

**Submitting Proposer:
SAW Commercial Investment LLC**

**Request for Proposals and Developer Qualifications
for the United States Postal Service Boynton
Beach Downtown Station Project
Boynton Beach Community Redevelopment
Agency
City of Boynton Beach, Florida**

Issue Date: September 30, 2022

**Submittal Deadline: November 29, 2022, no later
than 2:00 p.m. (EST)**

SAW COMMERCIAL INVESTMENT, LLC
10 SE 1ST Avenue, Suite C
Delray Beach, FL 33444
561-302-7258

November 29, 2022

Via Hand Delivery

Mr. Timothy Tack, BBCRA Assistant Director
Boynton Beach Community Redevelopment Agency
100 East Ocean Avenue
Boynton Beach, FL 33435

**RE: BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY
REQUEST FOR PROPOSALS AND DEVELOPER QUALIFICATIONS FOR THE
UNITED STATES POSTAL SERVICE BOYNTON BEACH DOWNTOWN
STATION PROJECT (the "RFP/RFQ")**

Dear Mr. Tack:

This letter accompanies a submission by SAW Commercial Development, LLC. The submission includes this letter, certain summaries, attachments and a power-point program. This letter also serves as an acknowledgement attesting to the fact that the proposer has read and understands all procedures and requirements of the RFP/RFQ.

Further, this letter serves a written statement of intent to purchase the project site. The proposed price is \$50,000.00. As to the purchase price of the proposed site, it is based upon research as to rental rates for other local post offices. By way of example, the post office at 215 North Federal Highway, Boca Raton, Florida, entered into in a lease in 2018 at \$40.78 per square foot and had certain reimbursable items. The proposed lease from the post office does not have a rental rate and is proposing no reimbursement for real estate taxes and full maintenance responsibility for the landlord.

Given the cost to construct in accordance with the post office's specifications, the price of \$50,000 could be paid for the land only if the post office exceeded those present lease rates. The feasibility of the project completely depends on the post office's willingness to consider market rate rents for the project. If the final rent from the post office should exceed a rental rate \$55.00 per square foot on a "triple net" basis with complete reimbursement, then a greater amount could be paid for the land.

This letter is written authorization to perform credit checks on each of the three key personnel of Saw Commercial Investments, LLC as well as the company itself.

The proposed developer is aware that a third amendment was issued November 21, 2022, which enlarged the building from 2994 square feet to 3, 474 square feet and requested the building of a 30-foot loading dock. The proposed developer has not been able to factor into its proposal and response what this might mean. This is an increase by 16% in the size of the building. The proposed developer is also aware of the fact that the proposed plan is missing a dumpster and must undergo a complete site plan review. Factoring in these uncertainties with the uncertainty of the economics of the post office lease, one must reach the conclusion that a proposed developer must be chosen and then negotiations begin in earnest before determining the ability of any proposed developer to deliver the building, all in a manner satisfactory to the post office, the City of Boynton Beach and the BBCRA. A proposed developer making a statement to the contrary would only indicate that the proposed developer lacked experience in taking on a project which required that raw land be developed and delivered as a complete facility.

Given that the proposed developer is local, familiar with local codes, and familiar with the operation of a post office and a post office lease, we believe that our key personnel can complete the negotiations in timely manner with the experience necessary to get the job done. However, it will take the cooperation of all parties, including the post office, to understand the economics of what is involved. The unfortunate thing is that the cost of numerous items involved in the development process are the same whether you are building a 3000 square foot building, or a 300,000 square foot building and it makes the cost of completing a small building incrementally larger. We hope that we are the chosen developer for the purpose of delivering the project as the parties expect.

Very Truly Yours,

A handwritten signature in blue ink that reads "Michael S. Weiner". The signature is written in a cursive style with a large initial "M" and "W".

Michael S. Weiner
Manager

Enclosure

Response to Boynton Beach Community Redevelopment Agency (“BBCRA”) Request For Proposals and Developer Qualifications (“RFPDQ”) For The United States Postal Service Boynton Beach Downtown Station Project (“USP Project”)

USP Location: 401, 407 & 411 E. Boynton Beach Boulevard (collectively the “property”) RFPDQ Submittal Deadline: November 29, 2022, no later than 2:00 p.m.

PREFACE

SAW Commercial Investment, LLC (“SAW”) is a newly formed Florida limited liability company, whose principals are Michael Weiner, Barry Schwarzberg, and Leonard Albanese. While this particular project represents the first time all three of these individuals have joined efforts to purchase, develop and manage a real estate project, as will be explained, each of them has the experience necessary to undertake and complete the USP Project.

Response to the RFPDQ.

A. Qualifications and Background of the Proposer and Equity Partners

SAW was formed October 3, 2022 for the express purpose of acting as the entity for responding to the RFPDQ and then, purchasing, developing and managing the USP Project. Attached as **Exhibit A** is a certificate of good standing of the entity.

The equity partners of SAW are Michael Weiner, Barry Schwarzberg and Leonard Albanese. Attached hereto as **Exhibits B, C and D** are the resumes of the three equity partners. All three equity partners live locally, with Mr. Schwarzberg residing in Boynton Beach, Florida. All three equity partners, along with the SAW, are sometimes for convenience referred to as the “development team”.

B. Attachment “E”

Attachment E of the RFPDQ is attached as **Exhibit E** to this Response containing the additional required information from the development team. Personnel directly involved in the development shall be Mr. Michael Weiner as to acquisition, entitlements and permitting, Mr. Leonard Albanese with respect to site preparation,

construction, ingress/egress access and public utilities and Mr. Barry Schwarzberg as to leasing and management.

C. Certificate of Good Standing.

See Exhibit "A

D. Acknowledgement letter.

The cover letter to this response to the RFPDQ serves as the acknowledgement letter. Please see the statements therein. All letters, exhibits, attachments and electronic presentations, such as the power-point presentation are incorporated herein as part of the response to the RFPDQ.

E. Proposer key personnel.

Michael Weiner, Barry Schwarzberg and Leonard Albanese are the key personnel that will be directly involved in the proposed project. Their professional qualifications are set forth in the resumes attached. The projects in which they have been involved are also set forth in the resumes attached.

F. List of Similar Projects. That were completed within the last ten years.

While the key personnel have not completed a post office project within the last ten years (and therefore, no photographs, addresses, and dates are supplied), Mr. Albanese has completed numerous custom homes on vacant lots, Mr. Schwarzberg has been involved in fast food restaurant development and Mr. Weiner has been the landlord of the local post office, which is work they have performed in the last decade.

G. Brief Profile of the Development Team other than the Proposing Developer.

Because of the size of this project, that is, the building one building which is a single story, based upon the specifications furnished by the Post Office, at this point no one else outside of the development team is involved in this project. The development team is the proposing developer.

In full disclosure, the equity members of the development team have no prior relations with the BBCRA except the following: Mr. Weiner is part of the entity which owned 209-211 N. Seacrest Blvd and owns 217 N. Seacrest Blvd, which is the present post office location. 209-211 N. Seacrest Blvd has been sold to the BBCRA and 217 N. Seacrest Blvd is under contract to the BBCRA. While Mr. Weiner has appeared before the BBCRA on many occasions, his appearance is for the purpose of representing his client's interests and not the interest of SAW.

H. The proposed project confined to this property.

As said, the proposed project is to build one single-story building based upon the specifications furnished by the Post Office. It does not utilize adjacent property. The development team is not proposing anything but the USP Project

I. Construction Staging and Sequencing Plan.

Again, because this is a project to build one single-story building based upon the specifications furnished by the Post Office, it is contemplated that all construction will take place on the site. Only after utilities are studied and vehicular ingress/egress finalized shall the proposed developer be able to estimate if lane or street closures will be necessary and if utilities linked to other properties will be interrupted. At that time, it is not known if there are any material on or off-site impacts.

J. Proposed Project with text, tabulations, and graphics.

It is the plan of the proposed developer to follow as closely as possible the USPS Requirement Overview beginning with Page 26 of the RFPDQ through page 54. While the proposed developer has some ideas which it will explain in its presentation, it is completely understood that USPS must be satisfied with any deviation from the proposed requirement overview furnished in the RFPDQ.

