conditions, while 20 percent are leased to residents transitioning from institutions or community residential care as well as those who have been chronically homeless. Located on a principal street with easy access to transit, Arbor Village offers residents a fresh start in well-equipped apartment homes. On-site amenities include a clubhouse, counseling rooms, laundry room, covered lanai, and free parking. Residents may access a variety of special programs and support services, free of charge.

FUNDING: FHFC 9% TAX CREDITS | SAIL | NHTF | RAYMOND JAMES TAX CREDIT FUNDS



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Preserve at Sabal Park

HILLSBOROUGH COUNTY FL | MANGO AREA



144 UNITS

GARDEN STYLE

FAMILY HOUSING

COMPLETED 2020

NEW CONSTRUCTION

\$27 MILLION TOTAL
DEVELOPMENT COST

Preserve at Sabal Park is a six-building, three-story, new construction development located in the Mango area of Tampa. This durable, garden-style, family housing community features 48 one-bedroom, 72 two-bedroom, and 24 three-bedroom units totaling approximately 138,000 square feet. Nestled among natural lakes and wetlands, resident families will enjoy amenities such as a community building, livable-floor plans, playground, pool, and free parking.

FUNDING: FHFC 9% TAX CREDITS | HILLSBOROUGH COUNTY | HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY | TD BANK | FIRST HOUSING DEVELOPMENT CORPORATION



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Sweetwater Villas

HILLSBOROUGH COUNTY FL | 152 SWEETWATER VILLAS LANE, CARROLLWOOD AREA



56 UNITS

GARDEN STYLE

FAMILY HOUSING

COMPLETED 2018

NEW CONSTRUCTION

\$11 MILLION TOTAL
DEVELOPMENT COST

Blue Sky found a diamond in the rough. This 6-acre site, situated on a large lake and wooded preserve, is conveniently located just blocks away from Dale Mabry Highway retail in the desirable Carrollwood area. The community features three buildings with garden-style housing that includes 36 two-bedroom and 20 three-bedroom units totaling approximately 60,936 square feet. Each high-quality apartment is equipped with two bathrooms, washer and dryer hook-ups, storage closets, and easy circulation for the comfort of all family members. Amenities include a community area, playground, laundry facilities, and free parking. Truly a new construction development for families to call home.

FUNDING: HOUSING FINANCE AUTHORITY OF HILLSBOROUGH COUNTY TAX-EXEMPT BONDS | FHFC 4% TAX CREDITS | HILLSBOROUGH COUNTY HOME | RAYMOND JAMES TAX CREDIT FUNDS | CITI COMMUNITY CAPITAL



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Woodwinds

CLERMONT FL | SOUTH GRAND HIGHWAY



96 UNITS

GARDEN STYLE

FAMILIES/HOMELESS
HOUSING

COMPLETED 2018

NEW CONSTRUCTION

\$20 MILLION TOTAL
DEVELOPMENT COST

This attractive new construction development, built on vacant land a block from the famous Citrus Tower and a busy Publix shopping center in Clermont, features four buildings of garden-style housing. The community includes 24 one-bedroom, 48 two-bedroom, and 24 three-bedroom units totaling approximately 96,000 square feet. Woodwinds leases half of its apartments to homeless individuals or families as permanent supportive housing. Each comfortable apartment home is equipped with a kitchen, two bathrooms in two- and three-bedroom units, washer and dryer hook-ups, and storage closets. Nice amenities—including a community area, playground, pool, and free parking—add to the quality of Woodwinds.

FUNDING: FHFC 9% TAX CREDITS | SAIL | FIRST HOUSING DEVELOPMENT CORPORATION | RAYMOND JAMES TAX CREDIT FUNDS



Never far from Home

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Silver Lake

HILLSBOROUGH COUNTY FL | 3738 WEST DLEW LD AVENUE, CARROLLWOOD AREA



72 UNITS

GARDEN STYLE

FAMILY HOUSING

COMPLETED 2015

ACQUISITION &
REHABILITATION

\$13 MILLION TOTAL
DEVELOPMENT COST

Formerly Flamingo West, this community in the Carrollwood area of Tampa suffered from more than 20 years of negligent management. Though rents were lower than market and many households were already income-qualified, Blue Sky Communities stepped in to successfully convert the market-rate community to tax credit. Major renovations and additions—including new roofs, windows, doors, cabinets, appliances, fixtures, flooring, rails, paint, HVACs, landscaping, a swimming pool and drainage—provided a fresh start. The result is Silver Lake, a refreshed family housing community with 72 garden-style units that residents are happy to call home.

FUNDING: FHFC 9% TAX CREDITS | HILLSBOROUGH COUNTY | SHIP | RAYMOND JAMES TAX CREDIT FUNDS | RAYMOND JAMES BANK



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Cathedral Terrace

JACKSONVILLE FL | 701 NORTH OCEAN STREET, DOWNTOWN



240 UNITS

HIGH-RISE

ELDERLY HOUSING

COMPLETED 2017

ACQUISITION &
REHABILITATION

\$25 MILLION TOTAL
DEVELOPMENT COST

Cathedral Terrace in downtown Jacksonville is the first phase of Blue Sky's 622-unit joint venture with Aging True, the premiere elderly service provider in town. The largest of the Cathedral residences, this 240-unit development is the hub of the community, with its large multi-purpose room serving more than 250 hot lunches every week, among other programming. Aging True built this community in 1974 and has since paid off their original HUD loan. Blue Sky helped them capture the equity to rehab the building and maintain the enhanced level of services they need to fulfill their mission.

FUNDING: FHFC 4% TAX CREDITS | SAIL | JACKSONVILLE HFA TAX EXEMPT BONDS AND SOFT LOAN | CITY OF JACKSONVILLE SHIP | RAYMOND JAMES TAX CREDIT FUNDS | REDSTONE CAPITAL



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Cathedral Towers

JACKSONVILLE FL | 601 N. NEWMAN ST. | DOWNTOWN



203 UNITS

HIGH-RISE

ELDERLY HOUSING

COMPLETED 2018

ACQUISITION &
REHABILITATION

\$26 MILLION TOTAL
DEVELOPMENT COST

Cathedral Towers in downtown Jacksonville is the second phase of Blue Sky's 622-unit joint venture with Aging True, the premiere elderly service provider in town. Aging True built this 203-unit high-rise development in 1968 under HUD's 202 program. After providing affordable housing for more than 45 years, Cathedral Towers needed renovations to modernize the building and meet the needs of residents. Blue Sky led a \$12 million renovation, creating a financial structure that allowed Aging True to realize its equity while retaining ownership. The result is an updated building that better serves the community.

FUNDING: FHFC 9% TAX CREDITS | RAYMOND JAMES TAX CREDIT FUNDS | BANK OF AMERICA



Never far from Home

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Cathedral Townhouse

JACKSONVILLE FL | 501 NORTH OCEAN STREET, DOWNTOWN



177 UNITS

HIGH-RISE

ELDERLY HOUSING

COMPLETION 2020

ACQUISITION &
REHABILITATION

\$29 MILLION TOTAL
DEVELOPMENT COST

Cathedral Townhouse in downtown Jacksonville is the third phase of Blue Sky's 622-unit joint venture with Aging True, the premiere elderly service provider in town. Aging True built this 177-unit high-rise development in 1969 under HUD's 202 program. After providing affordable housing for more than 50 years, Cathedral Townhouse needed renovation to modernize the building and meet the needs of residents. Blue Sky helped them capture the equity to rehab the building and maintain the enhanced level of services they need to fulfill their mission.

FUNDING: FHFC 9% TAX CREDITS



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AFFORDABLE HOUSING

F I N A N C E

TOP 50 DEVELOPERS

AFFORDABLE HOUSING FINANCE

Top 50 Affordable Housing Developers of 2019

LDG Development tops the list after starting construction on 2,355 units last year.

RANK + COMPANY	HEADQUARTERS	EXECUTIVE CONTACT	2019 STARTS/ COMPLETIONS	ORG. TYPE	RANK 2018
36. Blue Sky Communities	Tampa, FL	Shawn Wilson, president and CEO	326 / 0	For-profit	new

AFFORDABLE HOUSING

F I N A N C E

TOP 50 DEVELOPERS

AFFORDABLE HOUSING FINANCE

Top 50 Affordable Housing Developers of 2017

45 (New)	BLUE SKY COMMUNITIES 5300 W. Cypress St., Suite 200; Tampa, FL 33607 (813) 384-4825 website	Shawn Wilson, president	152 / 120	SE	For-profit
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Blue Sky Communities grew in 2017, closing three deals in one year for the first time.

Blue Sky Communities - Experience Chart

Project Name	Address	Financing Program	# Units	Rehab/ New Constr	Demographic
Duval Park	5025 Duval Circle St. Petersburg, FL 33714	Tax Credits, SAIL, ELI, Pinellas HOME	88	New	Family/ Veterans
Silver Lake	3738 Idlewild Circle Tampa, FL 33614	Tax Credits, Hills Co. SHIP	72	Rehab	Family
Peterborough	440 4th Avenue North Saint Petersburg, FL 33701	Tax Credits, SAIL, ELI, HUD Transfer (HAP)	150	Rehab	Elderly
Brookside Square	200 72nd Avenue North St Petersburg, FL 33702	Tax Credits, SAIL, ELI, HUD Transfer (HAP)	142	Rehab	Family
Cathedral Terrace	701 North Ocean Street Jacksonville, FL 32202	Tax Credits, SAIL, ELI, HUD Transfer (HAP)	240	Rehab	Elderly
Blue Sky Brandon	510 Cobalt Blue Dr Brandon, FL 33510	Tax Credits, Hills County SHIP	120	New	Family
Sweetwater Villas	4152 Sweetwater Villas Ln Tampa, FL 33614	Tax Credits, Hills County HOME	56	New	Family
Woodwinds	151 S. Grand Highway Clermont, FL 34711	Tax Credits, SAIL	96	New	Family/ Homeless
Cathedral Towers	601 N. Newnan Street, Jacksonville, Florida 32202	Tax Credits, HUD Transfer (HAP)	203	Rehab	Elderly
Arbor Village	2901 Fruitville Road Sarasota, FL	Tax Credits, SAIL, NHTF	80	New	Family/ Homeless
Preserve at Sabal Park	NE Corner of Williams Rd. & E Broadway Ave Seffner, FL	Tax Credits, Hills County SHIP, HFA	144	New	Family
SabalPlace	NE Corner of Williams Rd. & E Broadway Ave Seffner, FL	Tax Credits, SAIL, ELI, pending Hills County award	112	New	Family/ Homeless
Cathedral Townhouse	501 N. Ocean Street, Jacksonville, Florida 32202	Tax Credits, HUD Transfer (HAP)	177	Rehab	Elderly
Clermont Ridge	13605 North Jacks Lake Road, Clermont 34711	Tax Credits	70	New	Elderly
Cypress Village	4551 Winkler Avenue Ft Myers, 33966	Tax Credits, SAIL, ELI, Lee County HOME	95	New	Family/ Homeless
Swan Lake Village	Griffin Rd, Approx. 600 ft. South of intersection of Highland Fairways Blvd, Lakeland	Tax Credits, SAIL, ELI	84	New	Family/Disabling Condition
SkyWay Lofts	3900 34th Street South & 3319 39th Avenue South, St. Petersburg	Tax Credits, City of St. Pete,	65	New	Family
Fairlawn Village	1014 Mercy Drive Orlando, Florida	Tax Credits, SAIL, ELI, NHTF, City of Orlando	116	New	Family/PSH
Sandpiper Place	4605 26th Street W Bradenton, Florida	Tax Credits, Manatee County	92	New	Family
Granada	13400 Pine Street Largo, Florida	Tax Credits, SAIL, ELI, NHTF, Pinellas County	138	New	Family
Ashley Square	127 E. Ashley Street Jacksonville, Florida	Tax Credits, SAIL, ELI, NHTF, Jax HFA, City of Jax	120	New	Elderly

Total: 2,460

	Completed	New	Rehab
Completed	1311	504	807
Currently Under Construction	678	501	177
Starting Construction 2020	615	615	

SHAWN WILSON

PROFESSIONAL EXPERIENCE

September, 2012 - **President, *Blue Sky Communities***
Present **Tampa, FL**

Blue Sky Communities is a real estate development company focused on helping governmental entities and non-profit institutions serve their communities by providing high-quality attractive housing for their hardest working families and elderly persons.

