



NW 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY
Arcola Lakes Public Library
8240 NW 7th Avenue, Miami, FL 33150

VIRTUAL MEETING AGENDA

Thursday, June 11, 2020
2PM

- I. Call to Order
- II. Roll Call and Introductions
- III. Reasonable Opportunity for the Public to be Heard— *Rule 6.06 (2 minutes per speaker) *E-mails and voicemail messages will be read into the record, per the CAO Opinion*
- IV. Approval of Agenda
- V. Action Item
 - A. Resolution Amending the Emergency Small Business Grant Program (Resolution No. 02-2020) in an Amount Not to Exceed \$400,000 for the Purpose of Funding a Minimum of 57 Small Businesses Located Within the Redevelopment Area
- VI. Discussion Item
 - A. Discussion to Request that Miami-Dade County Convey Property Located at the Northeast Corner of NW 22nd Avenue and NW 76th Street, Folio Number 30-3110-028-1440
- VII. Economic Development Coordinator Update
- VIII. Adjournment

RESOLUTION NO. CRA-04-2020

RESOLUTION BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY AMENDING RESOLUTION NO. 02-2020 TO AMEND THE EMERGENCY GRANT PROGRAM IN AN AMOUNT NOT TO EXCEED \$400,000.00 FOR THE PURPOSE OF PROVIDING FUNDING A MINIMUM OF 57 SMALL BUSINESSES LOCATED IN THE REDEVELOPMENT AREA AND WHICH HAVE BEEN NEGATIVELY IMPACTED BY THE ORDERED SHUT DOWN OF NON-ESSENTIAL BUSINESSES BY THE GOVERNOR AND THE COUNTY MAYOR DUE TO THE NOVEL CORONAVIRUS DISEASES 2019 (COVID-19) PANDEMIC; AND AUTHORIZING THE EXECUTIVE DIRECTOR, EXECUTIVE DIRECTOR'S DESIGNEE OR SUCH OTHER REPRESENTATIVE OF THE AGENCY TO EXECUTE GRANT AGREEMENTS WITH THE BUSINESSES APPROVED FOR FUNDING THROUGH THE GRANT PROGRAM AND TO EXERCISE ALL PROVISIONS CONTAINED THEREIN WITHOUT FURTHER BOARD APPROVAL

WHEREAS, this Board desires to accomplish the purposes outlined in the accompanying memorandum, a copy of which is incorporated herein by reference,

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE N.W. 79TH STREET CORRIDOR COMMUNITY REDEVELOPMENT AGENCY, that:

Section 1. The matter contained in the foregoing recital is incorporated in this Resolution by reference.

Section 2. This Board hereby amends Resolution No. 02-2020 to amend the emergency grant program ("Grant Program"), as set forth in the accompanying memorandum, in an amount not to exceed \$400,000.00 for the purpose of providing funding for a minimum of 57 small businesses located in the Redevelopment Area and which have been negatively impacted by the ordered shut down of non-essential businesses by the Governor and the County Mayor

due to the novel coronavirus diseases 2019 (COVID-19) pandemic, as more fully described in Exhibit 1 attached hereto and incorporated herein by reference. This Board further authorizes the Executive Director, Executive Director's designee or such other representative of the Agency to execute grant agreements with the businesses approved for funding through the Grant Program and to exercise all provisions contained therein without further Board approval.

The foregoing resolution was offered by Commissioner _____, who moved its adoption. The motion was seconded by Commissioner _____, and upon being put to a vote, the vote was as follows:

Oliver L. Gross, Chairman
Rasha Soray-Cameau, Vice Chairwoman
Ronald E. Frazier
Francesca Menes
Demetrius Walton

The Chairperson thereupon declared the resolution duly passed and adopted this 11th day of June, 2020.