K. Proforma Financial Analysis and Attachment F.

Attached as **Exhibit F** is a compound exhibit made up of Attachment F and a proforma financial analysis. The proforma analysis gives a breakdown of costs, identifies the sources and uses of funds, and identifies the sources of funds.

L. Provide a list of entities and demonstrate experience in obtaining subsidies to secure financing.

In all due respect, we do not believe that this requirement applies to a project such as this. It specifically states that it relates to workforce housing. No workforce housing is proposed.

It is not the intention of SAW to request any funding subsidies from the BBCRA or other entities. However, SAW requests that the property be sold in a condition allowing for vertical construction of the post office, with all vertical improvements demolished and cleared, and utilities stubbed to the property line. Any fill related to changes in site elevation would be the cost of SAW. However, any environmental conditions as disclosed in the Phase I Environmental Report attached to the RFPDQ should be remain the obligation of the CRA, either to be remedied before closing or through an appropriate hold harmless agreement.

M. Utilization of Local Contractors, subcontractors, and laborers.

It is the intention of the proposed developer to use local subcontractors and laborers wherever possible. We point out to you that the primary businesses of two of the members the development team are in neighboring cities, and Mr. Schwarzberg is a resident of Boynton Beach.

N. Proof of Financial capability to complete the proposed project.

Saw Commercial Investments, LLC is recently formed and was formed solely for the purpose of completing this project. Each member of the development team shall sign such guarantees as are appropriate to the completion of the work if the proposed developer is the chosen developer. Attached as **Exhibit G** is the letter of interest from South State Bank offering to loan \$1,250,000 to the proposed developer for this project. In the event that the proposing developer is selected, the development team shall be able to produce statements showing a combined net worth in excess of Ten Million Dollars (\$10,000,000.00). Attached as **Exhibit M** is Attachment M as to authorization for the release of information.

O. Signed Written statement of intent to purchase the project site with a willingness to execute a purchase agreement within 90 days.

The cover letter to this response to the RFPDQ serves as the written statement of intent to purchase. Please see the statements therein.

P. Provide authorization to perform credit check.

The cover letter to this response to the RFPDQ serves as the written authorization to perform credit checks. Attached as **Exhibit G** is Attachment G.

Q. Civil and Criminal Legal actions

SAW Commercial Investments, LLC and each member of the development team is not now and has not in the last 4 years been a named participant in a civil or criminal legal action. Attached as **Exhibit K** is attachment K as to public entity crimes, there being none.

R. Statement as to arrears on taxes.

SAW and each member of the development team are not in arrears on any taxes or other financial obligations to the BBCA, City of Boynton Beach or any other municipal or state entity.

S. Power Point Presentation

A power-point presentation is submitted with this response and that power-point is made a part hereof.

T. Verification of proposer meeting with the City of Boynton Beach Planning and Development staff.

Attached as **Exhibit H** is attachment H which is a verification form. The meeting was conducted telephonically.

U. Provide all requirements of this RFPDQ

Respectfully, the proposed developer believes that it has provided all requirements, including the attaching in its submission. Attached as Exhibit I is Attachment J in respect of the acknowledgement letter. Attached as **Exhibit J** is Attachment J as to receipt of all addenda. Attached as **Exhibit L** is Attachment L as to drug free workplace. Attached as **Exhibit N** is Attachment N as to non-scrutinized company.

V. Acknowledgement of reading and understanding all requirement.

The cover letter to this response to the RFPDQ serves as the written statement that the proposed developer understands all procedures and requirements of this RFPDQ. Please see the statements herein and therein. The proposing developer affirms all statements therein, including without limitation and by way of example that BBCRA is a public employer.

State of Florida

Department of State


I certify from the records of this office that SAW COMMERCIAL INVESTMENT LLC is a limited liability company organized under the laws of the State of Florida, filed on October 3, 2022, effective October 3, 2022.

The document number of this limited liability company is L22000426769.

I further certify that said limited liability company has paid all fees due this office through December 31, 2022 and that its status is active.

*Given under my hand and the
Great Seal of the State of Florida
at Tallahassee, the Capital, this
the Tenth day of November, 2022*




Secretary of State

Tracking Number: 2163438661CU

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

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

BARRY J. SCHWARZBERG

1375 Gateway Boulevard, Boynton Beach, FL. 33426

(561) 350-1916 barry.schwarzberg@gmail.com

Member of Florida Bar & Licensed Florida Real Estate Sales Associate

EXPERIENCE

BLACK MOUNTAIN ASSETS, LIMITED LIABILITY CORPORATION

Boynton Beach, Florida

Founder, Principal

January 2021 – Present

- Founder of boutique investment firm focusing on core competencies in commercial real estate including:
 - Sourcing, analyzing and identifying prospective assets and capital;
 - Sponsorship of projects involving acquisition of vacant land, development and value-add opportunities
 - Asset and property management for multifamily & net-lease investment properties
- Project Experience
 - Sebring, FL. - General Partner on retail development project to entitle 1.3 acres of land and develop free-standing quick service restaurant.
 - DeLand, FL. - General Partner on retail development project to entitle 0.8 acres of land and develop free-standing quick service restaurant
 - Melbourne, FL. - General Partner on land development project to entitle 11.5 acres of land for 272 multifamily units.
 - Titusville, FL. - General Partner on land development project to entitle 10 acres of land for 150 multifamily units.
 - Wauchula, FL. - Owner & asset manager for single tenant NNN Taco Bell; sold for profit of 82 bps in 15 months.
 - Jensen Beach, FL. - General Partner on land development project to entitle 20.5 acres of land along the Intra-coastal waterway for 23 unit luxury build-for-rent community, with docks.

MAVEN REAL ESTATE, LIMITED LIABILITY CORPORATION

Boca Raton, Florida

Co-Founder, Principal

January 2010 – January 2021

- Identify, analyze, acquire and operate a portfolio of multifamily properties in South Florida.
- Project manager for complete redevelopment of 118 residential apartment unit interiors, floor-to-ceiling, and over 10 building exteriors including paint, landscaping, foundation repair, remediation of asbestos, installation of hurricane impact windows, roof replacement, and updated electrical and plumbing as needed.
- In-house management of 310 unit portfolio; employed leasing and maintenance technicians.
- Responsible for accounts payable, accounts receivable, attend code enforcement hearings and correspond with outside legal counsel on related matters, compliance with legal and code enforcement regulations, comparison of and procurement of vendors, and daily operations of properties and communications with residents.
- Responsible for daily oversight of, and human resources issues for, leasing and maintenance employees of Company. Assist in creation of annual budgets, monitor expenses monthly, identify and adjust spending patterns as needed. Procure necessary insurance for all properties and ensure compliance with underwriter requirements as to operational risks.
- Value of units syndicated/owned/managed sold for: \$31,662,000.00

SHUTTS & BOWEN, LIMITED LIABILITY PARTNERSHIP

Miami, Florida

Associate, Business Litigation Department

June 2008 – August 2009

ADORNO & YOSS, LIMITED LIABILITY PARTNERSHIP

Miami, Florida

Associate, Commercial Litigation Department

May 2006 – July 2006, June 2007 – May 2008

EDUCATION

GEORGETOWN UNIVERSITY, The Robert Emmett McDonough School of Business

Washington, DC

Master of Business Administration

May 2007

- Georgetown MBA Scholar – recipient of merit-based scholarship

GEORGETOWN UNIVERSITY, Georgetown University Law Center

Washington, DC

Juris Doctor

May 2005

- Georgetown Law – recipient of Pro Bono Award; for rendering pro bono legal service during academic year

TUFTS UNIVERSITY

Medford, MA

Bachelor of Arts, History, Magna Cum Laude

May 2002

- Attained Dean's List – 7 of 8 semesters
- Awarded membership to Golden Key - National Honor Society
- History Department Award Winner of 2001-2002

Michael S. Weiner, Principal
Real Estate, Corporate & Land Use
E: mweiner@ssclawfirm.com
P: (561) 302-7258

Michael S. Weiner, Esquire was born in Cleveland, Ohio. He attended Washington & Jefferson College where he graduated Magna Cum Laude. He was then accepted into the University of Michigan Law School and graduated in May, 1974.

After beginning his career as a tax attorney, Mr. Weiner turned to the narrow specialty of tax planning for real estate developers. Mr. Weiner first became familiar with redevelopment by being involved in the Tower City project in Cleveland, Ohio in the late 1970's.

