

# City of Fort Lauderdale

*City Hall  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301  
[www.fortlauderdale.gov](http://www.fortlauderdale.gov)*



## Meeting Minutes

**Tuesday, March 19, 2019**

**1:30 PM**

**City Commission Conference Room**

**City Commission Conference Meeting**

## CALL TO ORDER

Mayor Trantalis called the Conference Meeting to order at 1:38 p.m.

## ROLL CALL

**Present:** Commissioner Heather Moraitis, Commissioner Steven Glassman, Commissioner Robert L. McKinzie, Vice Mayor Ben Sorensen and Mayor Dean J. Trantalis

## QUORUM ESTABLISHED

**Also Present:** City Manager Chris Lagerbloom, City Clerk Jeffrey A. Modarelli, City Attorney Alain E. Boileau, City Auditor John Herbst and Sergeant at Arms Heather Lee

## CITY COMMISSION REPORTS

***Members of the Commission announced recent and upcoming events and matters of interest.***

Commissioner Glassman confirmed the upcoming Breakers Avenue Neighborhood Workshop at 5:00 p.m. on Wednesday March 6, 2019. It will be held at 600 Breakers Avenue. He also announced the upcoming Central Beach Alliance Meeting on Thursday, March 21, 2019.

Commissioner Glassman said the inadequate lighting along Las Olas Boulevard and in the beach area due to Florida Power and Light (FPL) street light outages was unacceptable. Further comment and discussion ensued. City Manager Chris Lagerbloom commented that electrical utilities undergrounded along the beach areas are impacted by rain conditions. Commissioner Glassman requested an update regarding creating an Ordinance raising the age for purchasing tobacco products to 21 years-of-age and Commission support of State legislative action for a smoking ban on the beach.

Vice Mayor Sorensen said that prior to the Tortuga Music Festival, there would be a walk-through with community members and event promoters to identify any potential concerns. He confirmed additional information would be forthcoming. Vice Mayor Sorensen congratulated the Stranahan High School Dragons Boys Basketball Team State Champions. He acknowledged the Fort Lauderdale High School Soccer Team's participation in State Finals. Commissioner McKinzie recognized the Westminster Academy Boys Basketball Team and Dillard High School Girls Basketball Team's participation in State

Championships. The Commission will celebrate and recognize all of these schools at the May 7, 2019 Commission Regular Meeting. Vice Mayor Sorensen invited the Commission to attend the Mission United's Quilts of Valor Event honoring 50 returning combat deployed veterans on Thursday, March 21, 2019. The event would be held at the Pompano Beach Cultural Center, stating that he would email each Commission member detailed information. Mayor Trantalis noted that he and City Manager Lagerbloom would visit the Tallahassee State Legislature on Thursday, March 21, 2019 to address pending legislation.

[19-0291](#)

Communications to the City Commission

**Historic Preservation Board (HPB)**

**March 4, 2019**

***A copy of this HPB communication to the Commission is attached to these minutes.***

In response to Mayor Trantalis' question regarding the location discussed in the HPB communication, City Manager Chris Lagerbloom confirmed the location as the Park. City Manager Lagerbloom confirmed that following receipt of the HPB communication, an architectural assessment was done and satisfied the concerns raised. Construction is back on schedule.

**Parks, Recreation and Beaches Board (PRBB)**

**Wednesday February 27, 2019**

***A copy of this PRBB communication to the Commission is attached to these minutes.***

Mayor Trantalis recommended Commission discussion and review of the PRBB request. He commented on the qualifications of board appointees overseeing bond expenditures, recommending a review.

**Audit Advisory Board (AAB)**

**Thursday, March 7, 2019**

***A copy of this AAB communication to the Commission is attached to these minutes.***

City Manager Chris Lagerbloom commented on the timely receipt of Pension Board Actuary Reports (Actuary Reports). Kirk Buffington,

Director of Finance, expounded on the annual process regarding Actuary Reports, confirming that the City's reporting is delayed due to tardy submission of the Actuary Reports. Mr. Buffington explained that due to this year's extended delay, the AAB communicated their concern to the Commission for direction. Mr. Buffington commented on the limitations of Staff to address those concerns. The actuarial firms are outside vendors hired by the Pension Boards. In response to Mayor Trantalis' question, City Manager Lagerbloom confirmed he would work with Mr. Buffington to address.