**N.W. 79th STREET COMMUNITY
REDEVELOPMENT AGENCY AND
ITS BOARD OF COMMISSIONERS**

By: _____

N.W. 79th Street CRA Secretary


Approved by CRA Attorney as
to form and legal sufficiency. _____

Terrence A. Smith



Date: June 11, 2020

To: Oliver Gross, Chairman
and Board Members NW 79th Street Community Redevelopment Agency

From: Jorge M. Fernandez, Executive Director 
NW 79th Street Community Redevelopment Agency

Subject: Resolution Approving the Amended Emergency Small Business Grant Program

Recommendation

It is recommended that the Board of Commissioners (Board) of the N.W. 79th Street Corridor Community Redevelopment Agency (Agency) amend Resolution No. 02-2020 to approve an amendment to the Emergency Small Business Grant Program (Grant Program). It is further recommended that the Board authorize the Executive Director, Executive Director's designee or such other representative of the Agency to execute grant agreements with the businesses approved for funding through the Grant Program and to exercise all provisions contained therein without further Board approval.

Fiscal Impact

The Emergency Small Business Grant Program will offer up to \$7,000 which will assist a minimum of 57 small businesses (if every business received \$7,000) located within the redevelopment area for a total of \$400,000 which was previously approved by the Board.

Background

In response to COVID-19, on May 7, 2020, the Board adopted Resolution No. 02-2020, which approved an emergency grant program that will provide small businesses assistance to businesses in the Redevelopment Area of up to \$3,000 to businesses in the Redevelopment Area.

Subsequent to the approval of the grant program, staff was informed by Commissioner Monestime's office that the Miami-Dade County Public Housing and Community Development department (PHCD) was also in the process of adopting a grant program for small businesses. Therefore, the CRA's emergency small business grant program was revised so as to work in conjunction with the County's program. In order for small businesses to be eligible for the Grant Program they must meet the following revised criteria:

1. Employ 10 employees or less –
 - a. 1 to 5 Employees: eligible for up to \$3,500
 - b. 6 to 10 Employees: eligible for up to \$7,000
2. Be located within the NW 79th Street CRA boundaries;
3. Can be any locally-owned business EXCEPT bars, liquor stores, adult entertainment establishments, religious organizations, tattoo shops, smoke shops or marijuana distilleries;

4. Must not have received funding from the Federal Government through the Coronavirus, Aid, Relief and Economic Security (CARES) Act to include but not be limited to, the Paycheck Protection Program. However, businesses which have received funding from Miami-Dade County, but did not receive the maximum available funding amount, may be eligible for funding under the Grant Program for a combined maximum of \$25,000. (i.e. if business received \$20,000 from the County may be eligible for a maximum of \$5,000 from this program).

Aside from the maximum funding of \$25,000 for the County's program, the other major difference between the PHCD and CRA grant programs is that the County is allowing businesses with up to 25 employees to apply as a forgivable loan program. However, the Agency's Grant Program will remain capped at a maximum of 10 employees to ensure that very small businesses, which have had a more difficult time applying for/receiving emergency funding, are recipients of grants. Additionally, the Grant Program now makes businesses that have received federal or State funding as a result of COVID-19, ineligible. This will further ensure that businesses which have not received funding are targeted and awarded vital grants.

Other than the program differences above, the Grant Program will work exactly as approved by the Board on May 7th.

Attachment

SMALL BUSINESS EMERGENCY GRANT



The NW 79th Street Community Redevelopment Agency (CRA) Is Offering **Emergency Funds** to Help Keep Your Business Open



Grants up to \$7,000

This Money is a 100% Grant, not a Loan
Funds Can be Used for Many Purposes



GRANT REQUIREMENTS:

1. Employ 10 employees or less: 1 to 5 employees eligible for up to \$3,500 **OR** 6 to 10 employees eligible for up to \$7,000
2. Business Must Be Located Within the NW 79th Street CRA Boundaries
3. Must Prove At Least A 50% Loss of Monthly Revenue Since March 9, 2020
4. Can Be Any Locally-Owned Business, EXCEPT FOR: Religious Institutions, Residences, Tattoo Shops, Smoke Shops, Marijuana



Request an Application From:

