




CITY MANAGER'S OFFICE

Suzette Sibble, Assistant City Manager

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Date: May 19, 2021

To: Mayor, Vice Mayor and Commissioners

From: Suzette Sibble, Assistant City Manager 
Chris Brown, Consultant Project Manager

Type text here

Via: Greg Harrison, City Manager

Subject: Approval of the Term Sheet for the Oceanside Public-Private-Partnership between the City of Pompano Beach and E2L Real Estate Solutions, LLC ("E2L"), Master Developer for the Oceanside Mixed-Use Development Project, situated on the Oceanside surface parking lot at 109 North Ocean Boulevard (A1A)

BACKGROUND

Economic Development Strategy and Vision

In 2009 the City of Pompano Beach (the "City") reorganized the management of its Community Redevelopment Agency ("CRA") and retained the services of a redevelopment management firm, Redevelopment Management Associates ("RMA"), who over a period of several years created a new direction for the City, particularly within the City's Redevelopment Districts. Also underway in 2009 through the Mayor's Task Force and the City's Economic Development Council, was an economic study by the consulting firm, The Lambert Group ("Lambert"). Their scope was to make recommendations to the City about the direction the City should take to increase its tax base, provide jobs for its residents, and rebuild part of its inner-city redevelopment area. Lambert completed its study in 2009, titled "ECONOMIC DEVELOPMENT STRATEGIES." In summary the firm recommended three major areas of economic focus including (1) expand an already successful industrial distribution and manufacturing area; (2) attract Class A office space; and (3) focus on a tourism as an industry for the City. Lambert's report however, indicated that the City lacked the tourism infrastructure necessary to brand itself as a tourism destination. The report highlighted that even though the City had several miles of beach/coastline, and utilization of the beaches and water-related activity (with superior fishing and diving) was a primary attraction for the City, in 2009 there were only 20 hotels/motels located either on the beach or intracoastal in the City. However, among the existing hotel inventory, there were limited newer, mid- to- upper-scale branded product. Lambert indicated that this lack of hotel development when compared with nearby municipalities, particularly larger, high quality product, significantly impacted the ability to attract and retain a broader visitor base that provides considerable economic impact through utilization of existing recreational activities, purchase of retail/entertainment and other goods and services. The City at that time had no

attractive beach facilities for residents and visitors, no Class A hotels and no conference and event center. The City's beach is arguably its most attractive asset and if capitalized upon, had the most potential for the greatest impact to the City and its residents throughout the City.

Execution of the Strategy

Establishing tourism as a targeted economic industry required the City and the East District CRA to take certain steps to lay the groundwork for attracting the private sector to invest in Pompano. In 2011 RMA prepared a "Parking and Massing Analysis" for the City, not only exploring redevelopment opportunities for the City and the private sector, but also emphasizing the need to have a short and long-term plan for parking, pedestrian movement and circulation. Additional parking was needed, particularly on the barrier island in order to attract the private sector and to add amenities along the beachfront and around the pier area.



In 2012 the East CRA District invested \$12 million in revitalizing the City's beachfront area. Improvements included a new wide promenade along Pompano Beach Boulevard, an event lawn, restrooms, and multiple picnic pavilions.

This investment was crucial in the City's ability to demonstrate its commitment to improving its infrastructure landscape and to ultimately attract private investment to the City's barrier island.

The revitalization of the beachfront spurred the City's largest public-private partnership with a master developer for a major beachfront development (The Fishing Village). The City and CRA continued to invest in the City's public assets in the East CRA District over the next twelve (12) years, with continued improvements along Atlantic Boulevard (including the Atlantic Boulevard Bridge) and Briny Avenue and in Harbor Village. Additional investments were made in the Northwest CRA as well.