### **OLD/NEW BUSINESS**

**BUS-1** [19-0283](#)

2018 Annual and Special Neighbor Survey Results

Mayor Trantalis said that this item would be deferred to a future Commission Conference Meeting to allow for a thorough discussion and review.

**BUS-2** [19-0293](#)

City Commission Review and Prioritization of Two Unsolicited Proposals Received Pursuant to Section 255.065, Florida Statutes, from Miami Beckham United, LLC and FXE Futbol, LLC

Mayor Trantalis commented on the large amount of community engagement and interaction of each Commissioner member with representatives of the unsolicited proposals for Lockhart Stadium (Stadium).

Mayor Trantalis recognized Ellyn Bogdanoff, Esq., on behalf of FXE Futbol, LLC (FXE Futbol). Ms. Bogdanoff requested process clarification, commenting on her understanding that this meeting was a Commission Workshop. Mayor Trantalis explained the process, stating that during this Conference Meeting, the Commission would hear each presentation, ask questions, receive input from the public, followed by Commission discussion and ranking of each proposal. The Commission would ratify the ranking via a vote at tonight's Commission Regular Meeting. City Attorney Alain Boileau confirmed the process and procedures, clarifying that under the Charter this is a Commission Conference Meeting, not a Commission Workshop. He expounded on details related to Commission Regular Meeting Agenda Walk-On Items. Further comment ensued.

Mayor Trantalis recognized J.P. Raynell, Managing Partner of FXE Futbol. Mr. Raynell thanked the Commission for their consideration and efforts. He commented on input from neighbors and the business community. Mr. Raynell expounded on FXE Futbol's experience in the

production and promotion of international soccer events, the qualifications of FXE Futbol staff, its development of youth soccer academies and future soccer programs with entertainment and sports entities. He confirmed FXE Futbol's plans for a total renovation of the Stadium, commenting on viability studies and renovation details. Mr. Raynell discussed details regarding plans for full community involvement. All fields would be open to the community. He noted that youth sporting tournaments are the fastest growing segment of the tourism industry, expounding on details and expectations for organized tournaments. He explained details regarding the proposal for a Top Golf facility and its expected impact.

Mr. Raynell commented on FXE Futbol's negotiations with the United Soccer League (USL) for a Division II Soccer Team, expounding on details. He commented on aspects of their proposal regarding investment, retail space, playing fields, the park, job creation and annual visitor estimates, confirming its commitment to provide a high school football venue. Other sporting events would also be welcome. Mr. Raynell reviewed FXE Futbol's conceptual renderings. He acknowledged their 50-year commitment and public access, commenting on the economic impact and endorsement from Extreme Action Park.

***A copy of the FXE presentation is attached to these minutes.***

Mayor Trantalis recognized Jorge Mas on behalf of Miami Beckham United, LLC (Inter Miami). Mr. Mas expounded on his family's business history and ties to the local community. He discussed Inter Miami's involvement in global soccer, efforts to bring Major League Soccer (MLS) to the area and attempts to locate a site that establishes youth soccer in the community. Mr. Mas discussed details related to Inter Miami's resources, its partners' commitment to building a MLS franchise and determination of the best location that would include a local community youth soccer academy.

Mayor Trantalis recognized Stephanie Toothaker, Esq., Tripp Scott, and on behalf of Inter Miami. Ms. Toothaker presented Inter Miami's video and slide presentation. The Inter Miami presentation addressed the following items: 1) principals involved in the ownership group and management team; 2) community engagement and free community programs; 3) responses to criteria in Florida Statutes Section 255.065; 4) financial investment and community commitment; 5) benefits of a management agreement versus a lease agreement; 6) positive economic impact and revenue; 7) team facilities and free community

facilities; 8) removal of the existing stadium and building a new stadium facility reoriented in a north/south position; 9) details regarding free public access; and 10) contrasting differences in the two unsolicited proposals.

***A copy of the slide presentation is attached to these minutes.***

Mayor Trantalis recognized Sherman Whitmore, 401 East Las Olas Boulevard. Mr. Whitmore commented on his support of a combined sports facility, recommending the hiring of a consultant to address pertinent details and noting the importance of youth engagement and coaching.

Mayor Trantalis recognized Trisha Halliday, 50 Nurmi Drive. Ms. Halliday urged the Commission to not make a rushed decision. She concurred with Mr. Whitmore's comments, recommending input from the Parks, Recreation and Beaches Advisory Board.