Upon moving to Florida he took an active interest in real estate opportunities afforded by South Florida. He became active in the Art Deco Society in the early 1980's which advocated the re-development (as opposed to demolition) of the Art Deco Miami Beach Hotels. Moving to Palm Beach County later in the 1980's, Mr. Weiner shaped his practice in tandem with the resurgence of another city, Delray Beach, Florida.

Mr. Weiner specializes in solving his client's problems relating to government regulation. He is a sought-after speaker before various City and County Commissioners, Chambers of Commerce, local civic clubs and groups about the importance of the revitalization of urban centers. To that end, Mr. Weiner has invested his own funds in pursuit of the same goal, demonstrating that there can be profits both for the individual and for the community. He owns one of the oldest homes in Delray Beach, Florida called the "Clark House" built in 1896. He renovated the Tarrimore House built in 1926 and the Masonic Temple built in 1923, all in Delray Beach. He was actively involved in the planning of the Town Square project for public buildings, including City Hall, completed in 2020 for the City of Boynton Beach which saved the 1923 High School.

As an expert in re-adaptive use, the assemblage of properties, "grandfathering" and similar legal issues which often stand in the way of re-development of blighted areas, Mr. Weiner continues to assist his clients in searching for the proper re-development opportunities east of I-95. Making the older neighborhoods glorious once again reduces the pressure on westward expansion and the ever increasing commuter trips. The creativity that is required to work in these sorts of situations has given Mr. Weiner additional tools for working with government regulation, especially with respect to those uses which seem unpopular or misunderstood. His partners have joined him in this role and continue to work on finding solutions for businesses that seem to be plagued by government regulation.

With the occurrence of the coronavirus pandemic and the ascendance of climate change. Mr. Weiner realized that new government agencies would play a large part in south Florida business landscape. He has now undertaken the task of understanding and mastering the rules and regulations associated with two additional government agencies: SBA and FEMA.

Mr. Weiner believes that it is important to be an active member of the Community. He is involved in a number of local charities including Delray's Old School Square, and the Achievement Center.

He also believes that it is important to shape political opinion on development issues and is therefore a trustee of the Florida Association of Home Builders PAC, BIZPAC and the Economic Council PAC.

Bar Memberships

The Florida Bar, 1978

Ohio State Bar, 1974

Education

University of Michigan Law School and graduated in May, 1974.

Washington & Jefferson College, Magna Cum Laude, 1971

Practice Areas

- Appellate Law
- Business Law and Taxation
- City/County/Local Government
- Election, Campaign, and Political Regulation Law
- Government Administration and Regulation Law
- Real Estate/Land Development Law
- Zoning, Planning and Land Use Law

Professional Associations and Memberships

Past Chair person, Consumer Affairs Hearing Board of Palm Beach County

Past President, Pineapple Grove Support Group, Delray Beach, Florida

Former Member, Centennial Committee, Delray Beach, Florida

Former Member, University Parkway Task Force Team, Palm Beach County Florida

Chairperson, Cultural Heritage Month, City of Delray Beach, Florida

Former Trustee for Old School Square, Inc., a non-profit corporation, Delray Beach, Florida

Member, Greenways and Trails Committee, State of Florida

Member, Council of 100, Delray Beach Florida; Chairperson

Member, Land Use Advisory Board, Palm Beach County, Florida

LEONARD ALBANESE

RELIABILITY | CLASSIC | INTEGRITY



Leonard Albanese

President of Leonard Albanese & Sons Builders, Leonard wants clients to share in his passion for the art of custom home building. For three decades, he has established an unparalleled reputation as a master builder of custom homes and outstanding communities. A Licensed Building Contractor and Real Estate Broker with a degree in Business, Leonard Albanese has deep roots in the construction business. Both his father and grandfather were expert masons and builders - artisans of the Old World trades that have been passed down from generation to generation.

And now, his sons Anthony and Nicholas continue this legacy, both with Masters Degrees in Business and Construction, and are Licensed General Contractors and LEED Accredited Green Builders. The new generation brings a broadening of provided construction services, as the company has expanded it's expertise outside of the single family home market, to include renovations and additions, green building, as well as commercial and tenant build out work.

Today, the Albanese & Sons signature on a custom home stands synonymous with quality, craftsmanship and uncompromising integrity of design. For over three decades, these attributes have combined to become the hallmark of an Albanese-built home.

PROFESSIONAL CAREER

PRESIDENT OF LEONARD ALBANESE & SONS BUILDERS

LEONARD FOUNDED THE COMPANY IN 1982, AND OVER THE LAST FOUR DECADES HE HAS ESTABLISHED AN UNPARALLELED REPUTATION AS A MASTER BUILDER OF CUSTOM HOMES AND DEVELOPER OF OUTSTANDING COMMUNITIES. LEONARD HAS BUILT OVER 3,000 HOMES IN HIS CAREER WITH AN AVERAGE SALES PRICE OF \$5.5 MILLION, INCLUDING 20 CURRENTLY UNDER CONSTRUCTION IN 2022.

DEVELOPMENT

LEONARD ALBANESE & SONS BUILDERS HAS DEVELOPED NUMEROUS SINGLE-FAMILY COMMUNITIES AND SUBDIVISIONS, INCLUSIVE OF INFRASTRUCTURE, HIGH-END RESIDENCES, TOWNHOMES, ALONG WITH CLUBHOUSES AND AMENITIES. COMMUNITIES WE HAVE DEVELOPED OR BUILT WITHIN INCLUDE: SAINT ANDREWS COUNTRY CLUB, CLOISTER ON THE BAY, MIZNER LAKE ESTATES ON THE GROUNDS OF THE BOCA RATON RESORT & CLUB, THE OAKS, WOODFIELD COUNTRY CLUB, THE SEASONS, THE POLO CLUB, AMONG ANY OTHERS. HIS LIST OF DEVELOPMENTS INCLUDE: LEONARD'S PORTFOLIO INCLUDES COMMERCIAL CONSTRUCTION LISTED BELOW

RESIDENTIAL

- 1990 SEASONS – BOCA RATON, FLORIDA. DEVELOPED GATED TENNIS COMMUNITY CONSISTING OF 255 SINGLE FAMILY HOME SITES WITH AVERAGE SELL OUT PRICE OF \$ 750,000. DEVELOPED BUILDERS PROGRAM WITH 4 ADDITIONAL BUILDERS IN ADDITION TO LEONARD ALBANESE & SONS BUILDERS.
- 1993 MLE DEVELOPMENT – BOCA RATON, FLORIDA. LAND DEVELOPMENT COMPANY; MLE DEVELOPED AND BUILT SINGLE FAMILY HOMES IN THREE (3) COMMUNITIES WITHIN WOODFIELD COUNTRY CLUB.
- WINDSOR BAY – 35 HOMES AVERAGE SALES PRICE \$1,850,000
- COVENTRY – 50 HOMES AVERAGE SALES PRICE \$1,350,000
- LANDINGS – 45 HOMES AVERAGE SALES PRICE \$950,000
- 1995 POLO CLUB OF BOCA RATON – BOCA RATON, FLORIDA. BUILT WITHIN TWO COMMUNITIES IN POLO CLUB.
- THE HOLLOWES - 15 HOMES AVERAGE SALES PRICE OF \$ 1,250,000.