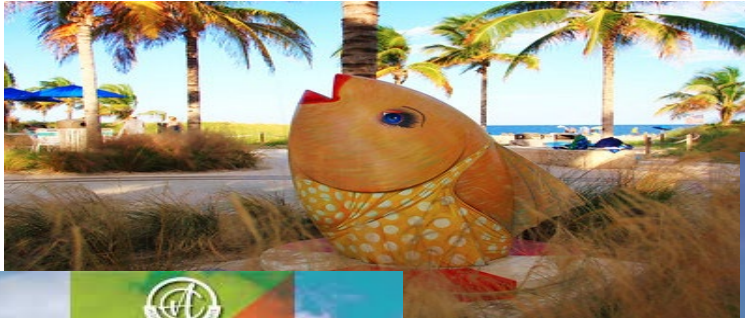
and to replace its aging pier, landmark.



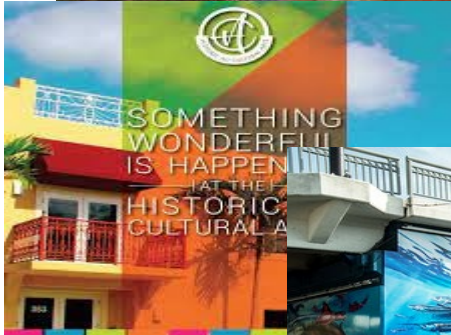
The passage of a \$181 million General Obligation Bond Issue in 2018 by the voters in the City further afforded the City the ability to continue

to invest in beautifying the City's beach area, roads, bridges, fire stations and parks and recreation facilities creating an icon City

To reach the established goal of becoming a tourism destination, the City hired a Tourism Manager in 2014, branded itself as “Florida’s Warmest Welcome” and built a Marketing and Communication strategy (also recommendations from the Lambert Study).



The City also invested in Culture and the Arts, not only enhancing the quality of



life of its residents, but creating yet another



economic draw to the City for visitors, further stimulating the City’s local economy.



Pompano is now a “destination” and both the City and CRA have received recognition and accolades for its strategic initiatives and revitalization efforts. Please refer to **Attachment A** for a list of some of those Accolades and Awards received to date.

Pier Development (The Fishing Village)

In 2013 the City entered into a development agreement with a master developer to develop approximately eight acres of land owned by the City, located on Pompano Beach Boulevard and A1A between NE 2nd Street and NE 3rd Street. The project evolved into being known as the Pompano Fishing Village. The East CRA District’s investment in the City’s beachfront and pier area was key in realizing this partnership.



In 2014 the City decided to build its first parking garage of 625 spaces, which not only solved the problem of parking supply from the beach demand, but further provided a catalyst for attracting several first-class restaurants and a 150-room hotel in the Pompano Fishing Village. Of importance, the City’s investment in this award-winning parking facility formed the foundation for a more successful Fishing Village Project.

The Fishing Village has become a very successful and important project for the City, because it created a redevelopment destination that features multiple restaurants and retailers and a dual branded Hilton Hotel.



The Beach House Restaurant opened in 2018 and the Oceanic Restaurant opened in 2019.



Kilwins and BurgerFi opened in 2021.



The dual branded 150 room Hilton Hotel is scheduled to open in June 2021.

With the Fishing Village 90% built out in 2021, the City has seen an increased demand for parking, with more residents and visitors coming to the area to enjoy the newly built beach, the new pier, new beach retailers, and new dining at several multi-story restaurants sitting directly on the Atlantic Ocean beach. What resulted was the creation of a significant entertainment center, which created even greater demand for parking. It was predicted as early as 2018, that the new garage completed in July 2016 may not be able to supply sufficient parking for the Fishing Village Project, and the City consequently decided to consider a second parking garage for the area. Thus, the City proactively analyzed parking garage site options per the original 2012 Master Plan; the following describes the process for the continuation of the City’s Economic Strategy and Vision by developing another public- private partnership on the City’s barrier island for public parking and other active uses.

Oceanside Public Private Partnership (“P3”) Request for Qualifications

In 2018 the City executed its plan to add additional parking on the barrier island, while simultaneously identifying opportunities to continue to implement the economic strategies identified in the Lambert Study. To address the lack of hotel inventory and continue to manage the growing parking needs, staff proposed another public/private partnership through the redevelopment of the 3.5 acre tract of land situated near the Fishing Village Development. The proposed uses would include a new hotel and supporting conference and event space, a small grocer/market and public parking. The site is located at 109 N. Ocean Boulevard on the Oceanside surface parking lot.