Mayor Trantalis recognized John Grabski, 2734 NE 21st Court. Mr. Grabski concurred with Ms. Halliday and Mr. Whitmore's comments, commenting on the need for austerity, caution and transparency. In response to Commissioner McKinzie, Mr. Grabski discussed reasons for his involvement, commenting on details relating to recent election costs.

Mayor Trantalis recognized Manuel Zubiria, 161 NW 6th Street and on behalf of the Confederation of North, Central America and Caribbean Association Football (CONCACAF). Mr. Zubiria explained that CONCACAF is one of the Fédération Internationale de Football Association's (FIFA) six continental confederations serving 41-member associations. He expounded on CONCACAF's efforts to provide youth football academies, confirming its support of Inter Miami's proposal. Inter Miami is aligned with CONCACAF's values and mission.

Mayor Trantalis recognized John Dunnuck, Vice President for Operations, Broward College. Mr. Dunnuck confirmed his support of both proposals, urging the Commission to support a collaborative effort between Broward College and the selected applicant to address the higher education component.

In response to Mayor Trantalis' question, Mr. Dunnuck explained Broward College's higher education programs that could be integrated into the project. These include peak performance training, nutrition and physical therapy. Commissioner Moraitis commented on related discussions with Broward County officials regarding the possibility of Broward College

participating in a youth aviation program. She confirmed support of Mr. Dunnuck's request, stating she would be advocating for these youth education programs.

Mayor Trantalis recognized Barry Witlin, Esq., President of the South Florida United Youth Soccer Association (Association). Mr. Witlin confirmed his support of the Inter Miami proposal, commenting on his involvement with youth soccer, expounding on details and efforts of the Association.

Mayor Trantalis recognized Ray Hudson, 1798 NW 40th Street, and former member of the Fort Lauderdale Strikers. Mr. Hudson spoke in support of Inter Miami's proposal, expounding on Inter Miami's talents and proficiencies towards providing youth soccer opportunities.

Mayor Trantalis recognized Tim Robbie, 152 Isle of Venice Drive. Mr. Robbie spoke in support of Inter Miami's proposal, expounding on his work with the Fort Lauderdale Strikers Soccer Team and the growth of soccer as a major sports league.

Mayor Trantalis recognized Joel Israel, 2617 Center Avenue. Mr. Israel submitted a graphic that was shown on the presentation screen. He confirmed support of Inter Miami's proposal, commenting on the importance of youth soccer academy programs.

***A copy of the graphic is attached to these minutes.***

Mayor Trantalis recognized Charles King, 105 N. Victoria Park Road. Mr. King commented on his positive view of the process, expounding on details. He suggested involving the Broward County School Board (School Board), commenting on various options.

Mayor Trantalis recognized Tony Correa, 3101 Port Royal Boulevard, and on behalf of Kics International. Mr. Correa commented on his long-time involvement with soccer including prior local soccer events held at Lockhart Stadium and current soccer events at Hard Rock Stadium, urging the Commission to support the Inter Miami proposal.

Mayor Trantalis recognized Mary Fertig, 511 Poinciana Drive and on behalf of the Broward County Athletic Association (BCAA). Ms. Fertig discussed her support of youth in the community and quality school programs, commenting on the Stadium's history, needs and related details. She requested inclusion of language in legal agreements requiring field use by local high schools, middle schools and organized

youth sports activities, expounding on specific details.

Commissioner Moraitis discussed the need for Stranahan High School and Fort Lauderdale High School to have sports field facilities, commenting on related discussions with Broward County Commissioner Lamar Fisher. Broward County, the School Board and the City should work together to address this necessity. Further comment and discussion ensued on locating a site and related details. Mayor Trantalis commented on details regarding the use of the Parks Bond funding, noting that maintenance costs for school sports facilities would require a partnership with the School Board.

Mayor Trantalis recognized Windy Eichner, 1308 SE 11th Street. Ms. Eichner concurred with Ms. Fertig's comments, noting the importance of an applicant that supports youth soccer. She requested an analysis of what the City is relinquishing and gaining. Further explanation and discussion ensued on the economic aspects of each applicant's proposal and the value of the property.

Mayor Trantalis recognized Dan Lindblade, 512 NE Third Avenue, and on behalf of the Greater Fort Lauderdale Chamber of Commerce (Chamber). Mr. Lindblade discussed the importance of selecting the best business plan and best business partner, expounding on details related to the project's long-term plans and details. He noted the need to utilize the land for the best opportunity in support of the business community.