**Neighbors and Neighbors Association, Inc.
(NANA)**

BY MAIL/IN PERSON: 5120 NW 24th Avenue, Miami, FL 33150

BY E-MAIL: apply@nanafl.org

BY TELEPHONE: Alice Townsend **(305) 756-0605**



**Applying is Fast and Easy
Money Available in 7 Days
APPLY TODAY!**





NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY
EMERGENCY SMALL BUSINESS GRANT PROGRAM
FIRST-COME, FIRST-SERVED

NW 79th STREET CRA EMERGENCY SMALL BUSINESS GRANTS: In response to the economic crisis as a result of the Novel Coronavirus Disease 2019 (COVID-19), the NW 79th Street Community Redevelopment Agency (CRA) has launched an Emergency Small Business Grant Program to assist businesses within the CRA Redevelopment Area. The CRA is offering up to \$7,000 grants to help keep your business open. The grant can be used for the following business purposes: purchasing inventory, rent, mortgage payments, salaries and/or emergency repairs.

ELIGIBLE USES/REQUIREMENTS: To be eligible for the grant, your business must meet the following conditions:

1. Employ 10 employees or less:
 - a. 1 - 5 employees, eligible for up to \$3,500
 - b. 6 – 10 employees, eligible for up to \$7,000
2. Be located within the NW 79th Street CRA Boundaries.
3. Can be any locally-owned business. Exceptions include: Religious institutions, residences, adult entertainment businesses, tattoo shops, smoke shops, marijuana distilleries, bars and liquor stores are not eligible.
4. Businesses must not have received funding from the Federal government through the Coronavirus, Aid, Relief and Economic Security Act (CARES), to include, but not be limited to the Paycheck Protection Program.
 - a. Business who have received funding from Miami-Dade County, and did not receive the maximum funding may be eligible for funding from this program for a combined maximum of \$25,000. (e.g., if business received \$20,000 from the County may be eligible for a maximum of \$5,000 from this program).
5. Owner/Operator or Applicant shall have no outstanding liens, violations, pending litigation with Miami-Dade County or the NW 79th Street CRA or any unpaid real and/or tangible personal property taxes.
6. Only one application, per business is allowed and must be signed by the majority owner of the business. Applicants may not submit multiple applications using different partners, family members or other persons.
7. Applications must be completed in full, signed and submitted to be considered.

To apply, please complete the application on the following page. The time required to complete the application is approximately 20 minutes. Grants will be awarded on a first-come, first-served basis, until the CRA spends its entire emergency fund budget. The CRA will notify you of approval or denial within 7-10 business days of receipt of your application. If approved, the CRA will require proof of all payments to vendors and employees.

Please send or e-mail your completed application package to:

Neighbors and Neighbors Association, Inc. (NANA), 5120 NW 24th Avenue, Miami, Florida 33150

Attention: Leroy Jones, Executive Director

or apply@nanafl.org with the subject "NW 79th Street Emergency Grant"

Interested parties may contact Alice Townsend, NANA, at (305) 756-0605 to receive instructions on how to complete the application. Applicants must thoroughly review application guidelines and terms and conditions to ensure eligibility.



NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY EMERGENCY SMALL BUSINESS GRANT PROGRAM

Is this business located within the NW 79th Street CRA Boundary? Yes _____ No _____

1. LEGAL NAME OF BUSINESS: _____
2. NAME OF OWNER, CEO, OR MANAGING PARTNER: _____
3. BUSINESS ADDRESS: _____
4. BUSINESS PHONE: _____ 4a. OWNER/CEO EMAIL: _____
5. DATE BUSINESS ESTABLISHED: _____ 5a. FEDERAL TAX ID#: _____
6. BUSINESS INDUSTRY: _____ 6a. COUNTY BUSINESS TAX NUMBER: _____
7. CHECK BUSINESS TYPE - SOLE PROPRIETORSHIP: _____ CORPORATION: _____ PARTNERSHIP: _____
8. NUMBER OF EMPLOYEES WORKING AT THIS LOCATION: _____
9. TOTAL 2019 REVENUE: ANNUAL \$ _____ MONTHLY (AVERAGE) \$ _____
10. List all uses of the grant funding, including the amount, vendor (payee), and purpose of the payment.