Directs all activities of Blue Sky. This includes identifying new opportunities, determining financial feasibility, interacting with land sellers and other key stakeholders. Creates the financial plan for each project and obtains all necessary funding.

Guides the design, permitting, loan closing, and construction administration of all projects.

July, 1999 –
August, 2012 **Vice President, *Housing Trust Group***
West Palm Beach, FL

Mr. Wilson was the first and longest-tenured employee of Housing Trust Group. During this time he was the person most responsible for the immediate success of this company from a start-up in 1999 to completing more than 600 affordable multi-family units in the first 3 years; and ultimately to the completion of 18 projects comprising more than 3,000 units by the time he left.

Obtained funding through Tax Credits, Tax Exempt Bonds, SAIL, SHIP, HOME, EPA, South Florida Regional Planning Council, among others.

Worked closely with several municipal governments during the approval, permitting, construction, and operational stage of all developments to ensure proper acceptance and positive community relations.

June, 1997 – July,
1999 **Vice President, *The Richman Group of Florida***
West Palm Beach, FL

Managed the Florida office of a national Tax Credit syndication and development company. Guided the operations during a tumultuous period after the sudden departure of the former Florida Vice President. Created two new Tax Credit developments.

October, 1996 –
June, 1997

Vice President, Carlisle Group
Coral Gables, FL

Served as the first VP of Development for what became one of the largest and most dynamic Tax Credit developers in the USA. Found the sites and did the major funding applications for Carlisle's first three Tax Credit projects.

January, 1996 –
October, 1996

Project Manager, Cornerstone Group
Coral Gables, FL

Managed the day-to-day tasks during the pre-development and construction phases of several active Tax Credit projects. Assisted in performing due diligence and doing funding applications on several new projects.

January, 1995 –
December, 1995

Housing Director, Miami Beach Community Development Corporation
Miami, FL

Directed a variety of projects ranging from providing housing counseling for families transitioning to homeownership, to the gut rehabilitation of two historic buildings in South Beach, one under the 202 Program and one with Tax Credits.

July, 1992 –
December, 1994

Housing Director, Centro Campesino Farmworker Center
Florida City, FL

Directed the ongoing development of approximately 40 single-family homes. Created a new subdivision of single-family homes for farmworkers consisting of approximately 30 houses. Acquired and rehabilitated a 91 unit existing multi-family property using Tax Credits.

EDUCATION

1988

Bachelors of Arts cum laude, Ohio University
Major: Spanish

1995

Master of Public and International Affairs, University of Pittsburgh
Concentration: Economic and Social Development

Shawn Wilson's Project List

Project Name	Location	Affordable housing program that provided the financing	Total # of units	Year completed
<i>Blue Sky Communities</i>				
Duval Park	St. Petersburg FL	Tax Credits, SAIL, ELI	88	2015
Silver Lake (fka Flamingo West)	Tampa, FL	Tax Credits, SHIP	72	2016
Peterborough	St. Petersburg FL	Tax Credits, SAIL, ELI	150	2016
Brookside Square	St. Petersburg FL	Tax Credits, SAIL, ELI	142	2016
Cathedral Terrace	Jacksonville, FL	Tax Credits, SAIL, ELI	240	2017
Blue Sky Brandon	Brandon, FL	Tax Credits, SHIP	120	2017
Sweetwater Villas	Tampa, FL	Tax Credits, HOME	56	2018
Woodwinds	Clermont, FL	Tax Credits, SAIL	96	2018
Cathedral Towers	Jacksonville, FL	Tax Credits, ELI	203	2019
Arbor Village	Sarasota, FL	Tax Credits, SAIL, NHFT	80	2019
Preserve at Sabal Park	Seffner, FL	Tax Credits, HOME	144	2019
SabalPlace	Seffner, FL	Tax Credits, SAIL	60	2020
Cathedral Townhouse	Jacksonville, FL	Tax Credits	177	2020
Clermont Ridge	Clermont, FL	Tax Credits	70	2020
<i>While a VP of Housing Trust Group of Florida (1999-2012)</i>				
Grande Pointe	Orlando FL	Tax Credits	276	2001
Marina Bay	Lantana FL	Tax Credits	192	2001
Colony Park	West Palm Beach FL	Tax Credits, SAIL	130	2002
Venice Cove	Fort Lauderdale FL	Tax Credits, SAIL	150	2003
Emerald Palms	Dania Beach FL	Tax Credits, SAIL	318	2003
Westlake 1 (aka San Marcos)	Lake Park FL	Tax Credits	288	2004
Chapel Trace	Orlando FL	Tax Credits	312	2004
Westlake 2 (aka San Marcos)	Lake Park FL	Tax Credits, SAIL	112	2005
Malibu Bay	West Palm Beach FL	Tax Credits, HOME, SHIP, SFRPC	264	2005
Green Cay Village (aka Palm Park)	Delray Beach FL	Tax Credits, SHIP, SAIL	160	2007
Veranda Senior	Homestead FL	Tax Credits, TCEP, SHIP	99	2012
MLF Towers	St. Petersburg FL	Tax Credits	145	2013
Pine Run Villas	Greenacres FL	Tax Credits, NSP2, HOME	63	2013
Village Place	Fort Lauderdale FL	Tax Credits	112	2014
Courtside	Miami FL	Tax Credits, Overtown CRA	78	2015
<i>While a VP of The Richman Group (1997-1999)</i>				
Mira Verde	LaBelle FL	Tax Credits	140	1998
Riverview House	Lake Worth FL	Tax Credits, SAIL	160	2000
Royal Palm Key	Tampa FL	Tax Credits	240	2003
<i>While a VP of The Carlisle Group (1996-1997)</i>				
Carlisle Lakes	Tampa FL	Tax Credits, HOME	172	1999
Prospect Park	Fort Lauderdale FL	Tax Credits	124	1999
College Park	Naples FL	Tax Credits	210	1999
<i>While a Project Manager of Cornerstone Group (1996)</i>				
Grove Pointe	Ruskin FL	Tax Credits	80	1996
Oaks at Ellenton	Ellenton FL	Tax Credits	168	1996
Center Court	North Miami FL	Tax Credits	589	1997
<i>While Housing Director for Miami Beach Development Corporation (1995)</i>				
The Madison	Miami Beach FL	Tax Credits, HOME	17	1996
The Shelbourne	Miami Beach FL	HUD 202/811	26	1996
<i>While Housing Development Director for Centro Campesino Farmworker Center (1992-1994)</i>				
Palm Villas	Florida City FL	Tax Credits, HOME	91	1995

JAMES M. CHADWICK

PROFESSIONAL EXPERIENCE

- 2012 - Present **Manager, *Blue Sky Communities***
Tampa, FL
- In 2012 Jim joined with another housing professional to form Blue Sky Communities LLC, a development company specializing in the creation of affordable housing communities. Although a relative new endeavor, Blue Sky has already secured the approval of a number of projects through Florida Housing Finance Corporation and in doing so, has evolved into a leader in helping non-profit organizations create new affordable housing and/or preserve existing housing developments.
- 2016 - Present **Vice President, *Carteret Management Corporation***
Tampa, FL
- Carteret Management Corporation, becoming its President in 1989. Carteret is a service-oriented, privately held and family operated corporation with 45 years of experience in managing apartment communities throughout Central Florida. The company specializes in the management of affordable housing in the private sector and under Sections 236, 202 and 8 of the National Housing Act. Under Jim's leadership, Carteret has expanded its portfolio to include Low Income Housing Tax Credit Management and, in connection with that role, has been designated an approved management organization by Florida Housing Finance Corporation.
- 1989 - 2016 **President, *Carteret Management Corporation***
Tampa, FL
- Today Jim is Vice President of the Board, having turned over the presidency of the company to his daughter, Laurel, in early 2016. He remains very active in all business aspects of the corporation, working closely with Laurel to expand the services and professionalism of Carteret.
- 1983 - 2006 **Vice President, *RGR, Inc. (Housing Consultant Firm)***
St. Petersburg, FL
- In addition to Carteret, for over 25 years Jim was a principal of RGR, Inc., a housing consultant firm that worked with nonprofit organizations to develop and construct more than 60 affordable housing communities for low-income households financed through HUD. .

1983 - 2005

Partner, *Renfrow & Chadwick, Attorneys at Law*
St. Petersburg FL, FL

As a partner in Renfrow & Chadwick, Attorneys at Law, he concentrated his practice in the area of real property law, representing both for-profit and not-for-profit clients in the development area. Areas of expertise included representation at land use hearings, negotiation and closing of varied loan transactions, and title insurance matters.