It should be noted that although tourism has been a major focus for the City, between 2009 and 2021, only 150 additional hotel rooms have been added on the barrier island from the soon the open Hilton Hotel, which is part of the Fishing Village development.

Hotel Rooms Added Between 2009-2021		
Barrier Island:	No. of Hotel Rooms	Location
Pompano Beach Fishing Village		
Hotel: Homes2 Suites & Tru by Hilton	150	Pompano Fishing Village
Non-Barrier Island:		
Residence Inn by Marriott	112	2880 Center Port Circle
Hampton Inn	102	900 S. Federal Highway

The City continues to lack inventory for newer mid-upper scale hotel rooms. The proposed Oceanside development would encompass the City’s second parking garage, with a compliment of active uses that would provide for a safe environment for both residents and visitors alike. In 2018, the City issued a Request for Qualifications (“RFQ”) for interested parties to serve as master developers of the Oceanside site to provide public parking, a hotel/conference center and retail. A new parking garage would provide overflow parking for the beach area and Fishing Village, as well as accommodate parking for the hotel/conference and event center and retail components of the Project. The City received six (6) responses and three (3) firms were short listed by both the City’s appointed selection evaluation committee and the City Commission. The three firms were deemed qualified to respond to the second-round proposal stage, a Request for Proposals.

Oceanside P3 Request for Proposals

In 2019 the City issued a Request for Proposals (“RFP”) to invite the three qualified short- listed master developers to submit a proposal for a mixed-use development on the site. The respondents were to provide a concept plan, confirm the team members of the master developer, and provide preliminary cost estimates for the public garage and other public sector components of the development.



In 2020 only one of the qualified RFQ master developers responded to the RFP. The public parking garage was proposed to serve as a podium platform for a 200-room hotel and conference/event center, and 12,000 square feet of retail, which would house a small grocer in the complex. In June 2020, the City Commission authorized staff to proceed with negotiating a Master Development Agreement (“DA”) with E2L Real Estate Solutions, Inc (“E2L” or “Master Developer”). Over

the past year the City’s negotiating team (Suzette Sibble, Chris Brown, Kim Briesemeister, Jeff Lantz and Bilzin Sumberg-City P3 specialized legal counsel) and the Master Developer together with their respective legal advisors, prepared a draft Term Sheet, describing the basic elements of a non-binding agreement, which will become a DA, which will serve as the binding contractual document between the City and the Master Developer. In addition to ongoing negotiations, during the last nine months, the City as well as the Master Developer, have been refining the concept plan, discussing items that would later be part of the DA, and conducting important due diligence on the Project Site. The following are key elements of the due diligence and a description of refinements of the concept plan.

Oceanside P3 Concept Plan Refinement

During the time that the City and Master Developer have been preparing a term sheet for the public private partnership, the Master Developer has conducted research on hotel sizes, event and conference center operations, hotel amenities on the pool deck, parking demand projections, retail demand, innovative mechanical and drainage systems that would provide more affordable HVAC and drainage facilities, and public driveway designs that would join a pedestrian and vehicular route between North Ocean Boulevard (A1A) and Riverside Drive. The Master Developer’s revised concept plan includes a new orientation of the hotel tower section, one that would be placed on a 700-space parking garage podium on an east-west axis as compared to the original RFP concept plan that was placed on a north-south axis. In addition, the Master Developer’s consideration for the change of the orientation was based on the

ability to build a more luxurious amenity deck on top of the garage podium, one that greatly improves the sun orientation on the club deck.