Payment Amount	Vendor/Payee Name	Purpose

11. TOTAL FUNDING REQUESTED (1 to 5 Employees - \$3,500 MAXIMUM): _____
(6 to 10 Employees - \$7,000 MAXIMUM): _____

Additional information may be requested by the Agency to determine program eligibility. Certification and signature are required on the next page.



NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY

Certification and Signature Page

This form must be signed by the CEO, Managing Principal, Majority Owner, or Corporate Officer with the power to bind the company to contracts.

The undersigned, by submitting this proposal, certifies the following:

1. That the Legal name of the Applicant's Company/Business submitting this application is:

_____;

2. That I am the Sole Proprietor, President, CEO, or other officer of the Company, and as such have full authority to make this affidavit and execute all agreements on behalf of the Company;
3. That I am not an employee of Miami-Dade County;
4. That the information given herein and, in the documents, attached hereto are true and correct, and;
5. In submitting this proposal, the Applicant/Company agrees with all the terms, conditions, and specifications required by the NW 79th Street Corridor Community Redevelopment Agency in this grant application, and that applicant/company has this document and fully understand its contents.
6. By executing this application that the funds provided herein will only be used for the purposes stated herein and if not used for the purposes stated herein the CRA shall have the right to demand repayment of all or a portion of the funds, in its sole discretion.
7. In the event that my request for funding is approved by the Agency, I understand and agree that no funds will be disbursed to me until I execute an agreement with the CRA and comply with the terms therein.
8. You will be required to provide receipts/proof for all qualifying expenses claimed under this grant within 30 days of receipt of grant funds. If applicant/company does not follow the above requirements, the grant will be due in full.
9. The grantee will be required to provide any reporting information (oral, written, in-person) to the CRA in future meetings.

The information submitted on this document is true to the best of my knowledge.

Name

Signature

Date

The NW 79th Street CRA reserves the right at its sole and absolute discretion, to reject any and all grant applications, postpone or cancel the grant program or waive any irregularities in applications submitted for funding.

NW 79TH STREET COMMUNITY REDEVELOPMENT AGENCY
EMERGENCY SMALL BUSINESS GRANT PROGRAM

Terms and Conditions

This Grant Application is binding upon the Recipient Business/Grantee and Owner (hereinafter collectively referred to as "Grantee"). Grantee shall be and is bound to comply with all applicable federal, state and local laws, regulations ordinances, resolutions and the N.W. 79th Street Corridor Community Redevelopment Agency's requirements pertaining to this Application, including but not limited to maintaining all required business and commercial licenses and insurance, conducting background checks, and complying with Section 119.0701 of the Florida Statutes as may be applicable. This document has no intended third party or unintended third-party beneficiaries.

Breach: A breach by Grantee shall have occurred under this document if: the Grantee fails to fulfill in a timely and/or proper manner any and all of its obligations, covenants, agreement and stipulations in this document. If the Grantee breaches, the CRA may pursue any or all of its legal remedies. The Executive Director or Executive Director's designee is authorized to suspend, terminate and/or seek repayment of grant funds on behalf of the CRA. The total grant awarded funded pursuant to this document may be due and payable to the CRA at the sole discretion of the Executive Director or his designee.

Civil Rights: The Grantee agrees to abide by Chapter 11A of the Code of Miami-Dade County ("County Code"), as amended, which prohibits discrimination in various areas, including employment, housing and public accommodations; Title VII of the Civil Rights Act of 1968, as amended, which prohibits discrimination in employment and public accommodation; the Age Discrimination Act of 1975, as amended which prohibits discrimination in employment because of age; Section 504 of the Rehabilitation Act of 1973, 29 § U.S.C. 794, as amended, which prohibits discrimination on the basis of disability; the Americans with Disabilities Act, 42 U.S.C. § 12103 et seq., which prohibits discrimination in employment and public accommodations because of disability; the Rehabilitation Act; the Federal Transit Act, 49 U.S.C. § 1612; the Fair Housing Act, 42 U.S.C. § 3601 et. seq; and the Domestic Violence Leave Ordinance, codified as § 11A -60 et. seq. of the Miami-Dade County Code.