EDUCATION & PROFESSIONAL ASSOCIATIONS-MEMBERSHIPS

Bachelors of Science, *Duke University*

Major: Accounting

Juris Doctor, *Duke University*

Florida Bar Association since November 1980; currently inactive

Southeastern Association of HUD Management Agents

James Chadwick's Project List

Project Name	Location	Project Name	Location
Asbury Arms North	Cocoa, FL	Goodwill Industries-Suncoast, Inc.	St. Petersburg, FL
Ascension Manor	Melbourne, FL	Grace Manor	Tampa, FL
Bethlehem	Hudson, FL	Holy Cross Housing	Pinellas County, FL
Boley, Inc.	St. Petersburg, FL	Huntsville Adventist Apts, Inc.	Huntsville, AL
Calhoun Presbyterian Apts	Anniston, AL	Key Vista Apts	Inverness, FL
Calvary Housing, Inc.	Winter park, FL	Lakeview Presbyterian Homes	Lakeland, FL
Casa Santa Mara II	Sarasota, FL	LHF Housing, Inc.	St. Petersburg, FL
Cathedral Towers	Atlanta, GA	McMullon Adventist Estates	Birmingham, AL
Cathedral Cloisters, Inc.	Orlando, FL	Meadow Park	Sarasota, FL
Central Manor Apts	Daytona Beach, FL	MLF Towers	St. Petersburg, FL
Charlotte Towers	Port Charlotte, FL	Mullally Manor, Inc.	Daytona Beach, FL
Chillum Oaks Adventist Apts	Chillum, MD	Nat'l Church Residences of Lake County FL	Eustis, FL
Christ the King Housing li	Tampa, FL	Nat'l I Church Residences of Hialeah FL	Hialeah, FL
Christ the King Housing, Inc.	Tampa, FL	PARC Housing, Inc.	St. Petersburg, FL
Citrus Co Assoc for Retarded Children	Lecanto, FL	PARC Housing II	St. Petersburg, FL
Citrus County ARC	Inverness, FL	Peterborough Apts	St. Petersburg, FL
Citrus County ARC	Inverness, FL	Pinellas County Housing, Inc.	St. Petersburg, FL
Citrus County ARC	Inverness, FL	Plant City Living Center	Plant City, FL
College Park Towers, Inc.	Orlando, FL	Presbyterian Homes of Tampa, Inc.	Tampa, FL
Cypress Cathedral Housing, Inc.	Winter Haven, FL	Presbyterian Apts of Decatur, Inc.	Decatur, AL
Dome District Apts	St. Petersburg, FL	Presbyterian Apts of Birmingham, Inc.	Tarrant City, AL
Dupont Park Adventist Apts	Washington, DC	Prince of Peace Villas	Volusia County, FL
Epiphany Manor	Port Orange, FL	Shady Pines Apts	Pinellas Park, FL
Epiphany Arms	Tampa, FL	Shiloh Adventist Gardens Apts	Cincinnati, OH
Episcopal Place II	Birmingham, AL	Shoals Presbyterian Apts, Inc.	Florence, AL
Epworth House	Selma, AL	St. Michael's Housing, Inc.	Clearwater, FL
Forest Meadows Apts	Pinellas Park, FL	St. Martha's Housing, Inc.	Sarasota, FL
Forest Lane Apts	Pinellas Park, FL	St. Patrick's Housing,	Tampa, FL
Ft. Washington Adventist Apts	Ft. Washington, MD	St. Giles Manor, Inc.	Pinellas Park, FL
GIBB Bainbridge Village	Bainbridge, GA	St. Charles Housing	Port Charlotte, FL
GIBB Thomasville Village	Thomasville, GA	Suncoast Christian Housing, Inc.	St. Petersburg, FL
GIM Housing, Inc.	Sarasota, FL	Tallahassee RHF Housing, Inc.	Tallahassee, FL
GIS Housing, Inc.	Pinellas Park, FL	Tampa Jewish Federation Housing	Tampa, FL
GIS Housing Hillsborough, Inc.	Tampa, FL	Trinity House	St. Petersburg, FL
GIS Housing III	Clearwater, FL	Trinity Villas II	Ocala, FL
GIS Housing V, Inc.	Palm Harbor, FL	Villa San Carlos II	Port Charlotte, FL
GIS Housing IV, Inc.	Ocala, FL	Villas San Marcos	Venice, FL

Tab 6

Development Team

DEVELOPMENT TEAM

1794 22nd St. South, St. Petersburg
Tangerine Plaza Redevelopment

Developer	Blue Sky Communities www.blueskycommunities.com	Shawn Wilson President	5300 W. Cypress Street Suite 200 Tampa, FL 33607 813-384-4825
Property Management	Carteret Management Corporation www.carteretmanagement.com	Laurel Macdonald President	5300 W. Cypress Street Suite 200 Tampa, FL 33607 813-384-4832
General Contractor	NDC Construction Company www.ndcconstruction.com	Gary L. Huggins Executive Vice President	1001 3 rd Ave West Suite 600 Bradenton, FL 941-747-1062
Architect	PLACE Architecture (formerly MESH)	Timothy Clemmons, AIA	33 6 th St S. Suite 400 St Petersburg, FL 33701 727-399-6980
Attorney	Trenam Law Firm www.trenam.com	R. Donald Mastry	200 Central Ave, Suite 1600, St. Petersburg, FL 33701 727-824-6140

PROFILES OF PRINCIPALS AND KEY STAFF – BLUE SKY COMMUNITIES

President & Principal

Shawn Wilson

A 28-year affordable housing veteran with experience in several for-profit and non-profit organizations, Mr. Wilson serves as President and CEO of Blue Sky. He is responsible for identifying new opportunities, determining financial feasibility, and interacting with land sellers and other key stakeholders. He creates the financial plan for each development and obtains all necessary funding. He guides the design, permitting, loan closing, and construction administration of all developments.

In the early 1990's he worked for 2 prominent non-profit housing organizations in Miami, including living through Hurricane Andrew and being involved in both short-term and long-term housing recovery efforts. During this time he was responsible for the development of more than 200 housing units. Starting in 1996 he was responsible for the development of more than 3,000 affordable rental units (tax-credit) with several top for-profit developers in South Florida.

In 2012, he went out on his own, together with the other partners, to form Blue Sky.

Mr. Wilson received a Bachelor of Arts from Ohio University and Master of Public and International Affairs from the University of Pittsburgh.

Principal

James Chadwick - Blue Sky Communities, Resident and Homeowner in St. Petersburg

From 1983 to 2006, Jim was President of RGR, Inc., a housing consultant firm. He was responsible for the development of more than 100 apartment communities. The majority of these communities involved affordable housing for low-income elderly and/or disabled individuals utilizing a variety of HUD funding programs. Simultaneously, as a partner in Renfrow & Chadwick, Attorneys at Law, for over 20 years, Mr. Chadwick concentrated his practice in the area of real property law. He represented both for-profit and not-for-profit clients in the development area. Areas of expertise included representation at land use hearings, negotiation and closing of varied loan transactions, and title insurance matters.

In the 1990's, Mr. Chadwick successfully developed several luxury apartment properties and condominiums comprising more than 1,200 units in Florida.

Mr. Chadwick previously served as President of Carteret Management Corporation, a service-oriented, privately held and family-operated corporation with 41 years of experience in managing apartment communities throughout Florida. Carteret specializes in the management of affordable housing funded by HUD (236, 202 and Section 8). In 2012 it expanded its portfolio to include Low

Income Tax Credit Management, and in connection with that role, has been recognized as approved management organization by Florida Housing Finance Corporation. The success of Carteret's property and asset management work is demonstrated in the solid financial footing and excellent physical condition of these developments.

Mr. Chadwick received a Bachelor of Science in Accounting and a Juris Doctor from Duke University.

Executive Vice President and CFO

Scott Macdonald, Resident and Homeowner in St. Petersburg

As EVP and CFO of Blue Sky, Mr. Macdonald is responsible for overseeing project underwriting, managing debt and equity relationships, closing the company's transactions, and overseeing project management after closing. Additionally, he handles the corporate finance responsibilities for the company. He is also in charge of the firm's expansion into the Texas market.

Since joining the firm in 2014, he has closed 12 transactions with total project costs of \$250 Million. These transactions have led to the creation and preservation of over 1,500 affordable housing units.

Mr. Macdonald has a Bachelor of Science in Business Administration from Boston University and received a Master in Business Administration from the University of Florida.

Acquisitions Director

Geoff Harlan

With 20 years of experience in the multifamily industry, Mr. Harlan serves as the Acquisitions Director of Blue Sky Communities. That essentially means studying industry and market trends and needs to identify and secure development sites and existing assets in Florida. Once a site is under control, some responsibilities include working with internal and external teams throughout the funding and development process to help determine project feasibility, procure project stakeholder approvals, perform pre-development activities with the site and local municipalities, and submittal of applications for project funding.

Mr. Harlan started off his career in the United States Navy where he served for almost 10 years. After leaving service in the Navy in 2000, Mr. Harlan moved to Land O Lakes Florida and worked with Triad Research & Consulting, Inc. servicing the multifamily industry. He worked with numerous multifamily developers performing market studies, financial feasibility, development support and various other services to assist with new development, redevelopment, rehabilitation and product conversions. In 2008 he began performing commercial multifamily real estate brokerage and was involved in industry related web-based service development until he joined Blue Sky Communities in 2016.

Mr. Harlan received a Bachelor of Arts in Business and Information Systems from St. Leo University.

Senior Vice President – Development Programs

Angela Hatcher

Ms. Hatcher serves as Blue Sky Communities SVP – Development Programs. She has over 20 years of affordable housing experience which began while serving as the HOME Program Administrator and later the Tax Credit Program Administrator at Florida Housing Finance Agency.

In 1998, when FHFA became a corporation, she started her own affordable housing consulting business and has been involved with several well-known Developers throughout the years. She has proven expertise with financial application processing with FHFC, local governments, lenders, and investors. Her ability to coordinate the due diligence process from site selection to real estate closings make her a valuable asset to Blue Sky Communities.

Ms. Hatcher has been a part of the production of over 2,500 affordable housing units in Alabama, Georgia and Florida. She attended Troy State University and Florida State University and holds a degree in Business Administration from Chipola College.

Senior Vice President - Construction

Greg Giakoumis

Mr. Giakoumis serves as Senior VP of Project Development for Blue Sky Communities and leads the Project Development and Construction divisional teams of Blue Sky.. Greg oversees the Blue Sky development pipeline, sets goals, and monitors company portfolio for all active jobs. He develops and implements organizational policies, procedures and best practice guidelines. Additionally, he builds relationships with consultants, architects and contractors and negotiates contracts.

Greg has been in the affordable housing industry since 2007. Before joining Blue Sky, Greg led, planned, and executed all aspects of more than 55 tax credit projects across 13 states. During that time, Greg was focused on project financing and underwriting. In this role, his responsibilities included determining feasibility, tax credit and other financial application submissions, and closing

due diligence. His experience also includes preparing Capital Needs Assessments, plan & cost review reports, construction monitoring, and equity draws.

Greg has his bachelor's degree in project management and holds the following certifications: CBO (Certified Building Official), designated by the International Code Council, HCCP (Housing Credit Certified Professional), designated by the National Association of Home Builders, CDT (Construction Document Technologist), designated by the Construction Specification Institute, and PMP (Project Management Professional) that is designated by the Project Management Institute.



Carteret Management Corporation

Operating Since 1971

COMPANY PROFILE

Founded in 1971 by Harry R. Chadwick, Jr., Carteret Management Corporation, located in Tampa, Florida, is a service-oriented, privately held and family operated corporation with almost 50 years of experience in managing apartment communities throughout Central Florida. The company specializes in the management of affordable housing in the private sector and under Sections 236, 202 and 8 of the National Housing Act. It has recently expanded its portfolio to include Low Income Housing Tax Credit Management and, in connection with that role, has been designated an approved management organization by Florida Housing Finance Corporation. Additionally, Carteret is registered as a Real Estate Company through the Florida Department of Business and Professional Regulation.

The Carteret approach to property management is one that promotes accountability and oversight to ensure adherence to stringent standards and compliance with all program regulations and guidelines. Carteret takes a proactive, hands-on approach to achieve a common objective with its profit and nonprofit organizations: to provide safe, comfortable, and attractive residential communities that meet the continuing needs of residents.

Carteret has been a long time partner with HUD in providing affordable housing to low income citizens. Indeed, its Vice President, James Chadwick, enjoys a unique relationship with HUD in that, for over 25 years, he was a principal of RGR, Inc., a housing consultant firm that worked with nonprofit organizations to develop and construct affordable housing for low-income households financed through HUD. As a result of this partnership and its management experience, the Carteret staff is particularly familiar with all of HUD's financial and property management requirements, including reporting, fees, auditing, record maintenance, replacement reserve and special escrow procedures, bid/contract approvals, and cost allocation authorization.