- VINTAGE OAKS - DEVELOPED AND BUILT 25 HOMES AVERAGE SALES PRICE OF \$ 1,750,000
- 1996 MIZNER LAKE ESTATES BOCA RATON, FLORIDA. DEVELOPED LAND FOR 15 SINGLE FAMILY ESTATE HOMES ON THE GROUNDS OF BOCA RATON RESORT & HOTEL. AVERAGE SALES PRICE \$5,800,000.
- OCEAN HARBOUR ESTATES- TOWN OF OCEAN RIDGE, FLORIDA. DEVELOPED LAND FOR 15 HIGH-END LUXURY WATERFRONT HOMES INCLUDING A YACHT BASIN OFF OF THE INTRACOASTAL WATERWAY IN SOUTH PALM BEACH COUNTY. AVERAGE SALES PRICE \$ 2,250,000.
- DAKOTA DEVELOPMENT- ASPEN /SNOWMASS VILLAGE, COLORADO – CONTRACTED AND CONSTRUCTED 23 HIGH-END LUXURY HOMES WITH AN AVERAGE SALES PRICE OF \$ 12,500,000.
- CLOISTERS ON THE BAY- COCONUT GROVE, FLORIDA. DEVELOPED COMMUNITY OF 40 LUXURY ATTACHED VILLAS ON BISCAYNE BAY WITH AN AVERAGE SALES PRICE OF \$2,400,000.
- 1997 HUGHES COVE ESTATES COCONUT GROVE, FLORIDA. CONSTRUCTED 6 LUXURY HOMES ON BISCAYNE BAY. AVERAGE SALES PRICE \$ 4,500,000
- 2000 THE OAKS AT BOCA RATON BOCA RATON, FLORIDA. DEVELOPED GATED TENNIS COMMUNITY ON 300 ACRES/455 HOME SITES. DEVELOPED TENNIS FACILITY AND CLUBHOUSE INCLUDING RESORT STYLE POOL WITH JOINT VENTURE PARTNER, KENCO COMMUNITIES. AVERAGE SALES PRICE \$ 2,750,000
- ALBANESE COMMERCE CENTER- BOCA RATON, FLORIDA. DEVELOPED AND CONSTRUCTED COMMERCIAL OFFICE/WAREHOUSE- 100,000 SQUARE FEET.
- 2010 ALBANESE AT OCEAN BREEZES – DELRAY BEACH, FLORIDA. FOR THE PURPOSE OF THE ACQUISITION AND DEVELOPMENT OF LAND FOR 5 SINGLE FAMILY HOME SITES AVERAGE SALES PRICE \$ 3,800,000.
- 2015 ALBANESE AT PARKLAND GOLF AND COUNTRY CLUB- PARKLAND, FLORIDA. OWN 5 INDIVIDUAL HIGH-END LUXURY HOMES SITES WITHIN THE GATED COMMUNITY OF PARKLAND GOLF & COUNTRY CLUB. AVERAGE SALES PRICE \$ 4,500,000.
- 2019 PARAISO ESTATES - BOCA RATON, FLORIDA. CURRENTLY DEVELOPING 5 HIGH-END LUXURY WATERFRONT HOMES SITES ON THE INTRACOASTAL WATERWAY. AVERAGE SALES PRICE \$ 6,000,000.
- 2020 – ROYAL PALM YACHT & COUNTRY CLUB – CURRENTLY WORKING ON 6 SINGLE FAMILY CURRENT CUSTOM HOMES RANGING FROM \$11.5M TO \$25M.

COMMERCIAL

- ALBANESE COMMERCE CENTER- 120,000 OFFICE / WAREHOUSE FLEX SPACE – BOCA RATON
- MAINLAND BISTRO - RESTAURANT- CITY OF CORAL SPRINGS
- CAFFE MARTIER – RESTAURANT – DELRAY BEACH
- MAJESTIC OPCO – 20,000 SQ FT TENANT BUILD OUT/CORPORATE OFFICES - DELRAY BEACH
- UNI-POWER – 40,000 SQ FT TENANT BUILD-OUT/MANUFACTURING FACILITY – CORAL SPRINGS

EDUCATION: BACHELOR'S DEGREE IN ACCOUNTING- UNIVERSITY OF FLORIDA

LICENSES: LICENSED BUILDING CONTRACTOR – STATE OF FLORIDA
STATE OF COLORADO
REAL ESTATE BROKER LICENSE - STATE OF FLORIDA

AFFILIATIONS:
URBAN LAND INSTITUTE
RINKER SCHOOL OF CONSTRUCTION UNIVERSITY OF FLORIDA

PERSONALITY PROFILE

LEONARD ALBANESE WAS BORN IN BRIDGEPORT, CONNECTICUT IN 1957, WHERE HE GREW UP IN A FAMILY OF MASONS AND CONTRACTORS. AFTER COMPLETING THREE YEARS AT NOTRE DAME CATHOLIC HIGH SCHOOL IN FAIRFIELD, CONNECTICUT, THE FAMILY MOVED TO LIGHTHOUSE POINT, FL, WHERE HE FINISHED HIS HIGH-SCHOOL REQUIREMENT AT DEERFIELD BEACH HIGH. HE THEN ATTENDED THE UNIVERSITY OF FLORIDA SCHOOL OF ACCOUNTING, WHERE HE EARNED HIS BACHELOR'S DEGREE IN BUSINESS ADMINISTRATION WITH A MINOR IN CONSTRUCTION MANAGEMENT. WHILE IN COLLEGE, LEONARD WAS INVOLVED IN DALE CARNEGIE AS A GRADUATE ASSISTANT, TOASTMASTERS INTERNATIONAL, AS WELL AS THE COLLEGE COUNCIL SCHOOL OF ACCOUNTING. AFTER COLLEGE, LEONARD WAS EMPLOYED BY U.S HOMES IN HOUSTON TEXAS, WHERE HE WORKED 4 YEARS BEFORE RETURNING TO FLORIDA AND ESTABLISHING LEONARD ALBANESE & SONS BUILDERS, INC. LEONARD WAS ALSO AN ACTIVE MEMBER OF THE HANDICAPPED MEET CHRIST PROGRAM AT ST. JOAN OF ARC, A NON-DENOMINATIONAL ORGANIZATION WHOSE MISSION WAS TO MENTOR AND SHARE PERSONAL EXPERIENCES THROUGH WEEKEND RETREATS AND DAYS OF RENEWAL THROUGHOUT THE YEAR. HE WAS ALSO ACTIVE IN SEVERAL MEN'S GROUPS ALONG WITH BEING A REGULAR EUCHARISTIC MINISTER. HE IS CURRENTLY MARRIED AND HAS 4 CHILDREN; HIS TWO SONS, ANTHONY AND NICK, GRADUATED WITH MASTER'S DEGREES IN CONSTRUCTION MANAGEMENT AND HAVE NOW JOINED HIS HOME BUILDING COMPANY. HIS OTHER TWO CHILDREN ARE CURRENTLY ATTENDING PINE CREST HIGH SCHOOL. IN BOTH HIS PERSONAL AND PROFESSIONAL LIFE, LEONARD STRIVES TO REMAIN AN ACTIVE MEMBER OF THE COMMUNITY BY BUILDING BOTH CUSTOM HOMES AND RELATIONSHIPS IN BOCA RATON AND BEYOND.

ATTACHMENT "E"

PROPOSER(S) INFORMATION

Name: SAW Commercial Investment LLC

Street Address: 10 SE 1st Avenue, Suite C

Mailing Address (if different): _____

City, State, Zip: Delray Beach, Florida 33444

Telephone No.: 561-302-7258 Fax No.: Not Applicable

Email Address of Contact Person: mweiner@ssclawfirm.com

Ownership Status - Is the company currently for sale or involved in any transaction to expand or to be acquired by another business entity? If yes, please explain the impact to the organization and management efforts. No

Age of Organization – In continuous business since: 2022

Leadership - List Corporate Officers, Principals, Partners or owners of your Organization with titles and addresses. If a publicly held company, list Chairman of the Board, CEO, and President:

Michael S. Weiner, 10 SE 1st Ave., Suite C, Delray Beach, Florida 33444

Leonard Albanese, 10 SE 1st Ave., Suite C, Delray Beach, Florida 33444

Barry Schwarzberg, 10 SE 1st Ave., Suite C, Delray Beach, Florida 33444

Federal Identification No.: 92-1028721

State of Incorporation & Registration No.: Florida L22000426769

If not a corporation, explain your status: _____



ATTACHMENT "F"

PROPOSED PROJECT FUNDING USES AND SOURCES INFORMATION

Project Uses and Sources

Land Costs	\$ 50,000.00
Soft Costs	\$ 20,000.00
Construction Costs	\$ 1,746,400.00
Carrying Cost/Financing Costs	\$ 150,000.00
Marketing and Sales Costs	\$ -
Permit and Impact Fee Costs	\$ 14,708.75
Developer Overhead and Profit (15%)	\$ 26,496.00
Total Project Cost	\$ 2,007,604.75

Capital Stack

Proposer/Developer Equity	\$ 1,000,000.00
Outside Capital Investor Equity	\$ -
Mortgage or Financed Amount	\$ 1,000,000.00
Amount of BBCRA contribution requested, if any	\$ TBD
Other funding as identified	\$ N/A
Funding Total	\$ 2,000,000.00