Payment Procedures: If Grantee is selected to receive grant funds, the CRA agrees to pay the Grantee for the purpose and services described in this Application. ***The Grantee shall keep on file all invoices and payment documentation associated with this Application for a period of no less than three (3) years from the date Grantee received final award amount pursuant to this Application.***

Prohibited Use of Funds: The Grantee shall not utilize CRA funds for religious purposes or to retain legal counsel for any action or proceeding against the CRA or any other of its agents, instrumentalities, employees, or officials. The Grantee shall not utilize CRA funds for any purpose other than as approved by the CRA in the CRA's sole discretion.

Records, Reports, and Audits:

- A. Supporting Documentation. The Grantee shall submit proof of active corporate status by providing, as part of this Application, a completed W-9 form and certificate of Corporate Status from the State of Florida Division of Corporations.
- B. Office of Miami-Dade Inspector General. Miami-Dade County has established the Office of Inspector General, which is empowered to perform random audits on all CRA contracts throughout the duration of each agreement. Grant recipients are exempt from paying the cost of the audit, which is normally ¼ of 1% of the total agreement amount.
- C. Independent Private Sector Inspector General Review. Pursuant to Miami-Dade County Administrative Order 3-20, the Grantee is aware that the CRA has the right to retain the services of an Independent Private Sector Inspector General (hereinafter "IPSIG"), whenever the CRA deems it appropriate to do so and at the CRA's expense. The Grantee shall make available to the IPSIG retained by the CRA, all requested records and documentation pertaining to this Application for inspection and copying, including documents held by sub-consultants' assignees. The CRA may conduct other audits or investigations, as it deems reasonable. The terms of this Section shall not impose any liability on the CRA by the Grantee or by any third party.

Grant Period: All purchases made with CRA funds shall be completed by the grant expiration date. The Grantee shall forfeit any grant funds which have not been expended and/or requested in a form acceptable to the CRA (original invoice/receipt and proof of purchase), at the CRA's sole discretion, before or on the grant's expiration date (September 30 of grant fiscal year). The Grantee must ensure all documentation is submitted to the Program Administrator (an entity selected to administer the Emergency Grant Program, including but not limited to NANA or another organization selected by the CRA) and is forwarded to the CRA within 30-day of the disbursement of grant funds.

Transfer of Ownership: Any grant hereunder is awarded on the condition that the Grantee maintains ownership of and continues to operate for a period of eighteen (18) months from the date Grantee signs this Application. If the Owner transfers ownership of the Recipient Business or discontinues business operations before the expiration of the eighteen-month (18) period, the total amount awarded and disbursed to the Grantee under this Application may be due and payable to the CRA at the sole discretion of the CRA.

Indemnification: The Grantee shall indemnify and hold harmless the CRA and its officers, employees, agents, and instrumentalities from any and all liability, losses or damages, including attorneys' fees and costs of defense, which the CRA or its officers, employees, agents, or instrumentalities may incur as a result of claims, demands, suits, causes of actions or proceedings of any kind or nature arising out of relating to or resulting from this Application and/or in connection to Grantee or its employees, agents, servants, partners, principals, or subcontractors. The Grantee shall pay all claims and losses in connection therewith and shall investigate and defend all claims, suits or actions of any kind or nature in the name of the CRA, where applicable, including appellate proceedings, and shall pay all costs, judgments and attorney's fees which may issue thereon. The Grantee expressly understands and agrees that any insurance protection required by this Application or otherwise provided by the Grantee shall in no way limit the responsibility to indemnify, keep and save harmless and defend the CRA or its officers, employees, agents, and instrumentalities as herein provided.

Jurisdiction and Venue: This Agreement shall only be enforced to the extent that it is consistent with the laws of the State of Florida and the United States and any dispute arising hereunder shall be brought by the parties in a court of competent jurisdiction located in Miami-Dade County, Florida.

Severability Clause: If any term, provision, covenant, or condition of this Agreement is held by a court of competent jurisdiction to be invalid, void, or unenforceable, the remainder of the Agreement shall remain in full force and effect.