Furthermore, the Master Developer continues to refine its concept plan which contemplates utilizing the western portion of the parking lot of the adjacent Fire Station for part of the hotel such that the hotel straddles over the service drive. Fire Station staff would be accommodated with spaces in the new Parking Garage for any spaces lost as a result of the Project, with visitor parking remaining closest to the Fire Station. The moving of a portion of the hotel over to the fire station enables the project to provide more club deck space to expand the amenities, and to use the driveway connecting A1A to Riverside Drive as an additional access to the hotel lobby instead of only utilizing Riverside Drive as the main drop-off and pick-up access depicted in the initial RFP plan. In addition, the utilization of the Fire Station parking lot enables the hotel building to be placed on higher quality soils that are able to more efficiently support the heaviest portion of the project. The refined entrance to the hotel on the driveway allows for a longer queue line for automobiles waiting to valet, to check into the hotel, and to check into an event and conference. Currently, the Master Developer contemplates the hotel will range between 200 to 300 rooms and would include the option to provide larger rooms for extended-stay, rooms that contain one or more sleeping quarters and a small kitchenette. The Master Developer continues to research the conference and event center options for the hotel, which would be connected to the hotel to not only provide a significant amenity, but to also increase the demand for hotel rooms. The Master Developer is considering placing the event and conference center on two floors on top of the hotel, a facility that would enjoy magnificent 360-degree views from their dining and other entertainment facilities, particularly their roof top, outdoor entertainment area.

In summary, the concept plan is being refined and final details for each use within the Project will be provided as part of the DA. The project as currently described however, already provides an exciting new facility for Pompano Beach. The following discussion summarizes additional due diligence that has been conducted during the past year.

Land Use Amendment and Zoning

The City initiated a land use amendment in 2019 to reclassify the existing land use to “commercial” and included, as requested, a part of the Fire Station’s parking lot on its west end to be included in the amendment. The Land Use was approved in 2020 by the City’s Planning & Zoning Board, the Broward Regional Planning Council, Broward County and the City Commission. In addition, in 2021 the City Commission approved the rezoning of the site as B-3.

Survey, Soil Borings, and other Investigations

The City commissioned a land and topographic survey of the properties making up the project site including not only the Oceanside Parking lot, but also the Pompano Beach Branch Library, the retention area of the City’s lift station, the Fire Station, and an out-parcel owned by the Bostwick Estate, a 200 square feet sliver of property left over from the Broward County transfer of the Oceanside parking lot to the City over 20 years ago. Also, the City completed a Phase 1 Environmental Study, soil borings for structural design on the site, and a limited amount of ground penetrating radar scans of the site to assist in finding underground utilities. The Phase I environmental study resulted in a report of no indication of contamination, the borings indicated that on the southwest portion of the site the soils were unstable and would require additional structural amelioration of the soils if a building of any size or weight were to be placed in the southwest section. However, generally the balance of the soils on the northern portion

was very suitable for foundation piles and heavy structures capable of carrying loads such as the proposed P3.

Acquisition of the Bostwick Site

In 2020, the City negotiated a contract for purchase from the Bostwick Estate. The small 200 SF parcel is located between the Oceanside Plaza Condominium and the City' Oceanside lot. The City closed on the acquisition and is in the process of unifying the newly acquired parcel with the Oceanside site.