INTERIOR WORK NOTES

TENANT/USPS WILL BE RESPONSIBLE FOR ALL INTERIOR WORK INCLUDING ALL THE FOLLOWING ITEMS:

- ① INTERIOR PARTITIONS.
- ② WALL AND FLOOR FINISHES
- ③ ACCOUSTICAL DROP CEILINGS
- ④ ELECTRICAL & LIGHTING POWERED FROM LANDLORD PROVIDED SERVICE.
- ⑤ NETWORK DATA W/ OUTLETS, CAT 6 CABLING
- ⑥ DATA RACK
- ⑦ WATER DISTRIBUTION FROM LANDLORD PROVIDED WATER SERVICE.
- ⑧ ALL PLUMBING FIXTURES
- ⑨ HVAC DUCTWORK FROM LANDLORD SUPPLIED RTU'S.
- ⑩ ALL INTERIOR DOORS
- ⑪ SLIDING GRILL FOR LOBBY
- ⑫ ALL COUNTERS AND CASEWORK
- ⑬ LETTER DROP BOXES
- ⑭ ALL PO BOX EQUIPMENT AND RACKS
- ⑮ PARCEL LOCKERS
- ⑯ ALL INTERIOR SIGNAGE
- ⑰ ALL EXTERIOR SIGNAGE
- ⑱ PORTABLE SCISSORS LIFT

BUILDING NOTES

LANDLORD IS RESPONSIBLE FOR ALL SITE WORK AND BASE BUILDING SHELL INCLUDING ALL THE FOLLOWING ITEMS:

- ① REINFORCED MASONRY CONSTRUCTION.
- ② METAL DECK OVER STEEL BAR JOISTS ROOF STRUCTURE.
- ③ BUILT UP FLAT ROOF OR TPO SINGLE PLY W/ GUTTERS AND DOWNSPOUTS AS NEEDED
- ④ IMPACT RATED STOREFRONT SYSTEM W/ ALUMINUM AND TINTED GLASS
- ⑤ EXPOSED - SEALED 5" THK. CONCRETE FLOOR SLAB
- ⑥ SMOOTH STUCCO EXTERIOR WALL FINISH W/ 1" REVEAL JOINTS
- ⑦ 25 FOOT FLAGPOLE W/ UP-LIGHT FIXTURE
- ⑧ SITE LIGHTING TO MEET LOCAL CODES
- ⑨ ASPHALT PAVING & REQUIRED STORM DRAINAGE
- ⑩ MAXIMIZE EMPLOYEE PARKING INCLUDING (1) EMPLOYEE HANDICAPPED PARKING
- ⑪ MAXIMIZE CUSTOMER PARKING INCLUDING (1) EMPLOYEE HANDICAPPED PARKING
- ⑫ ADEQUATE PROVISIONS FOR A 9-11 TON TRUCK
- ⑬ LANDSCAPE AREAS & IRRIGATION TO SATISFY LOCAL CODES.
- ⑭ 6' HIGH VINYL COATED CHAIN LINK FENCING W/ 2-15' SLIDING GATES
- ⑮ 6' HIGH MASONRY WALL
- ⑯ CANOPY OVER PLATFORM AREA
- ⑰ HVAC RTU SYSTEM TO SATISFY BUILDING LOAD REQUIREMENTS - (2) UNITS MINIMUM
- ⑱ MINIMUM POWER OF 200 AMPS @ 3 PHASE OR 250AMPS @ 1 PHASE INTO BUILDING TO SATISFY POSTAL OPERATIONS
- ⑲ PROVISIONS FOR DATA & IT BROUGHT INTO BUILDING
- ⑳ PROVISIONS SANITARY WASTE & POTABLE WATER SUPPLY BROUGHT INTO BUILDING
- ㉑ OMIT SLAB AT SANITARY STUB UP AREA TO ALLOW FUTURE SANITARY DISTRIBUTION.
- ㉒ PROVIDE ROOF ACCESS AS REQUIRED BY CODE.

PROPOSED
DYNTON BEACH FINANCE
404 144 DOWNTOWN BEACH DRIVE

Asset Name	USPS Boynton Beach	
Address	401, 407, 411 E. Boynton Bch Blvd.	
# Units	1	
Square Footage		
Land & Construction Costs	\$	1,850,000.00
Down Payment	\$	1,121,101.00
Loan Amount	\$	1,000,000.00
Interest Rate	7.00%	
Amortization	30	
Loan Term	30	
Annual Debt Service	\$79,836	
Loan Type	Principal + Interest	
Developer Fee	9.00% \$	116,500.00
Closing Fees (title, stamps, etc.)	1.00% \$	18,500.00
Legal/Enviro./Survey/Due Diligence	\$	75,000.00
Debt Service During Construction	\$	61,101.00
Financing Commissions	0.00% \$	-
Total Closing Expense	\$	271,101.00
Total Acquisition Cost	\$	2,121,101.00
Investor Equity Contribution	\$	-
Management Equity Contribution	\$	-
Total Investment	\$	1,121,101.00

USPS Boynton Beach

Current and End of Year One Stabilized P&L

	Fee %	End of Year One	
Gross Scheduled Income		\$ 165,000.00	Rental rate increase of x% beginning year y
Loss to Lease			
Vacancy Loss			
Other		\$	
Net Rental Income		\$ 165,000.00	
Utility Reimbursement		\$	
Other Income		\$	
Effective Gross Income		\$ 165,000.00	
Expenses Pro Forma			
Operations (Insurance, legal, bank fees, travel)		\$ 30,000.00	
Tax & Audit		\$ 5,000.00	
Management Fee as % of Annual Rents	5.0%	\$ 8,250.00	
TOTAL EXPENSES		\$ 43,250.00	
Net Operating Income		\$ 121,750.00	
CAP Rate Year 1		8.92%	
Annual Debt Service		\$ 79,836.30	
Cash Flow After Debt Service		\$ 41,913.70	
SAW, LLC ANNUAL NET INCOME		<u>\$ 41,913.70</u>	
SAW, LLC CASH ON CASH RETURN		3.74%	

ATTACHMENT "G"

DISCLOSURE AND AUTHORIZATION TO PERFORM CREDIT CHECK

For Principal/Owner: (Please use a separate form for each principal/owner)

As Principal/Owner of proposer, I Michael S. Weiner (name) hereby affirm I have read the above disclosure, and consent to and authorize the Boynton Beach Community Redevelopment Agency's ("BBCRA") investigation into my credit worthiness. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of my credit worthiness on behalf of the BBCRA, including independent contractors and credit agencies retained by the BBCRA for such purpose.

Any information provided to the BBCRA is a public record subject to the provisions of Ch. 119 F.S., and I may request a copy of any information provided to the BBCRA as part of the BBCRA's investigation into my credit worthiness.

I grant such consent and authorization to the BBCRA for the period commencing as of the date of this authorization and terminating at the time a Proposal is selected by the BBCRA Board.

I hereby waive any and all claims, past present or future, which I may have against the BBCRA by reason of any credit investigation made pursuant to my consent and authorization herein given to the BBCRA.

Proposer Name: SAW Commercial Investment LLC

Principal/Owner Name: Michael S. Weiner

Date of Birth: March 24, 1949

Current Home Address: 6678 Grande Orchid Way, Delray Beach, Florida 33446

Previous Home Address: 9 NE 2nd Street, Delray Beach, Florida 33444

Email: mweiner@ssclawfirm.com Telephone No.: 561-302-7258

Signature:  Date: 11/28/22

Print Name: Michael S. Weiner

ATTACHMENT "G.i."

AUTHORIZATION TO PERFORM CREDIT CHECK

For Proposer (Business Entity):

The proposer hereby consents to and authorizes the Boynton Beach Community Redevelopment Agency's ("BBCRA") investigation into the credit worthiness of the proposer. Such consent and authorization is given with respect to any and all persons who may conduct an investigation of the proposer's credit worthiness on behalf of the BBCRA, including independent contractors and credit agencies retained by the BBCRA for such purpose.

Any information provided to the BBCRA is a public record subject to the provisions of Ch. 119 F.S.

proposer grants such consent and authorization to the BBCRA for the period commencing as of the date of this authorization and terminating at the time a Proposal is selected by the BBCRA Board.