Survival: The parties acknowledge that any of the obligations in this Agreement will survive the term, termination and cancellation hereof. Accordingly, the respective obligations of the Parties under this Agreement, which by nature would continue beyond the termination, cancellation or expiration thereof, shall survive termination, cancellation or expiration hereof.

Waiver: The waiver of any provision or term of this Agreement shall not be deemed a waiver of any other provision or term of this Agreement.

Entire Agreement: This Agreement contains the entire agreement between the parties and supersedes any prior agreements, whether written or oral.

Amendments: This Agreement may not be altered, amended or modified, except by an instrument in writing signed by the each of the Parties in existence at the time.

Further Assurances: Each Party covenants that it will take all reasonable actions with acknowledgment, any and all documents and writings that may be reasonably necessary or proper to achieve the purposes and objectives of this Agreement and to provide and secure to the other party's rights and privileges under this Agreement.

Assurance Regarding Preexisting Contracts: Each Party warrants that as of the date of execution of this Agreement, it has executed no purchase agreement or any other agreements that would violate any provision of this Agreement.

<https://www.miamidade.gov/global/government/boards/northwest-79th-street-cra.page>

IN WITNESS WHEREOF the parties have executed this Agreement effective as of the contract date herein above set forth.

GRANTEE: _____

Signature: _____

Name: _____

Title: _____

Date: _____

Witness: _____

Signature: _____

Date: _____

NEIGHBORS AND NEIGHBORS ASSOCIATION, INC

By: _____

Name: Leroy Jones

Title: Executive Director

Date: _____

Attest: _____

Signature: _____

Date: _____



OFFICE OF THE PROPERTY APPRAISER

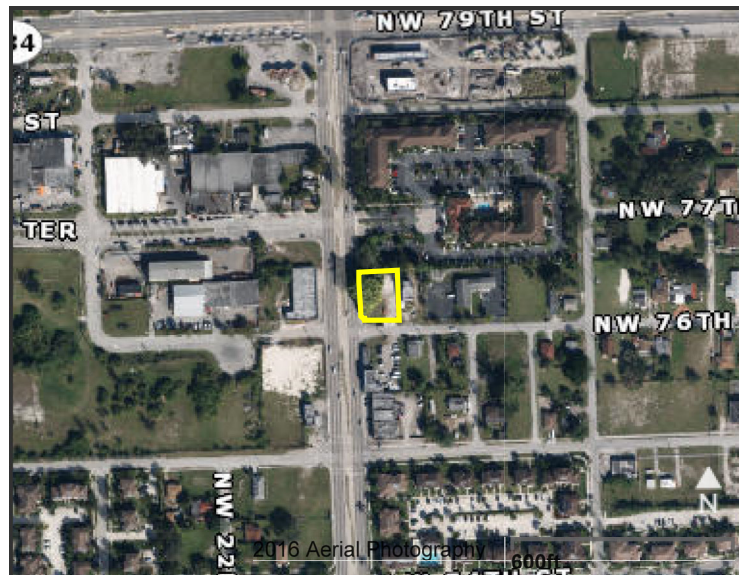
Detailed Report

Generated On : 6/5/2020

Property Information	
Folio:	30-3110-028-1440
Property Address:	
Owner	MIAMI-DADE COUNTY GSA R/E MGMT
Mailing Address	111 NW 1 ST STE 2460 MIAMI, FL 33128-1929
PA Primary Zone	6400 COMMERCIAL - CENTRAL
Primary Land Use	8080 VACANT GOVERNMENTAL : VACANT LAND - GOVERNMENTAL
Beds / Baths / Half	0 / 0 / 0
Floors	0
Living Units	0
Actual Area	0 Sq.Ft
Living Area	0 Sq.Ft
Adjusted Area	0 Sq.Ft
Lot Size	14,700 Sq.Ft
Year Built	0

Assessment Information			
Year	2019	2018	2017
Land Value	\$147,000	\$102,900	\$102,900
Building Value	\$0	\$0	\$0
XF Value	\$0	\$0	\$0
Market Value	\$147,000	\$102,900	\$102,900
Assessed Value	\$113,190	\$102,900	\$102,900

Benefits Information				
Benefit	Type	2019	2018	2017
Non-Homestead Cap	Assessment Reduction	\$33,810		
County	Exemption	\$113,190	\$102,900	\$102,900
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).				