Plat Amendment

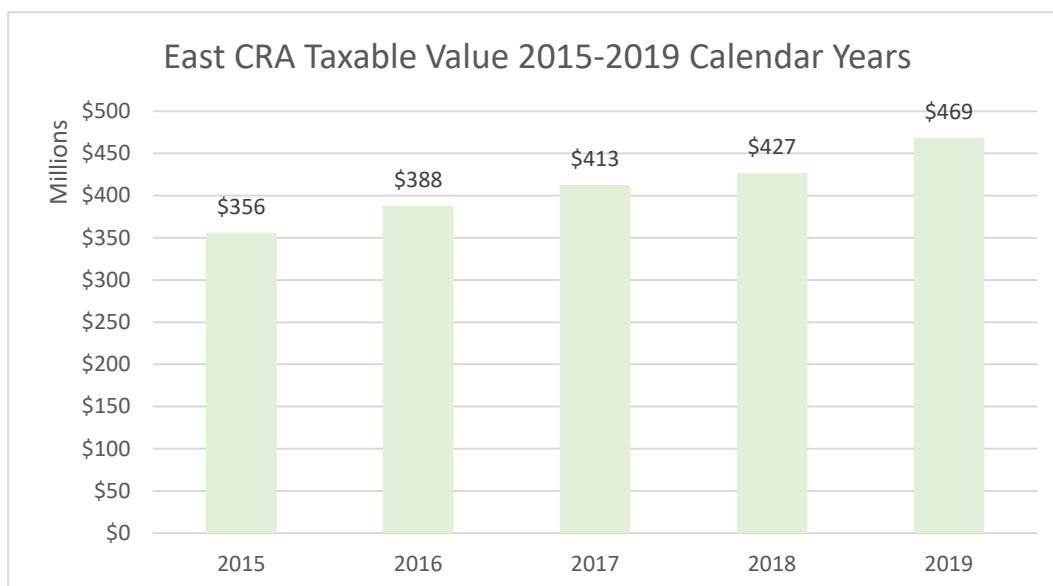
The current plat covering the project parcel includes an old plat note that states it is permitted for a fire station. An amendment is required for future development to add to the list of uses, the branch library, a City parking garage, a hotel of not more than 300 rooms and retail not exceeding 50,000 square feet. The uses correspond exactly to those listed in the 2020 Land Use amendment. The City Commission approved the plat amendment in April 2021 and it is expected that the plat note amendment will be finalized in 2021.

Parking Demand Study

Both the City and the Master Developer will finalize a parking demand study once the exact parameters governing the real estate components of the Project are defined, however the City and the Master Developer have already begun exploring parking options to accommodate the project as a whole. The development agreement will detail parking, traffic and pedestrian connectivity obligations by both parties based on the final amount of square footage for each use in the project, and the corresponding parking and demand analysis.

Economic Impact Study

The City commissioned an economic impact study from Lambert on the economic value of building the facilities on the Oceanside P3 site, including a 300-room hotel/conference and event center, 50,000 square feet of retail, club deck, grocer and a 700-space garage. The study will be finalized once final project components are determined. Economic benefits to the City expected from the Oceanside site development include job creation, growth in East CRA tax increment, increase in other revenue sources for the City (parking, permits, utilities, fire assessment fees, franchise fees, sales and use taxes etc.) and continued expansion of the City's tax base. Both public and private sector investment on the barrier island to-date, has yielded a significant increase in the City's East CRA tax increment.



Between 2015 and 2020, the taxable valuation in the East CRA District has increased by \$132 million (or 37%), generating an additional \$1.5 million in tax increment revenue for the City. In addition, between 2015 and 2019, the City, due to its investment in its public assets, which spurred private sector investment, has seen an increase of approximately \$39 million or 39% in its major tax revenue sources (i.e. property taxes, half cent sales taxes, state municipal revenue sharing, franchise & utility taxes and franchise fees, communication service taxes etc.).

SUMMARY OF TERM SHEET

The Term Sheet, a precursor to a final contractual Development Agreement, is a non-binding, brief version of the Development Agreement with many of the basic business points. The purpose of the term sheet is to allow the City Commission, other key City staff members and the public to understand the essence of the project and to define the top-level requirements of both the Master Developer and the City. The following is a short “bullet point” summary of the term sheet.

Master Developer Conditions - Highlights

- Master Developer will be responsible for all building and infrastructure construction of the project including utilities, landscaping, private buildings, and the City’s public garage and driveway connecting Riverside Drive to A1A and be responsible for all of its own due diligence, as well as assist the City with a few of their due diligence investigations.
- Developer will design and construct certain Project components, including (1) a 3-star or higher hotel with approximately 200-300 rooms, (ii) an event/conference center, and (iii) a club deck and related deck amenities, such as swimming and wading pools, and outdoor covered eating and drinking facilities, if so desired by Developer.
- Master Developer is responsible for securing the equity and debt required to fund 100% of the development cost of the Private Development evidenced by satisfactory evidence of their ability to secure financing (including equity or debt term sheets or similar evidence) prior to entering into a final Development Agreement.
- Master Developer will seek a grocer to build out a 12,000 square feet vanilla box to be built in one or more garage levels by the City as part of the garage building. This function is not required as part of signing the final Development Agreement as the City has the option to find an operator for the retail grocer space.
- Master Developer will construct the City’s public garage and connective public driveway (A1A to Riverside Drive) for a fee to be negotiated, with the City in turn providing the funds for the design and construction. The City will retain ownership and operation of these public assets.
- Master developer will sign an Air Rights Lease for tenant areas with the City to use for sub-leasing to tenants such as the hotel, event center, club deck operator and other tenants.
- Master developer will build, fund, and operate the waste management system. City will pay its fair share of the cost of collection and disposal.
- Master developer will assist the City in securing parking license agreements with its tenants who will enter into two party parking agreements directly with the City.