Mayor Trantalis recognized Bruce Quailey, 3090 NE 46th Street. Mr. Quailey discussed his youth sports coaching experience, commenting on the need for community field space and related details.

Mayor Trantalis recognized Andy Cagnetta, 5300 N. 37th Street. Mr. Cagnetta commented on the importance of an applicant's sustainability and financial ability to complete the project.

Mayor Trantalis recognized Marilyn Mammano, 1819 SE 17th Street. Ms. Mammano commented on the importance of negotiating the best arrangement, protecting the interests of the City and related details. She recommended a long-term management agreement, noting the need to be cognizant of park maintenance costs.

Mayor Trantalis recognized Dana Pollitt, 5300 Powerline Road. Mr. Pollitt commented on his experience in the Uptown Area. He discussed his support of the FXE Futbol proposal, explaining his perspective

regarding transforming the area. Commissioner Moraitis commented on discussions with Uptown Area businesses regarding the lack of park space. Further comment and discussion ensued.

Mayor Trantalis recognized Dale Hobby, 600 East Acre Drive, and on behalf of Motorcycle Safety. Mr. Hobby commented on his perspective regarding the use of the land at the Stadium.

Mayor Trantalis recognized Thomas Rongen, 2745 SE 7th Street, and a former Fort Lauderdale Strikers team member. He spoke in support of the Inter Miami proposal, expounding on benefits and details.

Mayor Trantalis recognized Jana Gray Williams, 3011 NW 21st Street. Ms. Williams discussed numerous individuals, commenting on the non-profit organization she represents. She requested both applicants recognize and assist with the needs of non-profit organizations by allowing young people to use the park and Stadium at no cost.

Mayor Trantalis reviewed the options before the Commission and requested a consensus on Commission goals.

Mayor Trantalis recessed the meeting at 3:25 p.m.

Mayor Trantalis reconvened the meeting at 3:38 p.m.

Mayor Trantalis discussed the importance of the public land remaining for a public purpose. Commissioner Moraitis gave a brief historical review on the Stadium, commenting on her perspective regarding the site, maintaining the area for public use, using funds allocated within the approved Parks Bond for area upgrades and confirming the need for additional assistance to address all the needs of the site. She discussed meetings with each applicant and their proposals, commenting on details that meet goals.

Mayor Trantalis commented on the need for area schools to have sports field amenities for school activities. Further comment ensued on this topic.

Commissioner Glassman concurred with many of Commissioner Moraitis' comments. He noted the importance of using this public land for public purpose and open, green space. Commissioner Glassman discussed the significance of the selected applicant working with schools and the School Board to schedule 50 days-per-year for sports field usage in addition to the scheduling of other events. Further comment

and discussion ensued. Mayor Trantalis confirmed these concerns would be addressed as part of management agreement negotiations.

Commissioner Glassman discussed comments made at the District II Pre-Agenda Meeting regarding the need for a full understanding of the general process as outlined in Florida State Statutes, expounding on details. Mayor Trantalis commented on the process, confirming that if negotiations do not move forward with the top-ranked vendor, negotiations could begin with the next ranked vendor.

Commissioner Glassman commented on the process for unsolicited proposals. He suggested addressing the Public Private Partnership (P3) process, commenting that he expects additional P3 proposals in the future. Commissioner Glassman commented on the conceptual nature of each proposal and the need for further well-defined financial details to allow an opinion from the City Auditor. Mayor Trantalis commended Commission members for efforts to mitigate concerns via community outreach and in-depth discussions with each applicant. Further comment and discussion ensued.

Commissioner Glassman suggested the Commission explore taking the initiative to improve the process. He expounded on other State municipalities that have codified requirements that include definitive criteria for this type of solicitation, commenting on the need for pertinent details to assist the Commission in making informed decisions. Commissioner Glassman commented on concerns that the City would not be encumbered with high costs for items such as maintenance following negotiations and document execution. He inquired about funding a Community Center and the youth academy being co-educational.

Commissioner McKinzie discussed the importance of ensuring inclusivity and public community access. He discussed the history of the Stadium and future opportunities to host events similar to the Tortuga Music Festival. Commissioner McKinzie also noted the need to fully understand and memorialize details that include financial information and associated commitments, maintenance expenses and the financial viability of the selected applicant. He commented on the differences in each applicant's conceptual proposal. Discussions ensued on the fiscal responsibility for costs associated with the construction of a Community Center and utilization of allocated Park Bond funds.