This proposer hereby waives any and all claims, past present or future, which the proposer may have against the BBCRA by reason of any credit investigation made pursuant to proposer's consent and authorization herein given to the BBCRA.

An authorization to Perform Credit Check will need to be completed by each Principal/Owner and by the Business.

Proposer (Business) Name (D/B/A if applicable): SAW Commercial Investment LLC

Current Business Address: 10 SE 1st Avenue, Suite C, Delray Beach, Florida 33444

Federal Tax ID#: 92-1028721 State of Incorporation: Florida

Telephone No.: 561-302-7258 Fax No.: Not Applicable

Authorized Signature:  Date: 4/28/22

Print Name: Michael S. Weiner Title: Manager



Matthew Sheehan
250 South Australian Avenue, Suite 300
West Palm Beach, Florida 33401
O 561-655-4206
M 561-373-0529
msheehan@southstatebank.com

November 14, 2022

Saw Commercial Investment, LLC
Mr. Michael Weiner, Manager
Mr. Leonard Albanese, Manager
Mr. Barry Schwarzberg, Manager
10 SE 1st Avenue, Suite C
Delray Beach, Florida 33444

Re: Property located at 401-411 E Boynton Beach Blvd, Boynton Beach, FL; a property presently owned by Boynton Beach Community Redevelopment Agency.

Mr. Michael Weiner,

SouthState Bank is pleased to provide the following letter of interest to loan to Saw Commercial Investments, LLC construction and permanent financing for above captioned project.

As used in this letter of interest, the words "you" and "your" refer to each Borrower listed above. The words "Lender," "we" or "us" refers to SouthState Bank and "you" refers to Saw Commercial Investments, LLC and its three principals, Michael S. Weiner, Leonard Albanese and Barry Schwarzberg. This letter of interest is based on the following loan terms.

Type of Loan:	First Real Estate Mortgage
Amount of Loan:	Approximately \$1,250,000. The final loan amount will not exceed 50% of the "as completed" appraised value.
Term:	To be Determined
Interest Rate:	To be determined, but it should be noted that construction lending by the Lender has been with points of ½%, and a current indicative fixed interest rate of 6.25%.

Upon commencement of construction, a copy of a signed lease from the United States Post Office at market rates shall be reviewed and accepted by the Lender.

Acceptable joint and several guarantees shall be furnished by you.

Acceptable insurance, including but not limited to builder's risk, property, windstorm, flood (if applicable) and hazard insurance shall be furnished by you to us.

Confidential

Lender may require the updates to any credit, financial or property information at any time during the loan process, at your expense.

All conditions of the standard Commitment Letter we furnish must be satisfied in full prior to closing and funding of the loan.

Documentation necessary to complete closing shall be furnished by you to us.

Documentation to satisfy the following conditions must be submitted to Lender no later than five (5) business days prior to closing and all such documentation must meet Lender's requirements.

Additional Conditions:

1. This letter of interest is not transferable to any other property or person, or assumable by any other person.
2. This document is a letter of interest, and no obligation is undertaken by the Lender to loan funds.

Sincerely,

Matthew Sheehan

Matthew Sheehan
Senior Vice President

SouthState Bank, N.A. is pleased to have the opportunity to consider your loan request. **This letter is an expression of interest and is provided to you for discussion purposes only. It is not a commitment, contract relating to extension of credit, promise or assurance of any kind that a commitment letter will be extended or that a loan will be made on these or any other terms and it does not include all of the terms and provisions that may be contained in any binding commitment letter which may later be offered to you. No oral communications between the parties shall be deemed to supersede this Non-Binding Term Sheet or indicate any commitment to extend credit in any form**

ATTACHMENT "H"

CITY OF BOYNTON BEACH PLANNING AND DEVELOPMENT DEPARTMENT MEETING
VERIFICATION FORM

Proposer(s): Michael S. Weiner on behalf of SAW Commercial Investment LLC has(have) met with the City's Planning & Development Department to review the development that will be proposed at 401, 407 & 411 E. Boynton Beach Boulevard consisting of the following addresses and Property Control Number(s):

Attachment "A" Aerial Map/Parcel Map (check all applicable)

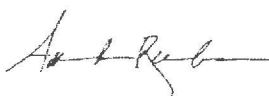
<input checked="" type="checkbox"/> BBCRA-owned Parcels	Property Control Numbers
401 E. Boynton Beach Boulevard	08434521180000060
407 E. Boynton Beach Boulevard	08434521180000051
411 E. Boynton Beach Boulevard	08434521180000040

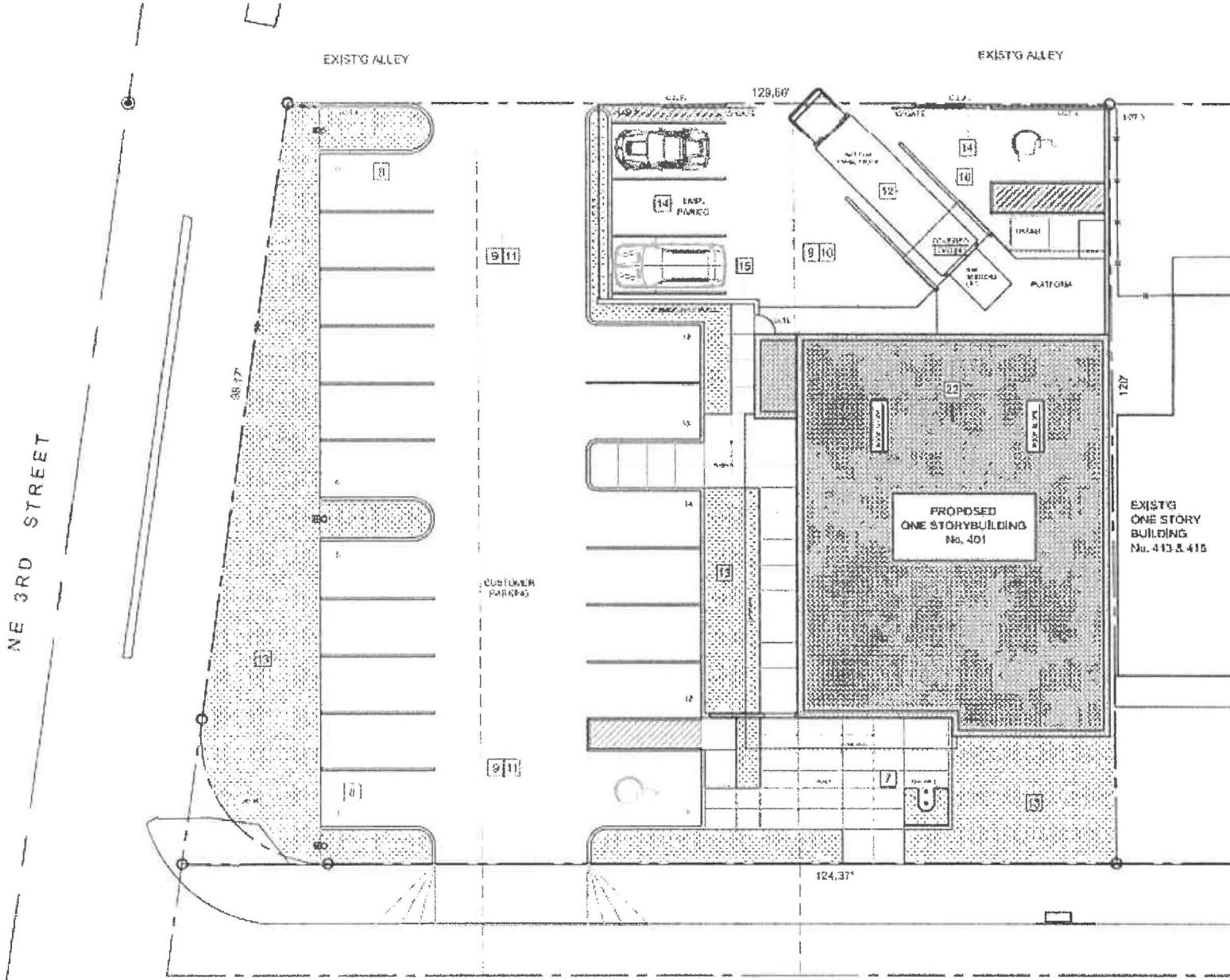
General Summary of Proposed Mixed-Use Development (check all applicable):

- Approximate Gross Area of Non-residential/Commercial Uses 2,944-3,490 s.f.
 - Approximate Total Number Market Rate Residential Units 0
 - Total # Rental Units 0
 - Total # For Sale/Condo Units 0
 - Approximate Total Number of Workforce Housing Units N/A
 - Total # Rental Units N/A
 - Total # For Sale/Condo Units N/A
 - Other Uses Single Use: United States Post Office
- Approximate Overall Height 14 feet Approximate Number of Stories 1
- Approximate Total Parking Spaces (including additional Public Parking Spaces) 22-27

Pre-development/Entitlement Applications (check all applicable):

- Future Land Use Amendment
- Rezoning
- Conditional Use for _____
- Site Plan Approval
- Replat
- Other A comprehensive review will be conducted at Site Plan submittal. Additional applications may be required and may run concurrently with the Site Plan application.