- Master developer will provide evidence to City that it has secured through itself and/or through its tenants, sufficient debt and equity to fund their side of the project.

City Conditions - Highlights

- The City will fund (through a financing arrangement) the public sector components of the project to include the public garage (700 spaces being contemplated) for the project for the use of the public and for the customers of the master developer's tenants, as well as fund the connecting driveway (A1A to Riverside Drive). The City will maintain and operate the garage, utilizing funds from parking fees to pay for maintenance, equipment leasing, replacement reserves, management fees, debt service and other expenses.
- The City will charge the Master Developer an air rights leasing fee of each of the Master Developer tenant spaces, such as the hotel, club deck, conference and event center, and others at a rate mutually agreed upon, essentially based upon a minimum base rent plus a percentage of the gross sales of each tenant.
- The City will provide parking for a fee to the public and to the customers of the Master Developer's tenants. The number of spaces for the tenants shall be determined by a parking study and each tenant will sign a parking license agreement for the use of the public garage. All public parking spaces will be either general parking or valet parking. The City will normally charge customers an hourly or daily fee and provide a limited number of monthly permits at a discount for the management of the hotel, conference/event center and other management staff to be negotiated on a case-by-case basis.
- The City will fund the parking office located in the garage.
- City will fund the vanilla box envelope of approximately 12,000 square feet for use by a grocer.
- The City will fund certain project on-site infrastructure such as the driveway that connects A1A to Riverside Drive and other infrastructure that is the City's fair share of the costs such as drainage, water and sewer, lighting, waste management, and other. If the City's utilities off-site systems are in need upgrading due to planned improvements to Riverside Drive, then the City will fund the entire cost of the off-site upgrades.
- The City will provide certain reports and studies at 100% of their cost including Phase 1 environmental, title insurance policy, an ALTA survey, and the acquisition of a small parcel of land called the Bostwick tract, its own parking demand study, and other studies. The City will share in 50% of the cost of other reports and studies such as soil borings for foundation design and ground penetrating radar survey,

Master Developer/Key Team Member Information and Select Team Project Information

Please refer to **Pages 6-94** of the Master Developers RFP Proposal submittal for (1)) Project Team Member Organization Chart (2) Master Developer (E2L) and Key Team Members Profiles; and **Attachment B** to this memorandum for additional select Master Developer Team Project Portfolio.

Project Considerations

The Project Team understands that the Project must address certain inherent concerns, primarily associated with parking and traffic generation. Once all Project components have been finalized, a parking demand and traffic study will be completed prior to the execution of a DA. As stated earlier, the DA will detail parking, traffic and pedestrian connectivity obligations by both parties based on the final amount of square footage for each use in the project, and the corresponding parking and demand analysis. The

Master developer will further consider design elements in order to manage traffic flow to and from the site.

The City launched its Phase 1 Micro-Transit Program in April 2021, an on demand free shuttle service and has plans to extend the Program to Phase 2, providing for larger trolley type vehicles to allow connectivity from west to east and east to west. The City strives to continue to promote smart sustainable growth and will continue to pursue initiatives to encourage ride sharing.



There have been several meetings held governing the regulatory process for the Project. In addition, the Project team has met with the East Advisory Committee to discuss the project on several occasions already.