Management Services

Carteret's property management services include the oversight of all day-to-day duties and responsibilities necessary for the professional management of a property, including, but not limited to, 24-hour emergency services, building systems maintenance, marketing and leasing, comprehensive accounting services, staff management and training, insurance analysis and maintenance, and building and grounds maintenance, and supervision of renovations and repairs to buildings.

Regulatory Compliance: Few areas of residential real estate are more complex than regulatory compliance of affordable housing properties, which is why Carteret makes regulatory compliance one of its highest priorities. The results of this focus are reflected in highly satisfactory MOR ratings, strong REAC scores, and independent audits with little or no findings. In addition to the standard package of general management services, HUD and LIHTC program management include occupancy and other regulatory compliance, MOR preparation and response, physical REAC inspection preparation and response, HAP/PRAC renewals, reserve funds management, maintenance of tenant selection and

program eligibility requirements, 2530 clearance updates, reasonable accommodation administration, and any other necessary areas of program compliance and reporting.

Professional Accounting Services: Carteret understands the importance of reliable accounting procedures, beginning with accurate tracking of income, proper tracking of expenses and reporting accuracy. Utilizing Skyline Property Management software, together with RealPage's OneSite property management software, Carteret enhances its ability to deliver exemplary and reliable service to its clients. Operating and cost efficiency is achieved by providing a centralized accounting system at Carteret's Tampa office. Financial and accounting services are specifically designed to provide Owners with a vast amount of data in a customized format to meet their needs. These financial reports keep boards of directors and owners fully apprised of the status of each property, including revenue, expenses, occupancy and operational status, so informed decisions to improve overall performance can be made.

Innovations in Housing Management: In addition to the above services, the experience that the Carteret team brings to property management has enabled the company to provide a range of enhanced services to its clients.

- Turnaround of troubled properties. Since 1995 Carteret has assumed management of seven properties listed on HUD's trouble list and within a short timeframe brought the properties into regulatory compliance, made capital improvements, and/or substantially enhanced their financial reserves to a comfortable level.
- Obtained over \$1.2 million in low-interest loans to make capital improvements at three senior housing projects.
- Obtained renovation funding for one elderly project in the form of a \$1.5 million grant from the Green Retrofit Program, which is part of the American Recovery and Reinvestment Act of 2009.
- Assisted and supervised the refinancing of three affordable housing projects to generate annual debt savings that could be used to make capital improvements, expand supportive services, and fund residual receipts accounts for emergency maintenance and repairs.
- Assisted a conventional multifamily property to obtain refinancing and supervised a \$4 million renovation of the project.

Properties Managed by Carteret

Currently the Carteret portfolio is comprised of twenty-three properties (2,836 units), twelve of which have been under Carteret's management since their inception (see attached *Property Management Portfolio*). Forty percent (40%) are owned by non-profit organizations, sixty percent (60%) are LIHTC projects, and sixty percent (60%) are residences for seniors and the disabled population. The success of Carteret's property and asset management is demonstrated in the solid financial footing and excellent physical condition of all its projects.

The Carteret Management Team

James M. Chadwick, Owner and Vice President

After graduating from Duke University and Duke Law School in 1980, Jim returned to St. Petersburg, where he joined the family business, becoming its President in 1989. In addition to his tenure as President of Carteret, for over 25 years Jim was a principal of RGR, Inc., a housing consultant firm that worked with nonprofit organizations to develop and construct more than 60 affordable housing communities for low-income households financed through HUD. From 1996 to 2008 he was actively

involved with a business partner in the design, development and management of multi-family and single-family residential communities in large urban markets. In 2012 Jim joined with another housing professional to form Blue Sky Communities LLC, a development company specializing in the creation of affordable housing communities. Although a relative new endeavor, Blue Sky has already secured the approval of a number of projects through Florida Housing Finance Corporation and in doing so, has evolved into a leader in helping non-profit organizations create new affordable housing and/or preserve existing housing developments. Jim's professional experience, along with his legal training, brings unique skills to the Carteret management team. Today Jim is Vice President of the Board, having turned over the presidency of the company to his daughter, Laurel, in early 2016. He remains very active in all business aspects working closing with Laurel to expand the services and professionalism of Carteret Management Corporation.

Laurel Macdonald, COS, CPM®, President

A graduate of Duke University, Laurel has been working for the company since September 2009, learning the management business from the ground up. She supervises daily operations of the Carteret portfolio of communities, interpreting and implementing management procedures and enforcing strict compliance with all regulatory requirements. She assists in budget preparation, contract negotiations, and the monitoring of on-site operations. Laurel holds a Florida real estate Broker's License, a Credential for Green Property Management from The National Apartment Association Education Institute and The National Affordable Housing Management Association, and a Certified Property Manager® designation through the Institute of Real Estate Management® (IREM®).

Karen McDonald, Controller

A graduate of British Columbia Institute of Technology, Burnaby, Canada, Karen joined the Carteret team in 2001. She holds a CGA license, the Canadian equivalent of the CPA license. Karen coordinates & maintains financial support services, including accounting and management of financial reporting, budgeting and asset management for all Carteret properties.

Robyn Stockdale, COS, CAM, Senior Regional Property Manager

Robyn joined Carteret in July 2009. With over 18 years of property management experience, Robyn supervises daily operations of properties in her assigned region, conducting routine property inspections, providing support, and ensuring the smooth operation of each property under her supervision.

Teresa Lake, COS, C3P, Senior Regional Property Manager

Teresa joined Carteret Management in 2017 with over 25 years of multi-site experience, serving Affordable, Market-Rate and HOA Communities. Teresa's primary responsibilities include operational reviews of both the physical asset and financial performance of each property. She supports the on-site management staff to ensure that each site complies with its individual regulatory agreements. Throughout her career, Teresa has successfully taken on the challenges of lease-ups, occupied renovation projects, and distressed asset turn-arounds.

Amy Podorski, Regional Property Manager

Amy joined Carteret in April 2018. With over 10 years of multi-family management experience, Amy oversees special projects, such as lease-ups, first year renewals, compliance and asset inspections, etc. In addition, she will be providing support to the on-site staff, filling in for managers when necessary to maintain management continuity.

Shernice Bridges, Regional Property Manager

Board of Directors

Laurel C. Macdonald
James M. Chadwick
Karen McDonald

President
Vice President/Secretary
Treasurer

References

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Rhonda K. Pearlman, President
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3900 Neptune Drive
Orlando, FL 32804
Phone: 407-425-1466
Email: Rhonda.pearlman@gmail.com

Professional Memberships: Southeastern Affordable Housing Management Association (SAHMA)
LeadingAge Florida (f/k/a FAHSA)

Contact Information: 5300 W. Cypress Street, Suite 200, Tampa, FL 33607
(727) 578-1174; Fax: (727) 579-0145
www.carteretmanagementcorporation.com

Carteret Management Portfolio

<u>Property</u>	<u>Location</u>	<u>Project Type</u>	<u>Total Units</u>	<u>Managed Since</u>
Ascension Manor	Melbourne, FL	202 PRAC (Elderly)	76	1993
Arbor Village	Sarasota, FL	LIHTC/Family, Homeless	80	2020
Blue Sky Brandon	Brandon, FL	LIHTC/Family	120	2016
Brookside Square Apartments	St. Petersburg, FL	LIHTC/Section 8	142	1971
Cathedral Court	Jacksonville, FL	202/Section 8 (Disabled)	16	2009
Cathedral Terrace	Jacksonville, FL	LIHTC/Section 8 (Elderly or Disabled)	240	2009
Cathedral Towers	Jacksonville, FL	LIHTC/Section 8 (Elderly)	203	2009
Cathedral Townhouse	Jacksonville, FL	202/Section 8 (Elderly)	179	2009
Duval Park	St. Petersburg, FL	LIHTC /Veterans	87	2015
Epiphany Manor	Port Orange, FL	202/Section 8 (Elderly)	72	1986
Hacienda Villas	Tampa, FL	202/Section 8	98	2017
Kinneret I Apartments	Orlando, FL	202 (Elderly)	168	2007
Kinneret II Apartments	Orlando, FL	202/Section 8	112	2007
		Elderly or Disabled)		
540 Town Center	St. Petersburg, FL	LIHTC/Section 8 (Elderly or Disabled)	145	1981
Peterborough Apartments	St. Petersburg, FL	LIHTC/Section 8 (Elderly or Disabled)	150	1999
Phillip Benjamin Tower	St. Petersburg, FL	55+, Section 8, HOME	197	2012
Preserve at Sabal Park	Seffner, FL	LIHTC/Special Needs/At Risk	144	2020
Prince of Peace Villas	Ormond Beach, FL	202 PRAC (Elderly)	70	1996
Rio Vista Village	St. Petersburg, FL	Conventional	248	1975
Silver Lake	Tampa, FL	LIHTC	72	2014
Wahneta Palms	Winter Haven, FL	LIHTC	64	2015
Woodwinds	Clermont, FL	LIHTC/Homeless	96	2018
Sweetwater Villas	Tampa, FL	LIHTC	56	2018
Total			2835	

NDC Construction Company

1001 Third Ave. West, Suite 600 • Bradenton, FL 34209 • 941-747-1062



Completed Projects 2013-2020

CGC006547 CGC1511361

NDC
CONSTRUCTION COMPANY

Completed Projects: 2013-2020

Project Name	Date of Completion	Cost	Address	City
LECOM Press Box Fans	06-30-2018	20,904.84	1611 9 th Street West	Bradenton
Coastal Center Parking Lot	05-31-2018	230570.24	5101 4 th Ave. Cir. East	Bradenton
LECOM Park Field Cameras	04-30-2018	30,000.00	1611 9 th Street West	Bradenton
FST Student Housing	04-30-2018	1,542,783.29	751 Cohen Way	Sarasota
Dr. Tomeo – 59 th Street Office	03-31-2018	446,310.81	1410 59 th Street West	Bradenton
Bradenton Compression	03-31-2018	154,617.34	1001 Third Avenue West	Bradenton
Grand Palms Senior Apartments	01-01-2028	9,698,788.00	1715 14 th Street West	Bradenton
Goodwill Manasota Retail Store	12-31-2017	2,706,246.00	3465 Cortez Road	Bradenton
Brandon Palms Apartments	12-31-2017	15,709,247.00	114 North Knights Avenue	Brandon
Winderemere ALF (Insp Living Ocoee)	08-31-2017	16,963,231.00	1060 Tomynd Blvd.	Ocoee
Manatee Players Parking Lot	08-31-2017	1,154,960.90	401 7 th Street West	Bradenton
Pittsburg Pirates/LECOM Park Projects	07-31-2017	848,157.46	1611 9 th Street West	Bradenton
Goodwill Manasota Donation Center	07-31-2017	845,674.99	1160 Jacaranda Blvd.	Venice
Bradenton Tournament Sports Project	06-30-2017	641,000.00	1701 27 th Street East	Bradenton
SDMC SSC Lobby Renovations	06-30-2017	648,439.00	215 Manatee Ave. West	Bradenton
Goodwill Manasota Donation Center	04-30-2017	877,001.89	2250 Bobcat Village Center Rd	North Port
MCRHS 3500SF TSO	12-31-2016	357,362.21	300 Riverside Drive E.	Bradenton
Bonita Springs ALF	11-30-2016	7,146,744.47	27221 Bay Landing Drive	Bonita Springs
West Manatee Fire Station	11-30-2016	2,390,360.43	407 67 th Street West	Bradenton
Manatee County SEWRF	09-30-2016	2,236,033.38	3333 Lena Road	Bradenton
MOB I Coastal 3rd Floor	08-31-2016	1,479,899.57	8340 Lakewood Ranch Blvd.	Bradenton
McKechnie Yuengling Bar Upgr	07-31-2016	104,313.00	1611 9 th Street West	Bradenton
Riverside Med. TSO - Dr. Daley	07-31-2016	127,648.46	300 Riverside Drive East	Bradenton
Riverside Med. TSO - We Care	07-31-2016	146,960.98	300 Riverside Drive East	Bradenton
Goodwill Warehouse	06-30-2016	2,679,628.36	2150 Whitfield Industrial Way	Sarasota
Pirate City Isopod	06-30-2016	11,909.00	1701 27 th Street East	Bradenton
Riversong Apartment Homes	12-31-2015	15,806,906.51	606 3rd Avenue West	Bradenton
Creekwood ALF	12-31-2015	14,434,109.00	5424 Lena Road	Bradenton
McKechnie Field Clubhouse	12-31-2015	6,049,876.04	1611 9 th Street West	Bradenton
Kelly Road	12-31-2015	7,049,985.00	5130 Kelly Drive	Tampa
PC Strength and Conditioning	12-31 - 2015	2,101,178.47	1701 27 th Street East	Bradenton
Manatee Players Porte Cochere	12-31-2015	266,340.41	502 3rd Avenue West	Bradenton
Goodwill Corporate Center	11-30-2015	9,861,634.00	2703 51 st Avenue East	Bradenton