Taxable Value Information			
	2019	2018	2017
County			
Exemption Value	\$113,190	\$102,900	\$102,900
Taxable Value	\$0	\$0	\$0
School Board			
Exemption Value	\$147,000	\$102,900	\$102,900
Taxable Value	\$0	\$0	\$0
City			
Exemption Value	\$0	\$0	\$0
Taxable Value	\$0	\$0	\$0
Regional			
Exemption Value	\$113,190	\$102,900	\$102,900
Taxable Value	\$0	\$0	\$0

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Property Information

Folio: 30-3110-028-1440

Property Address:

Roll Year **2019** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-2	6400	Square Ft.	14,700.00	\$147,000

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3110-028-1440

Property Address:

Roll Year **2018** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-2	6400	Square Ft.	14,700.00	\$102,900

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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Property Information

Folio: 30-3110-028-1440

Property Address:

Roll Year **2017** Land, Building and Extra-Feature Details

Land Information					
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value
GENERAL	BU-2	6400	Square Ft.	14,700.00	\$102,900

Building Information						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value

Extra Features			
Description	Year Built	Units	Calc Value

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OFFICE OF THE PROPERTY APPRAISER

Generated On : 6/5/2020

Property Information

Folio: 30-3110-028-1440

Property Address:

Full Legal Description

10 53 41

PARA VILLA HGTS PB 3-106

W140FT LESS W35FT FOR R/W BLK 28

LOT SIZE 14700 SQ FEET

OR 20543-1455 0702 3

Sales Information

Previous Sale	Price	OR Book-Page	Qualification Description
03/01/1985	\$0	00000-00000	Sales which are disqualified as a result of examination of the deed
05/01/1972	\$13,500	00000-00000	Sales which are qualified

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Version:

Summary of Opinion of Probable Costs for GSA/ISD property (Folio #3031100281440)
abutting Corinthian Apartments (HWR-579/F-21120)

Based on the documented groundwater contamination at the site, estimated costs associated with potential development of this property (including associated groundwater assessment, construction excavations and stormwater management system installation requiring dewatering (if dewatering is warranted) and completion of NFAC process), are provided below:

Drainage:

1. *Groundwater assessment for exfiltration trench location: \$8,000 - \$9,000**
2. Costs for stormwater management system design and installation (utilizing exfiltration trenches) are not provided. However, if dewatering (includes permitting and treatment) is required for the trenching installation of a 100 ft exfiltration trench (estimated for two weeks of construction): \$140,000 - \$160,000**

*Groundwater assessment costs are based on the assumption that an uncontaminated area is available for the installation of an exfiltration trench; however, be advised that the costs will change if the entire property is deemed contaminated.

Dewatering scenarios:

3. Dewatering costs including permitting services, dewatering and dewatering effluent treatment are estimated for the following two scenarios:
 - a. Dewatering treatment for installation of pile caps and utilities for a multi-story building (for 4 weeks of construction): \$230,000 - \$390,000** (estimated based on anticipated flow rates)
 - b. Alternative cost for combined 2 & 3a activities (for 6 weeks of construction): \$270,000 – \$450,000**

Site Closure:

4. NFAC closure cost: \$11,000 - \$12,500** (includes NFAC Package, Abandonment of MWs & report and RBCA closure permit fee (10 years))

Based on the above, the estimated total cost for all the above items (1, 2, 3a and 4) will range: \$390,000 - \$570,000**. However, if limited site development is intended, total cost for the following scenarios are provided below:

- Surface area not modified/site remains pervious (e.g., dog park): \$11,000 - \$12,500** (item 4)
- Surface area modified (e.g., parking lot, etc.):
 - a. if dewatering is warranted \$159,000 - \$180,000** (items 1, 2 and 4)
 - b. if dewatering is not warranted: \$19,000 - \$21,500** (items 1 and 4)

**Contingency budget of 15% included in higher range cost estimates