The below summarizes public meetings held to date concerning the Oceanside Project:

1. East CRA Advisory Committee: March 7, 2019 – Introduction of redevelopment of oceanside and ride share (on-demand golf carts) discussion
2. Land Use Plan Amendment:
 - *Planning and Zoning Board: June 26, 2019
 - City Commission First Reading: July 23, 2019
 - *Broward County Planning Council: December 12, 2019
 - County Commission Adoption Hearing: February 11, 2020
 - City Commission Adoption: March 10, 2020
3. ECRA Advisory Board: November 5, 2020
 - Presentation on the Oceanside Parking Garage Project
 - Oceanside Rezoning to General Business/Atlantic Overlay District (B-3/AOD)
4. East CRA Advisory Committee: January 7, 2021
 - Interlocal Agreement between CRA/City Oceanside Parking Garage – Amendment to the ECRA Finance Plan

***included 500 foot radius mailing, as well as newspaper ad**

Staff will continue community outreach efforts over the next months in order to garner additional input for the Oceanside Project.

Conclusion

Staff is recommending City Commission approval of the Term Sheet. The City Commission's approval of the Term Sheet will demonstrate the City's commitment to the Project and to continuing negotiations with the Master Developer, E2L based on the proposed term sheet terms. Anticipated next steps include the following components:







- Community Outreach
- Approval of a Development Agreement (including Air Rights/Space Sublease Lease as to form)
- Approval of a Guaranteed Maximum Price Contract (GMP) for the City's public sector components of the Project (Garage, connecting driveway, related site work & infrastructure)
- Execution of Air Rights/Space Sublease, as applicable
- City Commission approval of City's financing documents
- City and Master Developer close on respective financings (City for public sector & Master Developer for private sector project components)

Attachments

Attachment A

Pompano Beach Recognitions/Accolades

- December 2014 – TripAdvisor - Pompano Beach # 5, in Top 10 Up and Coming Cities in the US.
- July 2017 - CNBC Pompano Beach # 7, in Top 10 Cities for Active Retirement
- December 2017 - Expedia, Pompano Beach, Best City in each State to Escape to. Only one City named per state
- February 2018 - Money Magazine, Pompano Beach #5 in 20 Best Places to Go To in the US
- April 2018 - Forbes Pompano Beach #4 out of 10 Weekend Getaways for Mother's Day
- April 2018 - Money Magazine, Pompano Beach #1 in 7 Best Places to Visit in Florida
- May 2018 - Money Magazine, Pompano Beach #1 in top 7 Beach Vacations in the US
- June 2018- USA Today, Pompano Beach #5 of top 10 Best new Breweries
- June 2018 - Travelpulse.com, Pompano Beach Amphitheatre, Best Outdoor Venues in each state named
- September 2018 - Ascent Magazine, Beach Parking Garage...recognized with fabulous article
- October 2018 - Amxnews.com, Pompano Beach # 5 out of top 10, in the Best Places to go this year
- 2018 CRA Awards -Florida Festivals & Events Association, SUNSATONAL AWARDS
 - 🏆 1st- Neighborhood Ambassadors, Community Outreach
 - 🏆 3rd- Old Town Untapped, Facebook