City of Boynton Beach
Planning & Development Dept. 
Staff Name/Signature: _____ Date: 11/28/2022



PLANNED PROJECT SUMMARY			
	AREA	CHANGES	DATE
1. SITE PLAN	12		
2. CONCEPT PLAN	1		
3. PRELIMINARY	4		
4. PRELIMINARY	1		
5. PRELIMINARY	1		
6. PRELIMINARY	1		
7. PRELIMINARY	1		
8. PRELIMINARY	1		
9. PRELIMINARY	1		
10. PRELIMINARY	1		
11. PRELIMINARY	1		

WATER SUPPLY			
	AREA	CHANGES	DATE
1. WATER SUPPLY	1		
2. WATER SUPPLY	1		
3. WATER SUPPLY	1		
4. WATER SUPPLY	1		
5. WATER SUPPLY	1		
6. WATER SUPPLY	1		
7. WATER SUPPLY	1		
8. WATER SUPPLY	1		
9. WATER SUPPLY	1		
10. WATER SUPPLY	1		
11. WATER SUPPLY	1		

SITE REQUIREMENTS			
	AREA	CHANGES	DATE
1. SITE REQUIREMENTS	1		
2. SITE REQUIREMENTS	1		
3. SITE REQUIREMENTS	1		
4. SITE REQUIREMENTS	1		
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6. SITE REQUIREMENTS	1		
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11. SITE REQUIREMENTS	1		

PLANNED PROJECT SUMMARY			
	AREA	CHANGES	DATE
1. PLANNED PROJECT SUMMARY	1		
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10. PLANNED PROJECT SUMMARY	1		
11. PLANNED PROJECT SUMMARY	1		

- Submittal Notes**
1. ALL DIMENSIONS ARE IN FEET AND INCHES.
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SITE PLAN
 SCALE: 1/8" = 1'-0"
 0 10 20 30 40 50

STATE ROAD 804 - BOYNTON BEACH BLVD

ATTACHMENT "I"

ACKNOWLEDGMENT LETTER

PROPOSER(S) SHALL INCORPORATE THIS ACKNOWLEDGEMENT
LETTER IN THEIR SUBMITTAL PACKAGE

Re: Boynton Beach Community Redevelopment Agency
Request for Proposal/Request for Qualifications (RFP/RFQ) dated 9/30/22
United States Postal Service Boynton Beach Downtown Station Project

To Whom It May Concern:

The undersigned has read the Boynton Beach CRA (BBCRA) Request for Proposal/Request for Qualifications (RFP/RFQ) for the United States Postal Service Boynton Beach Downtown Station Project dated September 30, 2022. On behalf of proposer identified below and our proposal team, we agree to and accept the terms, specific limitations, and conditions expressed therein. We have read, rely upon, acknowledge and accept the BBCRA's disclosure and disclaimer, which is fully incorporated by reference into this letter, and certify that all of the requirements as described in the RFP/RFQ are met and all required documents are enclosed.

We further certify that all information presented in this proposal, and all of the information furnished in support of the proposal, is true and complete to the best of our knowledge and belief, and we are aware of the fact that making false statements or presenting false information that results in an Agreement may be penalized to the maximum extent allowed by law.

Sincerely,

SAW Commercial Investment LLC

Name of Proposer

Michael S. Weiner, Manager

Print Name and Title



Authorized Signature

11/28/22

Date

ATTACHMENT "J"

ADDENDA ACKNOWLEDGEMENT

Receipt is hereby acknowledged of the following addenda to the

**The Boynton Beach Community Redevelopment Agency
Request for Proposals and Developer Qualifications**

United States Postal Service Boynton Beach Downtown Station Project

By entering checking **YES** or **NO** in the space provided and indicating date received.

No. 1	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date <u>11/01/22</u>
No. 2	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date <u>11/01/22</u>
No. 3	<input checked="" type="checkbox"/> Yes	<input type="checkbox"/> No	Date <u>11/21/22</u>
No. 4	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date _____
No. 5	<input type="checkbox"/> Yes	<input type="checkbox"/> No	Date _____

RFP/RFQ INFORMATION WAS OBTAINED FROM:

BBCRA Website Newspaper Ad City Hall Other, please specify: _____



Authorized Signature

Michael S. Weiner

Print Name

Manager

Title

ATTACHMENT "K"

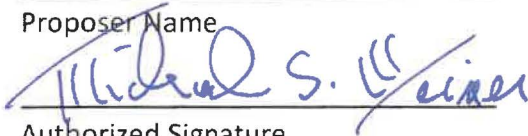
PUBLIC ENTITY CRIMES STATEMENT

A person or affiliate who has been placed on the convicted vendor list following a conviction for public entity crime may not: submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity; submit a bid proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work; submit bids, proposals, or replies on leases of real property to a public entity; be awarded or perform work as a contractor, supplier, subcontractor or consultant under a contract with any public entity; or transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO for a period of thirty-six (36) months following the date of being placed on the convicted vendor list.

As the person authorized to sign the Statement, I certify that proposer has not been placed on the convicted vendor list within the past 36 months and complies fully with the above requirements.

SAW Commercial Investment LLC

Proposer Name



Authorized Signature

Michael S. Weiner

Print Name

Manager

Title

4/26/22

Date

ATTACHMENT "L"

CERTIFICATION OF DRUG FREE WORKPLACE PROGRAM

I certify that SAW Commercial Investment LLC, the proposer responding to this RFP/RFQ, maintains a drug-free workplace program, and that the following conditions are met:

(1) Proposer publishes a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace; and specifying the actions that will be taken against employees for violations of such programs.

(2) Proposer informs employees about the dangers of drug abuse in the workplace, the company's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.

(3) Proposer gives each employee engaged in providing the commodities or contractual services included in this RFP a copy of the statement specified in Subsection (1).

(4) In the statement specified in Subsection (1), proposer notifies the employee that, as a condition of working in the commodities or contractual services covered under this RFP/RFQ, he/she will abide by the terms of the statement; and will notify the employer (proposer) of any conviction of, or plea of guilty or nolo contendere to any violation of Chapter 893 or any controlled substance law of the United States or any state, for a violation occurring in the workplace no later than five (5) days after such conviction.

(5) Proposer imposes a sanction on, or requires the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community by, any employee who is convicted.

(6) Proposer makes a good faith effort to continue to maintain a drug-free workplace through implementation of this Section 287.087, Florida Statutes.

As the person authorized to sign the statement, I certify that proposer complies fully with the above requirements.

Authorized Signature: Michael S. Weiner Date: 4/28/22

Name & Title (typed): Michael S. Weiner, Manager

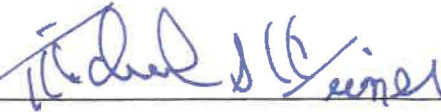
ATTACHMENT "M"

AUTHORIZATION FOR RELEASE OF INFORMATION

To whom it may concern:

The undersigned hereby authorizes you to release to the Boynton Beach Community Redevelopment Agency (BBCRA) or the City of Boynton Beach any information in your possession regarding the undersigned either of a professional credit or personal nature including the statement of your opinions with regard to the undersigned's professional credit and personal character, or of the proposer identified below.

The undersigned also authorizes you to release to the Boynton Beach Community Redevelopment Agency (BBCRA) or the City of Boynton Beach any information in your possession regarding the business identified as "proposer" below.