Vice Mayor Sorensen discussed his support of this public land area's public use. He also noted the importance of the City's two public high

schools having access to athletic fields and having a partner who will invest in the community and residents. Vice Mayor Sorensen reviewed City Attorney Boileau's Commission Agenda Memo (CAM) regarding this item. City Attorney Boileau confirmed both proposals meet the minimum criteria requirements of Florida Statute Section 255.065 (Statute), expounding on details. He said that professional reviews could be done before, during or after the ranking process, commenting on related information. Further comment and discussion ensued.

City Attorney Boileau concurred with Commissioner Glassman's earlier comments regarding other State municipalities codifying additional levels of information required for analysis during the approval process, noting the recent establishment of the Statute and the unique nature of each proposal. Professional oversight and review would continue through project completion. City Attorney Boileau expounded on the ranking process and options available to the Commission. Until a comprehensive agreement is executed, there is no binding commitment on behalf of the City. Mayor Trantalis confirmed the Commission would make a good faith effort to pursue a successful agreement. The Commission concurred.

In response to Commissioner Sorensen's questions, Anthony Fajardo, Director of Sustainable Development explained the site's zoning details. He confirmed that the proposed uses and ancillary uses of each proposal are permitted uses.

Commissioner Glassman requested additional details regarding the following: 1) parking; 2) financial responsibility for the Community Center; and 3) the youth academy being co-educational.

Vice Mayor Sorensen requested additional details regarding: 1) what happens should a default occur; 2) the number of fields and resources with public access; 3) maintenance costs; 4) specific phasing and construction timelines; 5) commercial space, training facilities and corporate center; and 6) financial information regarding FXE Futbol's proposal giving the City \$500,000 towards improvements on public space for each 100,000 square feet of commercial space; 7) the corresponding dollar amounts needed to create the amount of public space in the FXE Futbol proposal; 8) where youth soccer academy participants would be drawn; and 9) clarification of cost estimates for maintenance of fields.

Mayor Trantalis said that the financial viability of FXE Futbol is dependent upon commercial development and the youth academy

drawing from the local, regional area. Further comment and discussion ensued on the branding of the USL team, cost estimates for field maintenance and aspects of the process. Commissioner Moraitis asked about the flexibility regarding the south side of the Stadium. Mayor Trantalis commented on his interpretation that they would leave that to the City.

Vice Mayor Sorensen inquired about consulting with a legal firm specializing in this type of transaction. City Attorney Boileau confirmed the capability of the Office of the City Attorney, confirming that Edward A. Dion, Esq., with the firm Nabors, Giblin & Nickerson, P.A., has been retained for legal consultation. Commissioner McKinzie requested clarification on public access and all permissible events including sporting events.

Mayor Trantalis recognized J.P. Raynell. Mr. Raynell said that specific parking details have not yet been assessed, stating there would be surface parking. In response to Mayor Trantalis' question, Mr. Raynell said the FXE Futbol proposal does not include a youth academy. Mr. Raynell noted his legal counsel would need to answer questions regarding a lease default. He confirmed public access to fields when not programmed, expounding on details relating to analyzing costs. Mr. Raynell noted the following timelines after permitting: 1) 3-4 months for the operation of soccer fields; 2) 18 months for completion of Stadium rehabilitation; 3) 12-14 months for completion of a Top Golf facility. He expounded on associated details including simultaneous construction of these projects.

Further comment and discussion ensued on phases of Stadium renovations. In response to Commissioner Moraitis, Mr. Raynell confirmed \$10,000,000 was adequate to begin the first phase. Further comment and discussion ensued. Mr. Raynell said the FXE Futbol office would be located within the Stadium. He discussed the amount of retail, commercial space required for sustainability. Top Golf would need 5 acres. Other retail, commercial space is yet to be negotiated and is not necessary for the soccer operation to be sustainable.

Further comment and discussion continued on details related to financial sustainability, the development of retail space and FXE Futbol giving the City \$500,000 towards improvements on public space for every 100,000 square feet of commercial space. Mr. Raynell explained details related to the process and ongoing negotiations regarding retail space. Further discussions ensued on FXE Futbol's proposal and drainage areas adjacent to the site that are not part of the 64-acre site. In response to

Mayor Trantalis' question regarding branding of the FXE Futbol soccer team, Mr. Raynell confirmed it would be branded *Fort Lauderdale*.