Completed Projects: 2013-2020

Project Name	Date of Completion	Cost	Address	City
MC/FPL Chilled Water Plant	10-31-2015	1,423,578.04	323 9th Street West	Bradenton
Sun City Center Senior Living	05-31-2015	5,294,728 .00	1320 33rd St SE	Ruskin
Inspired Living at Palm Bay	05 -31-2015	7,132,692.00	380 Malabar Road SW	Palm Bay
Coastal Center 64	02-28-2015	493,983.25	5101 4th Ave. Circle E	Bradenton
McKechnie Parking Lot lighting	12-31-2014	1,950.00	1611 Ninth Street West	Bradenton
Phillippi Shores ALF	10-31-2014	5,007,188 .00	1900 Phillippi Shores Drive	Sarasota
One Stop Center	10-31-2014	708,325.94	70117th Avenue West	Bradenton
SunTrust TAD TSO	10-31-2014	56,581.36	1001 3rd Avenue West	Bradenton
MOB I Hospital Space	10-31-2014	218,019.85	8340 Lakewood Ranch Blvd.	Bradenton
Ivy Ridge ROW Improvements	08-31-2014	131,488.00	7179 40th Avenue North	St. Petersburg
Bank of the Ozarks	07-31-2014	2,229,669.62	1901 Manatee Ave West	Bradenton
Popi's Demolition	07-31-2014	41,385.73	818 17th Avenue West	Bradenton
Riverwalk Day Docks	06-30-2014	25,986.44	101 Old Main Street	Bradenton
Hidden Lakes Memory Care	02-28-2014	5,289,352.71	1200 54th Ave W	Bradenton
Tomeo Office Renovation	02-28-2014	209,647.91	846 South Osprey Avenue	Sarasota
Advantage Trim & Lumber	02-28-2014	45,940.23	7524 Commerce Place, BLG A	Sarasota
Manatee Players	01-31-2014	9,026,013.65	502 3rd Avenue West	Bradenton
Manatee Players Trailer	01-31-2014	1,430,237.43	The Manatee Players, Inc.	Bradenton
LWR HS Serving Line	01-31-2014	22,954.00	5500 Lakewood Ranch BLVD	Bradenton
UCC 13th Avenue Portables	01-31-2014	38,209.54	922 24th Street East	Bradenton
Manatee Comm Fed Credit Union	12-31-2013	476,171.20	604 13th Avenue East	Bradenton
Lighthouse Creek Center	11 -30-2013	1,373,385.82	8380 Bay Pines Blvd.	St. Petersburg
LECOM Park (McKechnie) Renovations	10-31-2013	7,143,037.23	1611 9th Street West	Bradenton
SunTrust Cooling Tower	10-31-2013	67,400.17	1001 3rd Avenue West	Bradenton
MC Law	09-30-2013	45,586.28	1001 Third Avenue West	Bradenton
Florida Studio Theatre	08-31-2013	2,318,098 .13	Gompertz Addition	Sarasota
MOB I OBGYN - Lakewood Ranch	08-31-2013	239,810.12	8340 Lakewood Ranch Blvd	Lakewood Ranch
Riverwalk Extension	07-31-2013	5,632 ,913.77	606 3rd Ave W	Bradenton
Riverside Medical Center	07-31-2013	557,053.73	300 Riverside Dr	Bradenton
Oneco House Demolition	07-31-2013	14,041.00	2109 & 2111 52nd Avenue East	Bradenton
Fogartyville Demolition	07-31-2013	71,199.11	800 17th Avenue West	Bradenton
5th Street West Revitalization	02-28 -2013	1,156,165.19	5th Street West	Palmetto

RONALD J. ALLEN

President

Professional Experience: 35 Years

Mr. Allen is the President and Co-Owner of NDC Construction Company. Ron brings to each and every project 35 years of development/construction experience in Florida. Ron is uniquely qualified to carry projects through the fundraising and finance, development, construction and management processes to insure complete client satisfaction.

Ron understands the relationships that must exist through the development and construction phases afford NDC Construction Company an easy opportunity to exceed client expectations for budget and quality in delivery of each project. Ron and his team have a strong community commitment which is reflected in our company's mission of "Building A Better Community".

Contact:

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☎ 941.747.1062

✉ ron@ndcconstruction.com



Education

University of Pittsburgh
Business Administration

Affiliations / Certifications

Florida Planning & Zoning Association
Florida Green Building Coalition

Affiliations / Certifications

Real Estate Broker
State of Florida – BK442319

Project Title	Million	Project Title	Million
Boys & Girls Clubs-Desoto Branch	\$6.8	Judicial Parking Garage	\$8.3
Marriott SpringHill® Suites	\$19.0	Goodwill Corporate Center	\$9.8
Bradenton City Centre Garage	\$13.8	Manatee Performing Arts Center	\$12.0
LECOM Park Field Clubhouse	\$5.7	Bradenton City Central	\$2.0
Pirate City Strength & Conditioning Center	\$2.1	McKechnie Field (LECOM Park) Renovation	\$10.7
RiverSong Apartments	\$15.8	United Community Center	\$2.1
Inspired Living at Lakewood Ranch	\$14.3	Riverside Medical Office Renovations	\$1.0
Inspired Living at Hidden Lakes	\$5.3	One Stop Community Resource Center	\$2.0
MHS, BHS & PHS Athletic Facilities	\$4.3	Manatee Performing Arts Center	\$12.0
Riverwalk Park Phase 1	\$6.2	Lakewood Ranch MOB I & II	\$12.0
Pirate City Training Facility	\$17.0	Bradenton Village Phase I & 3A	\$23.1

**Job in Progress*

GARY L. HUGGINS
Executive Vice President

Professional Experience: 43 Years

Gary L. Huggins is Executive Vice President and co-owner of NDC Construction Company. Mr. Huggins is a licensed Certified General Contractor in the State of Florida. With more than 40 years of construction experience, Mr. Huggins brings invaluable knowledge and expertise to every project.

Gary has been with NDC Construction as an owner for 20 years following a highly successful 21 year career with an ENR 400 Company based in South Florida. As an owner of NDC Construction, Gary has complete responsibility and authority to commit company resources necessary to ensure timely commencement and completion of every project.

With over \$500 million dollars of successfully completed new construction and renovation projects, Gary's leadership and guidance brings tremendous value to our team and the clients on every NDC Construction Company project from start to finish.

Contact:

1001 Third Avenue West, Suite 600
 Bradenton, FL 34205
 ☎ 941.747.1062
 ✉ gary@ndcconstruction.com



Education

University of Florida
 Bachelor of Building Construction

Affiliations

Florida Green Building Coalition
 Manatee Education Foundation

Licenses

Certified General Contractor
 State of Florida – CGC006547

Project Title	Million	Project Title	Million
Windermere Assisted Living	\$16.9	Inspired Living at Bonita Springs	\$7.1
RiverSong Apartments	\$15.8	Inspired Living at Philippi Shores	\$5.0
Inspired Living at Jacksonville	\$24.3	Sun City Center Senior Living	\$5.3
Inspired Living at Lakewood Ranch	\$14.3	McKechnie Field (LECOM Park) Renovation	\$10.7
Inspired Living at Hidden Lakes	\$5.3	United Community Center	\$2.1
Grand Palms Senior Apartments	\$9.7	Palmetto Elementary School	\$17.1
Barbara A. Harvey Elementary School	\$26.3	Palma Sola Elementary School	\$11.2
Oasis Charter School	\$5.2	Manatee High School Addition	\$7.5
Cedar Hammock Fire Station #4	\$1.1	Bayshore High School Addition	\$5.1
Inspired Living at Palm Bay	\$7.1	Palmetto High School Addition	\$3.5

PLACE





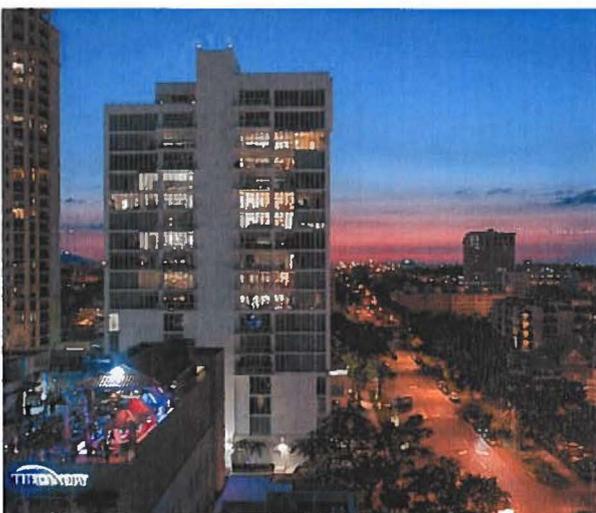
EMERSON TOWNHOMES



ARMATURE WORKS



475 CONDOMINIUMS



BLISS CONDOMINIUMS

PLACE is a team of creative design professionals committed to innovative architecture and urban design. We believe good communities better people's lives and at its core architecture is designing spaces that enhance human sociability. We strive to create work that is modern (by responding to contemporary cultural and technological conditions), sustainable (by conserving resources and celebrating the natural world) and is grounded in the concept of place-making.

Our diverse portfolio includes residential, commercial and institutional projects. We focus on multi-family and mixed-use urban infill projects. In addition to our architectural work, we provide urban design services including site plan studies for individual parcels and master plans for larger mixed-use districts. PLACE currently has 20 active projects representing over \$200 million in construction value.

Our design award winning projects include Armature Works, Graham at Gracepoint Apartments, 475 Condominiums, Seybold Lofts, Z Grille Restaurant and the Morean Arts Center. Current projects include the Sanctuary Condominiums and The Heights at Gracepoint in Tampa as well as the Elements Apartments and Daystar Headquarters in St. Petersburg. Most of our work is located within the Tampa Bay area but elsewhere in Florida we have active projects in Orlando and Gainesville.

