



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

January 26, 2007

Andrew Dolkart, President
Miami Economic Associates, Inc.
6861 S.W. 89th Terrace
Miami, Florida 33156

RE: Request for Price Quotation to provide a Market Demand Analysis for the proposed Pioneer Gardens Housing Development Project

Dear Mr. Dolkart:

Pursuant to our telephone conversation this date and by way of this correspondence I am pleased to confirm this agency's acceptance of your quoted price of \$6,500 to prepare the Pioneer Gardens Market Demand Analysis as per the attached copy of your response dated 1/10/07 to our Request for Price Quotation that was issued on 1/8/07.

I am looking forward to our meeting on 2/1/07 and the commencement of your engagement next week.

Sincerely,

A handwritten signature in black ink that reads "Tony E. Crapp, Sr." with a stylized flourish at the end.

Tony E. Crapp, Sr.
Executive Director

CRA Board
Kevin A. Burns, Chair
Michael R. Blynn
Jacques Despinosse
Scott Galvin
Marie Erlande Steril

Executive Director
Tony E. Crapp, Sr.

CRA Attorney
Steven W. Zerkowitz

*Helping Build
North Miami's
Tomorrow!*

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6861 S.W. 89th Terrace
Miami, Florida 33156
Tel: (305) 669-0229 Fax: (305) 669-8534 E-mail: meaink@bellsouth.net



Fax

From: Andy Dolkart

To: Tony E. Crapp, Sr.

Fax: 305-899-9376

Date: 1/10/07

Pages: 2

Urgent **Please Reply**

● **Comments:**



NORTH MIAMI COMMUNITY REDEVELOPMENT AGENCY

**Request for Price Quotation to provide a Market Demand Analysis
for a proposed Housing Development Project – Issued 1/8/07**


The North Miami CRA is seeking quotations from qualified consultants to conduct a Market Demand Analysis for a proposed housing development comprised of 136 units of townhouse condos that are being constructed in the City of North Miami on a 6-acre site located in the area of NE 138th Street and NE 5th Avenue. The construction of the units is expected to start in approximately April/May 2007 and the final units are expected to be completed and ready for purchase/occupancy in September/October 2008. Each unit will have 3 bedrooms and 2.5 baths and a total of 1,267-1,287 square feet. The 136 units will be constructed in 13 four-story buildings with elevators. 50% of the units are expected to be sold at a price of \$222,200 to first-time homebuyers with annual household incomes between 50%-120% of the Miami-Dade County Area Median Family Income as adjusted for family size; and the other 50% of the units are expected to be sold at a price of \$289,000 to homebuyers without any limitation on the annual household income. The development will have 327 parking spaces with a gym/exercise room or tot lot. The development will have a Condominium Association.

The market demand analysis is to provide an opinion regarding feasibility of the construction of these 136 housing units based on sufficient projected market demand and is to indicate the expected absorption time for the sale of all of the units. The requested Market Demand Analysis Report is to be completed asap within 30 days of the consultant being notified of the acceptance of their all inclusive price quotation.

Submit responses including any proposed engagement letter to the attention of Tony E. Crapp, Sr., Executive Director via fax at 305-899-9376 by January 12, 2007.

Price Quotation: \$6,500⁰⁰

Date Submitted: 1/10/07

Submitted By: ANDREW DOLKAR 
(Printed Name & Signature of Authorized Representative)

Company Name: Miami Economic Association, Inc.

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