Mayor Trantalis recognized Stephanie Toothaker. Ms. Toothaker pointed out proposed parking areas in the Inter Miami proposal that would undergo professional review, confirming it is a conceptual plan and discussed details regarding the southern portion of the site intended for the public and planned parking.

In response to Vice Mayor Sorensen's question, Ms. Toothaker discussed transportation to the area. Ms. Toothaker confirmed this topic would be part of a traffic study within the DRC process. The site is adjacent to Tri-Rail and major east/west traffic corridors are located nearby.

Mayor Trantalis recognized Pablo Aramis Alvarez, Esq., Vice President and General Counsel for Inter Miami. Mr. Alvarez said that one of Inter Miami's partners owns Brightline. Brightline is contemplating offering subsidized transportation to the Stadium.

Ms. Toothaker clarified Inter Miami's position regarding a Community Center, confirming there is space available. Costs for design, construction and maintenance at the City's expense.

In response to Commission McKinzie, Ms. Toothaker clarified that Inter Miami would be responsible for design costs, construction and maintenance of team facilities. Inter Miami would pay for the design and construction of the City's park facilities with the exception of the Community Center. The park facilities would be turned over to the City to maintain at the City's expense. Ms. Toothaker also discussed the costs related to using turf versus grass on fields. Inter Miami would bear the cost of either option based on the preference of the City.

Vice Mayor Sorensen requested that Inter Miami participate in the cost of the Community Center. Ms. Toothaker noted this could be discussed as part of negotiations. Commissioner Moraitis commented on her position regarding the use of the \$25,000,000 portion of the Parks Bond dedicated to Lockhart Stadium. Mayor Trantalis said that this would be a Commission decision to be made at a later time.

In response to Mayor Trantalis' question, Ms. Toothaker confirmed that all of Inter Miami's facilities would be available to both boys and girls, expounding on details. Mr. Alvarez noted discussions with a large girls' soccer academy in Broward County and contemplation of including them

under Inter Miami's umbrella. In response to Commissioner Glassman's question, Mr. Alvarez commented about a role for U.S. Women's Soccer.

In response to Mayor Trantalis' question regarding a possible future default in a management agreement with Inter Miami, Mr. Alvarez said that all improvements would become City assets. The management agreement would address maintenance and the obligations of Inter Miami. There is no financing or encumbrances related to the improvements. Inter Miami would be caretakers of these assets.

In response to Mayor Trantalis' question regarding public use, Ms. Toothaker said all fields would be convertible for other sports. Ms. Toothaker confirmed the ability to build grandstands around fields. Discussions ensued regarding the ability to repurpose the existing bleachers at the fields. Further comment and discussion ensued on other details and negotiations that would include lighting. The park's fields and facilities would be a City asset controlled by the City and developed by Inter Miami.

Ms. Toothaker said that once permits are issued, the project would begin. Inter Miami's corporate offices would be located at the site. A USL team would be branded as *Fort Lauderdale*. In response to Vice Mayor Sorensen's question regarding the fields on the southern portion of the site, Ms. Toothaker confirmed Inter Miami intends to pay, design and give them to the City to program and maintain. It was confirmed that Inter Miami's youth academy would draw from South Florida clubs.

In response to Commissioner Glassman's question, a representative for Inter Miami confirmed that the Stadium would be a permanent structure, expounding on details. Discussions ensued on including a restaurant/concession concept. Ms. Toothaker said that Inter Miami would make an accommodation for this request. Comment and discussion followed on the use of temporary tent accommodations for large-scale events.

Mayor Trantalis commented that he received correspondence received from Miami-Dade County regarding these discussions. Mr. Mas confirmed Inter Miami's commitment to this project and market, expounding on details and plans moving forward both in Fort Lauderdale and Miami for an MLS franchise. Inter Miami's academy, training center and corporate office would be located at the Lockhart Stadium site and the permanent training academy facility will be at that site in perpetuity.

Vice Mayor Sorensen commented on the need for a 50-day minimum

use of the new stadium and the City having significant priority in this process. Ms. Toothaker commented on the opportunity to work with the City and the School Board to address scheduling, noting the need to accommodate the MLS schedule when available. Further comment and discussion ensued on this topic, including having a permanent, separate field with bleachers (mini stadium) for high school sporting activities.