Tim Clemmons, Jenny Miers and Greg Glenn are the three principals of PLACE. Tim is executive director and establishes the firm's strategic and design direction. The office is divided into two design studios with Jenny and Greg as studio directors. We have a staff of 12 including six licensed architects and one licensed interior designer. Located in a significant mid-century building in downtown St. Petersburg, our studio space encourages interaction between employees and reflects our philosophy of design as a collaborative enterprise.

**Timothy Clemmons, AIA LEED AP
Principal**

With 30 years of architectural experience, Tim Clemmons has established expertise in urban mixed-use, cultural facilities and multi-family residential projects. Tim is recognized throughout Tampa Bay for his modern designs that promote urban, sustainable lifestyles. Tim is Senior Principal and Executive Director with Place Architecture.

With his partners at Place Architecture, Tim is committed to an architecture that works at all levels – from the elegant detail to the community vision. As executive director he is responsible for the strategic vision and design direction of the firm.

Tim's strong interest in contemporary urban issues is evidenced by his extensive involvement in various civic organizations and initiatives. He has extensive experience in public participation processes as both a design professional and civic volunteer. For ten years he taught master's level architecture and urban design classes as an adjunct professor at the University of South Florida. In addition, he has been the developer for several multi-family residential projects located in downtown St. Petersburg and is acknowledged as one of the key players in downtown's recent renaissance.

Professional Qualifications

- Registered Florida Architect – 1985, Registration Number AR 11076
- Masters of Architecture – University of Florida, 1983
- LEED Accredited Professional, 2007
- Member – American Institute of Architects
- Member – Urban Land Institute

Academic and Civic Experience

- Adjunct Assistant Professor – University of South Florida, Tampa, FL 1995 to 2005
- Steering Committee Member – Downtown St. Petersburg Transit System Study
- Steering Committee Member – St. Petersburg 2020Vision
- Founding President – Downtown Neighborhood Association
- Board Vice Chair - Studio @ 620

Awards

- Armature Works – 2019 AIA Florida Merit Award
- Armature Works – 2018 AIA Tampa Bay, H. Dean Rowe FAIA Award for Excellence
- Armature Works – 2018 Hillsborough County Planning Commission Award
- The Graham at Gracepoint – 2018 Hillsborough County Planning Commission Award
- Z Grille Restaurant – 2009 AIA Tampa Bay Merit Award
- Seybold Lofts – 2008 AIA Tampa Bay Honor Award
- Seybold Lofts – 2008 Hillsborough County Planning Commission Award - Historic Preservation
- 475 Condominiums – 2008 AIA Tampa Bay Honor Award
- President's Award – 2004 AIA Tampa Bay
- St. Petersburg Arts Center – 2001 AIA Tampa Bay Merit Award



Jenny Miers, AIA Principal

Jenny is a Principal and one of two Studio Directors with Place Architecture. Her involvement in the growth of firm has been substantial with a focus on project and staff management and enrichment.

With 15 years of architectural experience, Jenny brings modern design sensibilities and a passion for community and socially interactive spaces. Her past experience on the design teams for the Salvador Dali Museum and the Ringling Museum of Art Expansion, while an intern at HOK Tampa, established her core strengths to efficiently run project teams with an attention to sophisticated and unique detailing and modern design.

Jenny has led in the growth of design ideas through new methods of computer visualization and efficient project documentation. As project manager on many of the firm's significant projects she has experience in restaurant design, historic preservation/renovation, affordable senior housing and multifamily residential projects.

Professional Qualifications

- Registered Florida Architect – 2010, Registration Number AR 95570
- Registered Texas Architect – 2016, Registration Number 26064
- Registered Georgia Architect – 2017, Registration Number RA014826
- Masters of Architecture – University of South Florida, 2007
- Bachelor of Design in Architecture – University of Florida, 2002
- Member – American Institute of Architects
- AIA Tampa Bay- Board Member, Associate Director, 2004
- Adjunct Professor – USF SACD, Tampa, FL 2018

Awards

- Armature Works – 2018 AIA Tampa Bay, H. Dean Rowe FAIA Award for Excellence
- Armature Works – 2018 Hillsborough County Planning Commission Award
- The Graham at Gracepoint – 2018 Hillsborough County Planning Commission Award
- USF SACD Emerging Architect Award 2011
- Z Grille Restaurant – 2009 Tampa Bay AIA Merit Award

Key Project Experience

- The Sanctuary Condominium - Tampa, Florida
- The Salvador Condominiums - St. Petersburg, Florida
- The Graham at Gracepoint – Tampa, Florida
- Manhattan Casino Renovation and Restaurant Interior - St. Petersburg, Florida
- Duval Park Apartments - St. Petersburg, Florida
- Aqua Apartments Renovation – Tampa, Florida
- MLF Towers Renovation - St. Petersburg, Florida
- Z Grille Restaurant - St. Petersburg, Florida



Gregory Glenn, AIA LEED AP Principal

Greg is a Principal and one of two Studio Directors with Place Architecture. He brings 18 years of experience working in projects of all scales from single-family homes to large mixed-use projects.

Greg's work is defined by an enthusiasm for modern architecture with deference to an appropriate vernacular response. He believes that the role of an architect is to act as a place maker – leading a collaborative team to bring forth a new environment out of the possibilities inherent in a site, it's context, and the project's program.

Professional Qualifications

- Registered Florida Architect – 2007, Registration Number AR 93667
- Masters of Architecture – University of South Florida, 2007
- Member – American Institute of Architects
- LEED Accredited Professional, 2008 BD+C Accreditation 2013
- NCARB Certified Architect, 2009, Certificate number 66549

Professional Experience

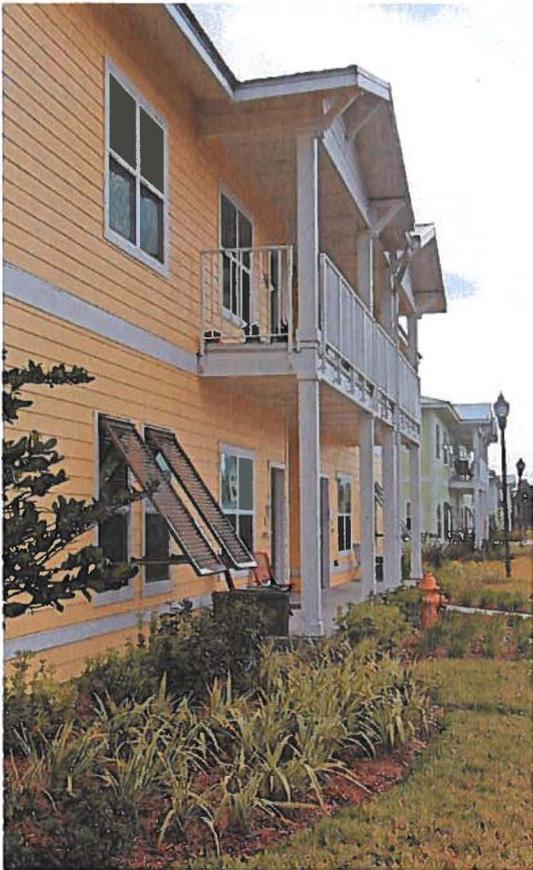
- BDG Architects, Project Architect, Tampa, Florida – 2011-2015
- Clemmons Architecture, Project Architect, St. Petersburg, Florida 2000-2010
- Cooper Johnson Smith Architects, Graduate Architect, Tampa, Florida – 1997-2000
- International Academy of Design & Technology, Tampa, FL, guest lecturer
- School of Architecture + Community Design, USF, Tampa, FL, Co-Instructor

Awards

- Armature Works – 2018 AIA Tampa Bay, H. Dean Rowe FAIA Award for Excellence
- Armature Works – 2018 Hillsborough County Planning Commission Award
- The Graham at Gracepoint – 2018 Hillsborough County Planning Commission Award
- Seybold Lofts – 2008 Hillsborough County Planning Commission Award - Historic Preservation
- Seybold Lofts – 2008 Tampa Bay AIA Honor Award
- 2014 Creative Loafing Best Local Architect Award

Key Projects

- Element on Third Apartments, St. Petersburg, Florida
- Madeira Beach Town Center Master Plan, Madeira Beach, Florida
- West Village Townhomes, Tampa, Florida
- Park Lake Townhomes, Tampa, Florida
- Seybold Lofts, Tampa, Florida



PROJECT
Duval Park Apartments
St. Petersburg, Florida

COMPLETION DATE
2015

CONSTRUCTION COST
\$9.4 million

CLIENT
Blue Sky Communities

DESCRIPTION

Located in the existing platted neighborhood of Duval Park in St. Petersburg Florida, the project includes 84 new apartment units (28 new buildings of various sizes), 4 existing renovated homes, a new clubhouse and pool, a memory garden, a playground and new parking spaces. The goal of the developer is to offer long-term leases to Veterans with service connected disabilities. An emphasis on accessibility was key to the project and 30% of the units, located on level one of each building, will be fully accessible.



The Graham at Gracepoint**LOCATION**

Tampa, Florida

CLIENT

DDA Development

BUILDING AREA

103,000 sf

CONTRACTOR

Winter Park Construction

UNIT COUNT

90

COMPLETION DATE

2017

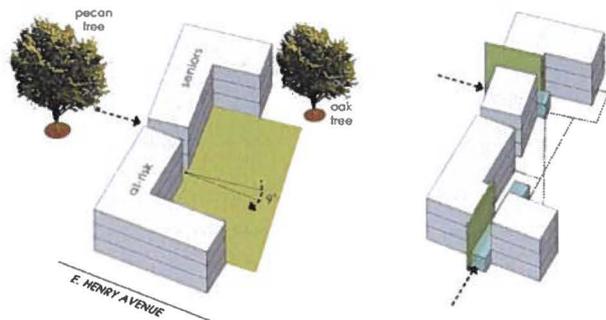
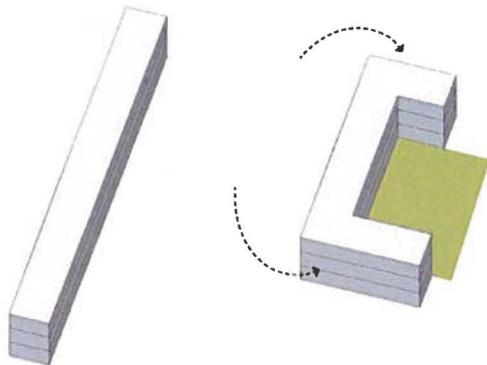
COST

\$12 million

DESCRIPTION

The Graham at Gracepoint is the result of a joint effort between Gracepoint Wellness, Edmund Gaines Graham Home and DDA Development to create a high-quality housing community for low-income seniors and at-risk homeless residents, many of whom are mentally disabled. The result is a three-story affordable housing complex specially designed to meet the needs of this mixed demographic. The North Wing houses three stories with 45 apartments for the elderly and on the second and third stories of the South Wing there are 45 more apartments for the at-risk homeless. The first floor of the South Wing contains the common area spaces including a commercial kitchen, dining room, fitness room, library, classroom and salon as well as administrative offices for Gracepoint Wellness. The National Green Building Certified project was organized around a secure, central courtyard and was inflected at key points in response to existing large pecan and live oak trees.

