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Memorandum 26-012

DATE: December 3, 2025
TO: CRA Board
FROM: Cassandra LeMasurier, Real Property Manager *CL*
THROUGH: Gregory P. Harrison, CRA Executive Director
THROUGH: Nguyen Tran, CRA Director
RE: Unsolicited Proposals Single Family Home 1910 NW 7 Street

CRA staff received an unsolicited proposal from Frazier Elite Homes, LLC for the construction of a single-family home, for an income restricted buyer on the CRA's 7,350 sq. ft. vacant lot located at 1910 NW 7th Street (folio [484234080470](#)) on June 18, 2025. The property is deed restricted as affordable housing.

As required by Florida Statutes Section 163.380, a 30-day notice was advertised in Sun Sentinel on July 6, 2025, inviting additional proposals from developers or persons interested in undertaking the development of the property. In response to the advertisement Parrish & Associates, LLC submitted a proposal on August 4, 2025. The NW CRA Advisory Committee was informed at the September 2, 2025 meeting that more than one unsolicited proposal had been received. The Committee determined the fairest way to proceed was for members of the NW CRA Advisory Committee to form a Subcommittee to evaluate and score the proposals based upon pre-defined criteria. Danielle Elzahr, Velma Grant and Keriann Worley volunteered to serve on the Committee.

The NW CRA Advisory Selection/Evaluation Subcommittee met on November 4, 2025 to evaluate and score the proposals. The Subcommittee was provided the proposals, scoring forms and conflict of interest forms, similar to a formal RFP, prior to meeting. Each proposer was given thirty minutes for their presentations, with a thirty-minute question-and-answer period immediately following. After totaling the scoring the result was that Frazier Elite Homes, LLC was ranked as the top proposer with a score of 276 points, with Parrish and Associates, LLC receiving a score of 242 points. The Subcommittee recommended Frazier Elite Homes, LLC be awarded a contract to build the single-family home.

Frazier Elite Homes, LLC proposal is to construct a 2,290 sq. ft. 3-bedroom, 2-bath home with a two-car garage to their buyer who is pre-qualified for a \$450,000 mortgage. The proposal includes a payment of \$50,000 to the CRA for the property. The current Broward County Property Appraiser market value of the lot is \$102,900.

The Northwest CRA Advisory Committee reviewed the Selection/Evaluation Subcommittee's recommendation on December 1, 2025 and recommended approval with a unanimous vote of 7 – 0.

The proposals, Subcommittee meeting minutes, scoring sheets, scoring detail and completed conflict of interest forms, Planning and Zoning review memo are included in the backup.

Staff recommends the CRA Board accept Frazier Elite Homes, LLC's unsolicited proposal and authorize staff to negotiate a Property Disposition and Development Agreement with the proposer.