Mayor Trantalis confirmed the consensus to maintain the public land for public use, noting each applicant's proposal addresses that goal. He commented on having a league and commercial viability, expounding on details including conversations with the Commissioner of Major League Soccer who affirmed Inter Miami's ownership rights to an MLS team in South Florida and the requirement for an associated USL team, expounding on details.

Mayor Trantalis confirmed discussions with Jake Edwards, President of the USL, commenting on discussions regarding FXE Futbol obtaining a USL team franchise and expounding on details. Mayor Trantalis discussed the financial viability and commitment of each applicant. He noted that Inter Miami's financial commitment comes from capital investment and the financial investment of FXE Futbol comes from financing, commenting on related details.

Mr. Raynell updated the Commission on the status of FXE Futbol's negotiations with the USL and Premier Parks for the construction of a stadium which included a Letter of Intent to have a USL team in Fort Lauderdale. He commented on details related to the Letter of Intent and USL meetings and discussions. Mr. Raynell said that granting a USL franchise would be based upon the Commission's decision regarding the two unsolicited proposals and ranking.

Commissioner Moraitis commented on her support of Commission recommendations, including having a separate high school football field at the site. She also emphasized her support of the Park Bond's \$25,000,000 appropriation for Lockhart Stadium remaining to offset costs of future opportunities at the site. Mayor Trantalis noted the need to work with the Parks, Recreation and Beaches Advisory Board. Further comment and discussion ensued.

Vice Mayor Sorensen requested input from City Auditor John Herbst, City Manager Chris Lagerbloom and City Attorney Alain Boileau. City Auditor Herbst confirmed the need for additional information to make decisions and recommendations, expounding on efforts with the Office of the City Manager to contract with a sports stadium consultant to evaluate

the selected proposal.

City Manager Lagerbloom noted the differences in each proposal, expounding on the legislative intent under the Statute and proactive efforts to hire consultants to independently review the selected proposal based upon the Commission's ranking and action at tonight's Commission Regular Meeting. It is a policy decision that Staff would negotiate on behalf of the Commission. He discussed the opportunity to appoint a member of the Commission to participate in negotiations with Staff that would serve to enhance the timeline of negotiations.

In response to Commissioner Glassman's question, City Manager Lagerbloom said an appraisal of the site was done in 2015 and was appraised in the amount of \$12,085,000. City Auditor Herbst noted that this appraisal was done before the lifting of restrictions on the property. Further comment and discussion ensued on the current estimated value. Commissioner Glassman confirmed his desire for updated appraisal information.

City Attorney Alain Boileau noted that this is the selection stage of the process, acknowledging his conversations with each Commission member. He emphasized the need to have open access to the selected applicant's ownership group during the negotiation process. City Attorney Boileau said that legal questions regarding the Stadium would be addressed as the negotiation process continues. Further comment and discussion ensued on the process and participation of a Commission member with Staff in negotiation discussions. City Manager Lagerbloom noted that one member of the Commission is participating with Staff regarding the Joint Government Complex negotiations. Mayor Trantalis said that one Commission member's participation in negotiations would comply with Sunshine requirements. Further comment and discussion ensued.

Commissioner McKinzie commented on the process moving forward. Vice Mayor Sorensen recommended Commissioner Moraitis be the Commission representative to participate with Staff in negotiations with the selected applicant. Commissioner Moraitis read her position statement as representative of District I where the Stadium resides.

***A copy of Commissioner Moraitis' position statement is attached to these minutes.***

Mayor Trantalis recommended the Commission rank the proposals and move forward with a Commission vote at tonight's Commission Regular

Meeting. City Attorney Boileau distributed the ranking forms.

Commissioner Glassman thanked both Inter Miami and FXE Futbol for their passion and participation. Mayor Trantalis concurred with Commissioner Glassman, commenting on establishing a standard for the Statute governing unsolicited proposals. He acknowledged the numerous advancements in sports-related development in the City.

The Commission individually ranked the applicants and provided the ballots to City Clerk Jeffrey Modarelli. City Clerk Modarelli collected and calculated the ballots. He announced that Miami Beckham United, LLC received five number one rankings.

### **CITY MANAGER REPORTS**

None.

### **ADJOURNMENT**

Mayor Trantalis adjourned the Commission Conference Meeting at 5:22 p.m.