The Graham at Gracepoint



The Heights at Gracepoint



LOCATION

Tampa, Florida

CLIENT

Gracepoint Heights, LLC

DESCRIPTION

Designed after the success of the Graham at Gracepoint, the Heights at Gracepoint sits across the street from its neighbor on the Gracepoint Mentalhealth campus. The site's grand oaks set the context for placement of the building, nestling it in to create a courtyard with a winding walking path. The project consists of a new three story independent living facility apartment building of 64 units. The building will house both Seniors and residents with disabilities. Level one will include common area spaces including a fitness room, library clubroom and salon. There will also be a wellness office on level two. A leasing office and resident store will be located on level one near the North front entry off of East Henry Ave. Counseling administration offices for Gracepoint staff will be provided as a connected suite at the South end of the the building. This project shall be designed and constructed to obtain National Association of Home Builders NGBS National Green Building Certification.

BUILDING AREA

74,000 sf

CONTRACTOR

First Florida Constructors, LLC

UNIT COUNT

64

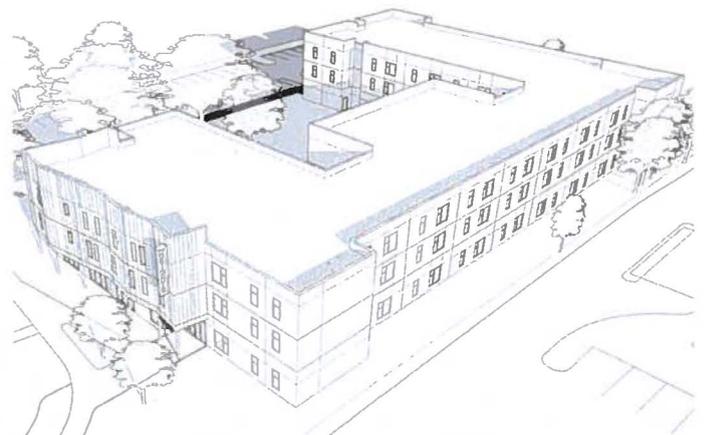
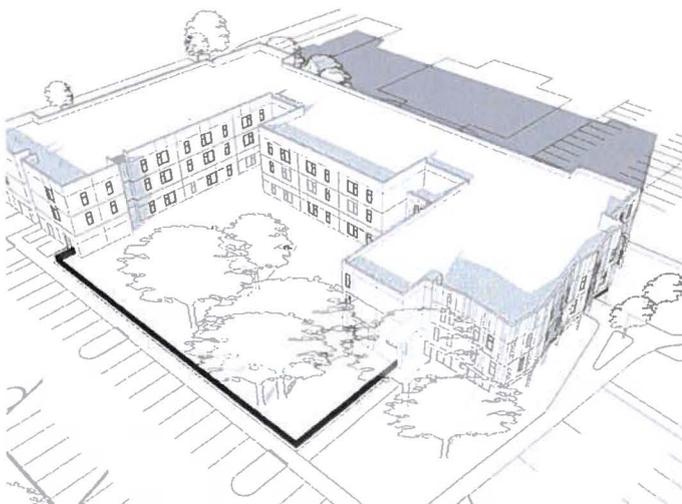
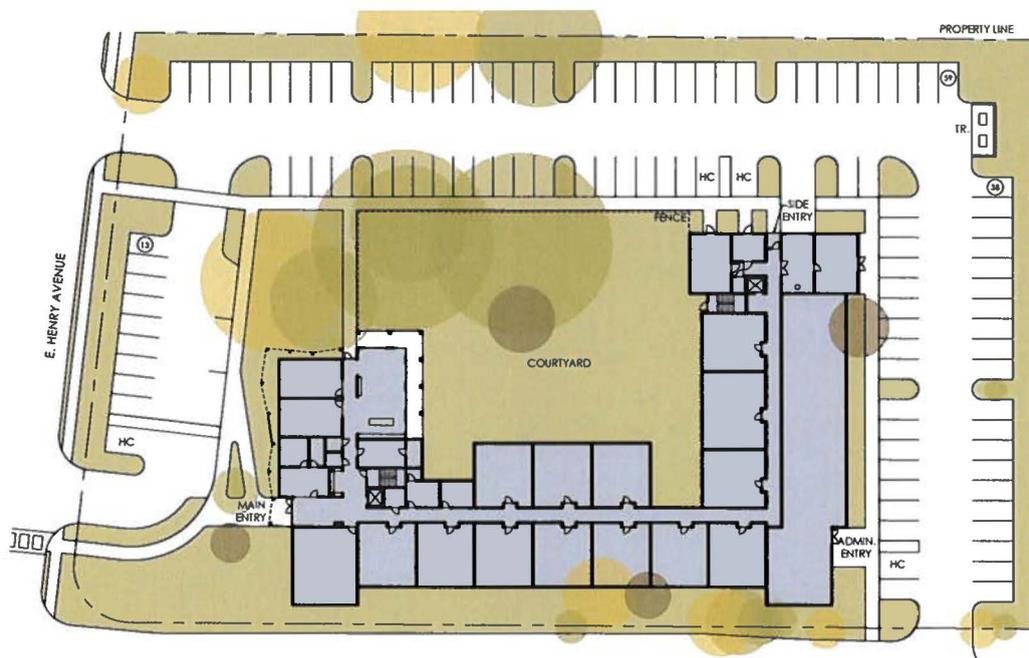
COMPLETION DATE

2020

COST

\$8 million

The Heights at Gracepoint



**LOCATION**

St Petersburg, Florida

CLIENT

Altis Cardinal, LLC

SITE AREA

7.1 acres

CONTRACTOR

CORE Construction

UNIT COUNT

248

COMPLETION DATE

2020

COST

\$30 million

DESCRIPTION

Elements on 3rd is an apartment community that combines new construction with the conversion of two 1960's office buildings into residential use. Located in the geographic center of St. Petersburg the seven acre parcel will have seven buildings with a total of 248 units. The existing 6-story buildings are being renovated to maintain their mid-century modern character on the exterior along with high-ceilinged loft style interiors. The new residential and amenity buildings are organized to re-establish the street edge along the perimeter of the property as well as create a pedestrian oriented "main street" through its center. In conjunction with the existing Skyline 5th high-rise apartment building (previously renovated by Place) a new desirable, cohesive neighborhood will be created that offers a range of apartment types, sizes and prices.

Elements on 3rd



5th Ave N



31st St

3rd Ave N



The Pearl Apartments**LOCATION**

Tampa, Florida

CLIENT

Riverside Heights Pearl, LLC

DESCRIPTION

The Pearl Apartments will be the first new building within the ambitious 43-acre redevelopment project known as The Heights. Designed to be a new mixed-use urban neighborhood in the heart of Tampa, The Heights mixes retail, entertainment, office, hotel and residential uses in a walkable riverfront district. With 314 apartments and over 28,000 square feet of retail space The Pearl jump starts the new neighborhood.

BUILDING AREA

437,000 sf

CONTRACTORBatson-Cook
EWI**UNIT COUNT**

314

COMPLETION DATE

2018

COST

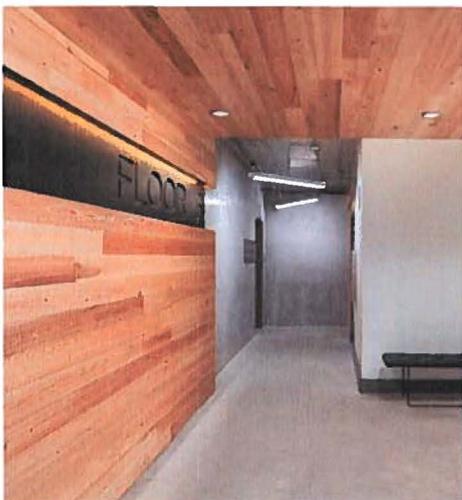
\$57 million

The urban strategy is inspired by 1920's Viennese housing projects, especially Am Fuchsenfeld and Rabenhof. Four buildings are organized around a five-level parking structure and multiple courtyards. At the same time the buildings define strong street edges while responding to surrounding urban conditions. Made with exposed pre-cast concrete walls, the two south buildings are 7-stories in height and exhibit a contemporary metropolitan character. The ground floor of both buildings is taken up with retail and public spaces. The north buildings step down to 4-stories in response to the residential neighborhood across the street and are articulated as modern townhomes.

PLACE

MULTI FAMILY RESIDENTIAL

The Pearl Apartments



PLACE ARCHITECTURE

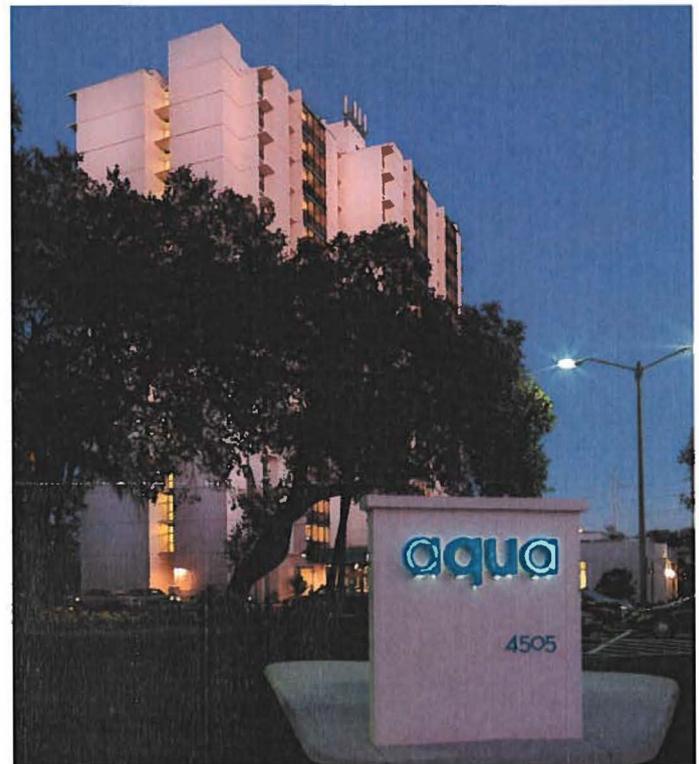
www.placearc.com

33 6th Street S Suite 400
St. Petersburg, Florida 33701

AQUA Apartments

LOCATION	CLIENT	DESCRIPTION
Tampa, Florida	Sage Partners	<p>Aqua Apartments was the full renovation of an existing 16-story affordable seniors apartment building constructed in 1971. Beautifully sited on the Hillsborough River, the building renovations consisted of upgrading the mechanical and life-safety systems; extensive reconfiguration of the common areas; improvement to the apartments including new finishes, new kitchens and renovated bathrooms; and the creation of 30 handicap accessible units. The main goals of the project were to highlight the building's distinctive modern design and to create a full range of interior and exterior common area spaces to encourage social life amongst the very active residents.</p>
BUILDING AREA	CONTRACTOR	
137,000 sf	Hennessey Construction Services	
UNIT COUNT		
197		
COMPLETION DATE		
2013		
COST		
\$9.8 million		

AQUA Apartments



Campbell Landings**LOCATION**

St Petersburg, Florida

CLIENT

DDA Development

BUILDING AREA

105,000 sf

CONTRACTOR

Winter Park Construction

DESCRIPTION

Campbell Landings is a new, five-story affordable apartment building with the lobby and covered parking on the first level and four stories of apartments above. Located in downtown St. Petersburg the building is within easy walking distance of jobs, entertainment and essential shops and services. The amenity spaces (clubroom, fitness center and library) are located on the second floor and all have access to an elevated landscaped terrace overlooking the central courtyard. Custom aluminum panels animate the public sidewalks adjacent to the building while providing required ventilation for the parking structure. The building achieved National Green Building Certification thereby reducing utility bills for the low income residents.