By: 

Print Name: Michael S. Weiner

Title: Manager

Proposer (Business) Name (D/B/A if applicable): SAW Commercial Investment LLC

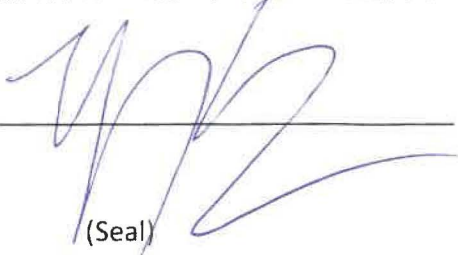
Current Business Address: 10 SE 1st Avenue, Suite C, Delray Beach, Florida 33444

Federal Tax ID#: 92-1028721 State of Incorporation: Florida

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of November, 2022, by Michael S. Weiner who is personally known to me or who has respectively produced as identification and did not take an oath.



Notary Public: 
(Seal)

Print Name: _____
Commission No: _____
My Commission Expires: _____

ATTACHMENT "N"

CERTIFICATION OF NON-SCRUTINIZED COMPANY

SAW Commercial Investment LLC, as proposer, hereby certifies that it is not on the Scrutinized Companies that Boycott Israel List created pursuant to Section 215.4725, Florida Statutes, and is not engaged in a boycott of Israel. If the BBCRA determines that this certification is falsified or contains false statements, or that proposer is placed Scrutinized Companies that Boycott Israel List or engages in a boycott of Israel after the submittal of the Proposal or the execution of any agreement arising out of this RFP/RFQ, the BBCRA may disqualify the Proposal and/or terminate the agreement.

SAW Commercial Investment LLC

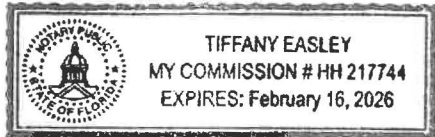
Proposer Name

By: Michael S. Weiner
Authorized Representative of Proposer

Date: 11/28/22

STATE OF FLORIDA
COUNTY OF Palm Beach

THE FOREGOING INSTRUMENT was acknowledged before me this 28 day of November, 2022, by Michael S. Weiner who is personally known to me or who has respectively produced as identification and did not take an oath.



Notary Public: _____

[Signature]
(Seal)

Print Name: _____
Commission No: _____
My Commission Expires: _____

SAW Commercial Investment LLC

Pictures of the Future Boynton Beach Post Office



NE 3rd St

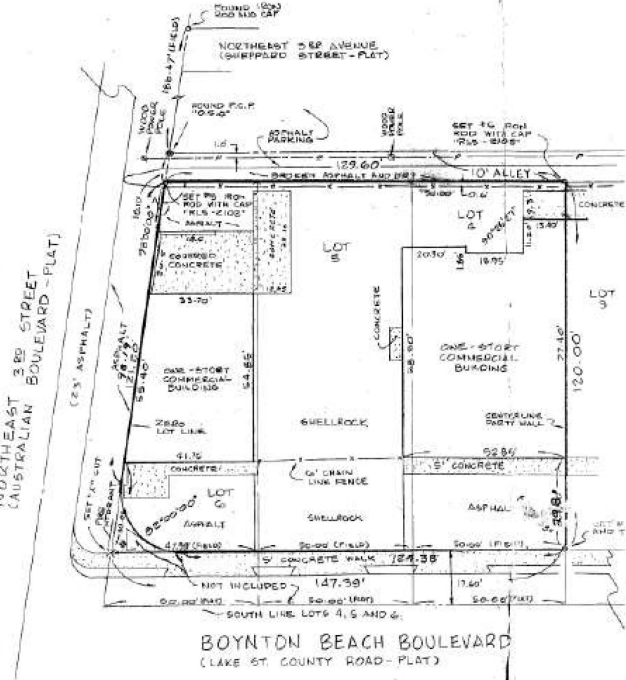
N Railroad Ave

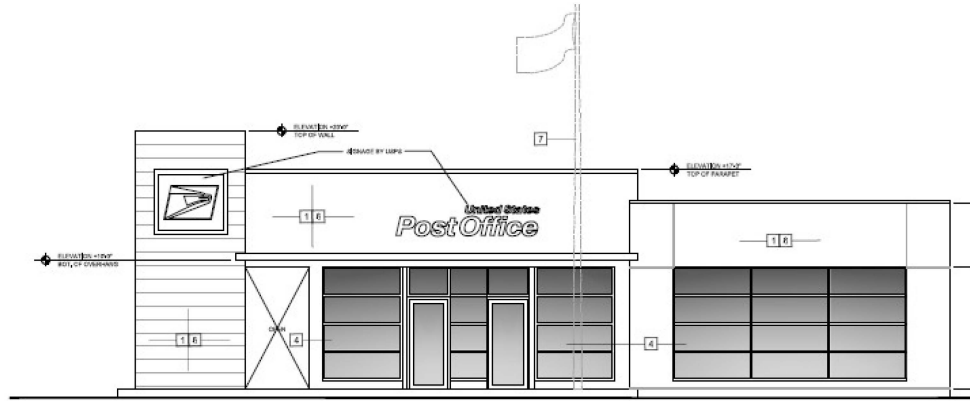
**401, 407, 411 E.
Boynton Beach
Boulevard**

E Boynton Beach Blvd

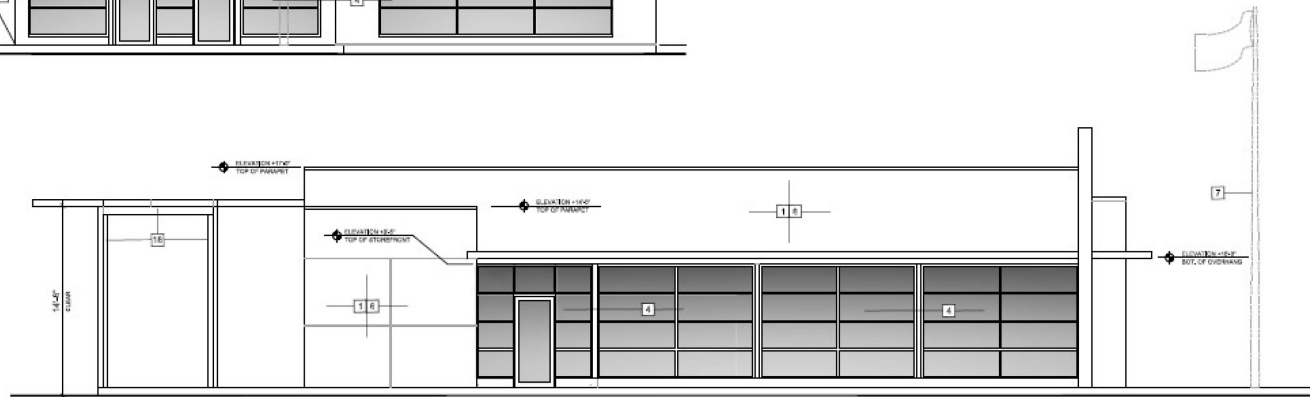
E Boynton Beach Blvd

C. 401-411 E. Boynton Beach Blvd

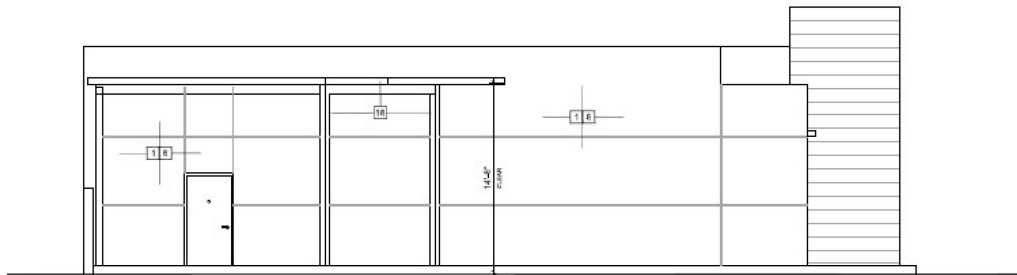




SOUTH ELEVATION
SCALE: 1/4" = 1'-0"



WEST ELEVATION
SCALE: 1/4" = 1'-0"



NORTH ELEVATION
SCALE: 1/4" = 1'-0"

Aerial View



Front Main View



Front Main View from Northwest



Main View from Southeast



Main View from Southwest