- 2018 CRA Award - Florida Redevelopment Association (FRA), Roy F. Kenzie Award
 Marketing and Promotions - Pompano Beach Downtown Innovation District
- 2019 CRA Award - Florida Festivals & Events Association, SUNSATONAL AWARDS
 1st- Green Market Pompano Beach, Billboard/Signage
 3rd- Green Market, Facebook
 3rd- Old Town Untapped, Facebook
- 2019 CRA Award Florida Redevelopment Association (FRA), Roy F. Kenzie Award
 Outstanding Housing Project – City Vista
- 2020 CRA Award - Florida Redevelopment Association (FRA), Roy F. Kenzie Award
 Transportation Transit Enhancement – Atlantic Boulevard Bridge Enhancement
- May 2019 - Tripstodiscover.com, Pompano Beach # 3 out of Top 10 Vacation Spots near Miami after Islamorada #1, Palm Beach #2
- June 2019 - Zillow, Pompano Beached ranked #2 out of top 25 US cities for Vacation homes, Miami Beach #1, Ft. Lauderdale
- March 2020 - Smart Asset – Where Retirees are moving -2020 Edition , Pompano Beach # 23 out of 25 in the US
- October 2020 - Extraspace.com SPACEWISE: Article on 12 Things to know about living in Pompano Beach
- December 2020 - BIZ Women Business Journal: Places for Women Entrepreneurs, Pompano Beach is included as part of # 9 area in the US, Miami/Ft. Lauderdale/Pompano Beach
- January 2021 - Travel Awaits: Article on 13 Fabulous Experiences in Pompano Beach
- February 2021 - Mansions Global: Article on Pompano Beach offers Beach, Fishing, Sailing, amid lots of Development
- February 2021 - Mansions Global: Five areas to explore that aren't Miami includes Pompano Beach offers Beach, Fishing, Sailing, amid lots of Development (same article as above)
- March 2021 - Family Destination Guide: 10 Best Beaches in Ft. Lauderdale Area, #4 North Ocean Park Beach in Pompano and #9 is Pompano Beach
- March 2021 - Travel Lens: Article on 15 Best Things to do in Pompano Beach
- April 2021 - Fishing Booker: Article on Anglers Guide to Pompano Beach Fishing
- April 2021 - Travel Addicts: Pompano Beach is included in a list of Best Beaches in the World

Attachment B

Master Developer Team Select Project Experience

Town Square, Boynton Beach, FL — E2L
Real Estate Solutions,



E2I Real Estate Solutions LLC entered into a public-private partnership (P3) for the proposed development of Town Square, which will include more than 700 residential units, a 120-room hotel, 80,000 square feet of commercial space, the renovation of a historic high school, an 110,000-squarefoot City Hall/library building, parking garages, park and playground areas, and associated infrastructure. The project also includes a new 57,000 square foot Police Station, a 12,000 square foot Fire Station, a 2,700-ton District Energy Plant to serve 13 new buildings. The scope of the services also included raising of eight city buildings over the 24 acres of property. The proposed infrastructure includes 4,850 linear feet of new water main; 2,500 linear feet of new gravity sewer main; a municipal lift station and a force main; reclaimed water main extensions; district energy chilled water line routing; and paving, grading, and drainage design.

Select Past Design and Construction Management Experience

Sheraton Ft. Lauderdale Beach Hotel –Major Renovation

Ft. Lauderdale Beach, Florida





**Harbourside
Building 1, Jupiter,
FL**



178-room hotel
Four multi-use buildings containing restaurants, office space, retail
1,000-space parking structure
600-seat amphitheater

Project of the Year, Urban Land Institute (ULI) Southeast Florida/Caribbean, 2015
Multi-use development with riverfront views

Arthrex Hotel, Naples FL



Part of a 30-acre campus 300,000-SF
administrative office 200,000-SF, 174-
key hotel, 40,000 SF wellness center
with state of the art fitness amenities

Additional Leo Daly Design Projects are located at the link below:

<https://leoadaly.com/our-work/portfolio/>

Sabbia Beach Condominium, Pompano Beach

Scope: New construction of a 19-story, 68-unit luxury condominium building totaling 300,000 sf with direct oceanfront views from full height glass wall living spaces and expansive glass lined balconies. Included nearly all unit finishes. Heavy sensitivity to environmental surroundings reflected in specialized exterior coatings and lighting. The project also includes a 155-space integrated parking garage and ample amenity spaces for residents such as a community room and fitness center.



Canopy Hotel by Hilton, West Palm Beach



Scope: New infill construction of a 14-story hotel with 150 ultra-contemporary luxury guest rooms on top of three floors of podium parking with a grand lobby with very high-end finishes, restaurants, meeting rooms, rooftop lounge, spa and pool.

- 2020 Excellence in Construction Gold Eagle Award – ABC Florida East Coast Chapter, Best Commercial Project (\$30 - \$50 million)
- 2019 Legacy Award Winner for North America New Build - Hilton

Marriott TownPlace Suites, Port St. Lucie FL

Scope: New construction of a five-story hotel with 128 extended stay suites on 3.6 acres.



Additional Verdex construction projects are located at the link

below: <https://www.verdex.com/projects/>