UNIT COUNT

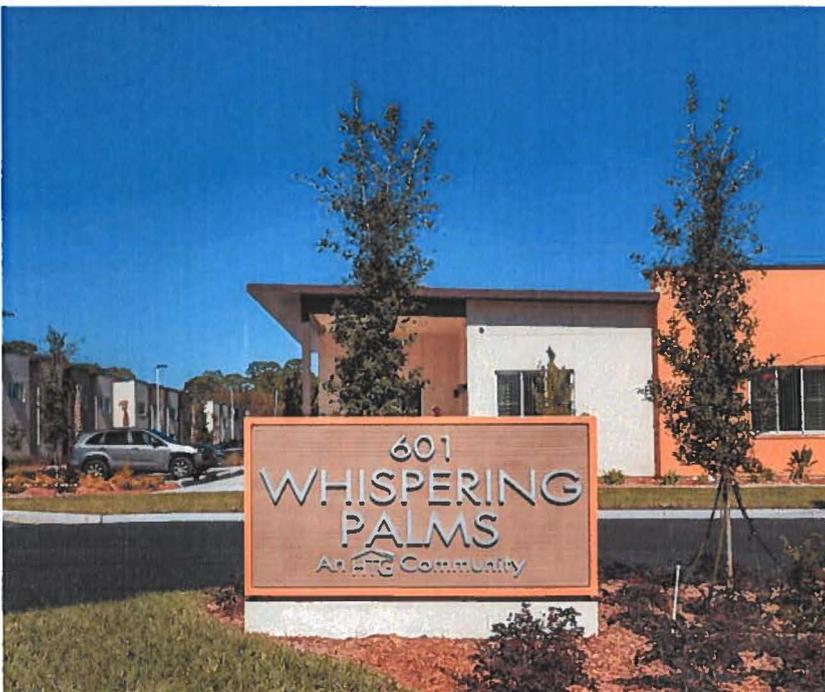
96

COMPLETION DATE

2014

COST

\$10.5 million



PROJECT

Whispering Palms
Largo, Florida

COMPLETION DATE

2015

CLIENT

Housing Trust Group

CONSTRUCTION COST

\$6.6 million

DESCRIPTION

This 63 unit affordable apartment complex combines a mix of 1, 2, and 3 bedroom flats and 3 bedroom townhomes in 2-story buildings with a modern and fresh design. A mix of parapets and dramatic sloped overhanging roofs at the building entrances enliven the design. A muted color scheme with bold accents and dark brown trim highlight the buildings' architecture and help break down their mass. The townhomes include large covered back porches and enclosed back yards, while the flats feature heavily landscaped courtyards that are accessible to all. A clubhouse with a party room, library/computer lab, and fitness center overlooks a pool. High energy efficiency was a primary goal in developing these apartments. Energy saving features include Low-E and double pane windows, white roofs to reflect heat, high efficiency water heating and HVAC, and low flow plumbing fixtures.

**PLACE ARCHITECTURE
AFFORDABLE HOUSING AND SELECT MULTIFAMILY EXPERIENCE****NEW CONSTRUCTION PROJECTS – AFFORDABLE HOUSING**

Campbell Landings	96-unit senior apartments Completed 2014, \$10.9 million DDA Development St. Petersburg, Florida -Florida Housing Finance Corporation Funding -NGBS Green Building Certification
Whispering Palms	63-unit family apartments Completed 2015, \$6.6 million Housing Trust Group Largo, Florida -Florida Housing Finance Corporation Funding -NGBS Green Building Certification
Duval Park	88-unit disabled veterans/family apartments Completed 2015, \$9.8 million Blue Sky Communities Lealman, Florida -Florida Housing Finance Corporation Funding -NGBS Green Building Certification
The Graham at Gracepoint	90-unit senior/homeless-at-risk apartments Completed 2017, \$12.1 million DDA Development Tampa, Florida -Florida Housing Finance Corporation Funding -NGBS Green Building Certification
Addison Apartments	90-unit family apartments Scheduled completion 2019, \$13.2 million Housing Trust Group Bradenton, Florida -Florida Housing Finance Corporation Funding -NGBS Green Building Certification
The Heights at Gracepoint	64-unit senior/disabled apartments Scheduled completion 2020, \$8 million DDA Development Tampa, Florida -Florida Housing Finance Corporation Funding -NGBS Green Building Certification

SabalPlace Apartments 112-unit family apartments
Scheduled completion 2020, \$15 million
Blue Sky Communities
Tampa, Florida
-Florida Housing Finance Corporation Funding
-NGBS Green Building Certification

RENOVATION PROJECTS – AFFORDABLE HOUSING

Viridian 188-unit senior apartments
Completed 2010, \$5.4 million
Sage Partners
St. Petersburg, Florida

Vista 400 200-unit senior apartments
Completed 2012, \$6.0 million
Sage Partners
Tampa, Florida

Aqua Apartments 197-unit senior apartments
Completed 2013, \$9.8 million
Sage Partners
Tampa, Florida
-Florida Housing Finance Corporation Funding

540 Town Center 145-unit senior apartments
Completed 2013, \$7.6 million
Housing Trust Group
St. Petersburg, Florida
-Florida Housing Finance Corporation Funding

Peterborough Apartments 150-unit senior apartments
Completed 2017, \$6.4 million
Blue Sky Communities
St. Petersburg, Florida
-Florida Housing Finance Corporation Funding

Mary Bethune Apartments 150-unit senior apartments
Scheduled completion 2020, \$8.0 million
The Related Group
Tampa, Florida
-Florida Housing Finance Corporation Funding

Lutheran Apartments 225-unit senior apartments
Scheduled completion 2020, \$8.0million
Allied Argenta
St. Petersburg, Florida
-Florida Housing Finance Corporation Funding

MULTIFAMILY APARTMENTS AND TOWNHOMES - MARKET RATE

Pearl Apartments 314-unit apartments
Completed 2018, \$57 million
Soho Capital
Tampa, Florida
-NGBS Green Building Certification
-HUD Funding

Greenway Lofts 28-unit apartments
Scheduled completion 2020, \$3.5 million
Contemporary Housing Alternatives of Florida, Inc
St Petersburg, Florida
-NGBS Green Building Certification
-HUD Funding

Elements on 3rd 242-unit apartments
Scheduled completion 2020, \$30 million
Altis Cardinal, LLC
St. Petersburg, Florida



R. Donald Mastry Shareholder

St. Petersburg
200 Central Avenue
Suite 1600
St. Petersburg FL 33701

Direct Line: (727) 824-6140
Fax: (727) 820-0835
Email: dmastry@trenam.com

Overview

Don Mastry joined the firm as a Shareholder in February 2006. He has represented business owners, professionals and executives for over 40 years in corporate, general business, zoning and real estate matters, as well as estate planning, life insurance, revocable trusts to avoid probate, wills, buy-sell agreements, and documentation and planning relative to closely held businesses. Prior to joining the firm, he was with Holland and Knight LLP.

Representative Matters

Don practices in estate planning and probate matters, including the use of revocable and irrevocable trusts. A significant portion of his practice is related to planning for owners of closely held business interests, including the formation of entities; business succession planning; and the use of life insurance, buy-sell and other agreements for business owners and executives.

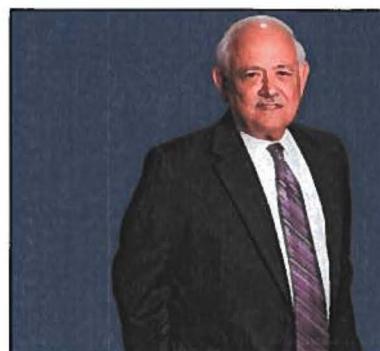
Don represents developers and landowners in zoning and permitting hearings before governmental bodies and administrative agencies. This includes acquisition of real estate for commercial, residential and mixed-use developments; negotiation of all related documents; and the preparation of project documentation, including covenants, conditions and restrictions, leases, and homeowner association and planned-unit documents.

Honors and Distinctions

- AV Preeminent Peer Review Rated by Martindale-Hubbell
- *The Best Lawyers in America* (Real Estate Law) 2009-2020
- *The Best Lawyers in America*, Lawyer of the Year (Real Estate Law), 2010, 2016, 2018
- *Florida Super Lawyers* 2009-2013
- *Florida Trend* Legal Elite 2006, 2007, 2011
- *Tampa Magazine's* Top Lawyers List, 2020
- St. Petersburg Bar Foundation Heroes Among Us Award 2012

Professional Involvement

- American Bar Association, Tax Section
- The Florida Bar
 - Tax Section, Executive Council, past member



Alternate Contact

Gail Gray
Secretary
(727) 824-6134
GGray@trenam.com

Practice Areas

Real Estate and Lending
Transactions
Business Transactions
Private Client Services
Estate and Trust Planning
Tax
Land Use and Government

Education

LL.M., Taxation, New York
University School of Law, 1969

J.D., University of Florida Levin
College of Law, 1965

B.S.B.A., Accounting, University of
Florida, 1962

Admissions

Florida



- Real Property, Probate and Trust Law Section
- St. Petersburg Bar Association
- American Bar Foundation, Fellow
- American Law Institute, Fellow

Community Involvement

- Tampa Bay Research Institute, Inc.
 - Board of Directors, 2011-present
- All Children's Health System, Inc.
 - Past Trustee and Chair
- All Children's Hospital
 - Past Trustee and Chair
- Shorecrest Preparatory School
 - Past Trustee and Vice Chair
- St. Petersburg Chamber of Commerce
 - Board of Governors, past member
- St. Petersburg Yacht Club
 - Past Commodore
- St. Petersburg Downtown Partnership, Inc., past member
- Rotary Club of St. Petersburg, past member
- Suncoasters, past member

Thought Leadership

Don has lectured at taxation seminars sponsored by the Tax Section of The Florida Bar. He also has lectured on estate planning and is a member of the Real Property, Probate and Trust Law Section of The Florida Bar. Don has also written articles for the American Bar Journal and Florida Continuing Legal Education publications.

Tab 7

Affirmative Statement



Blue Sky Communities
5300 West Cypress Street
Suite 200
Tampa, Florida 33607

May 22, 2020

We hereby affirm that Blue Sky (an/or its affiliates) is not party to or affected by any litigation, administrative action, investigation or other governmental or quasi-governmental proceeding which would or could have an adverse effect upon the Property or upon the ability of 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 Proposer's actual knowledge, threatened against or affecting the Proposer's interest herein.

Shawn Wilson

Shawn Wilson
President and CEO

Tab 8

Exhibit B

EXHIBIT "B"
PROPOSAL FORM

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

Issue Date
December 16, 2019

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 16, 2019.

Blue Sky Communities, LLC

Name of Company/Organization

Shawn Wilson

Signature of individual submitting proposal
for above Company/Organization

Shawn Wilson

Printed name of individual

5/20/20

Date

Shawn Wilson

Proposal Contact Person

SWilson@BlueSkyCommunities.com

Contact Person E-mail address

813-384-4825

Contact Person Phone