



STEPHANIE TOOTHAKER
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January 28, 2019

Via E-Mail and U.S. Mail

Mayor Dean J. Trantalis
Vice Mayor Ben Sorensen
Commissioner Steven Glassman
Commissioner Robert L. McKinzie
Commissioner Heather Moraitis
City Manager Chris Lagerbloom
City Attorney Alain E. Boileau
City of Fort Lauderdale
100 N. Andrews Avenue
Fort Lauderdale, FL 33301

Re: Section 255.065, Florida Statutes – Inter Miami Unsolicited Proposal to Design, Construct, Occupy, and Maintain Vacant Parcels at Fort Lauderdale Executive Airport for a Major League Soccer Training Facility

Dear Mayor Trantalis, Vice Mayor Sorensen, Commissioners Glassman, McKinzie and Moraitis, Mr. Lagerbloom, and Mr. Boileau:

I represent Miami Beckham United, LLC, (“Inter Miami” or the “Team”), regarding this unsolicited proposal which is being submitted pursuant to Section 255.065, Florida Statutes. Please find attached as Exhibit A information regarding The Team and its Vision. Inter Miami proposes to build and operate a state-of-the-art soccer training facility, a world class professional soccer stadium and a soccer-centric community destination. The proposed programming includes a main building housing the Team’s academy’s training facilities with the following uses and amenities: locker rooms, weight rooms, classrooms and coaches’ and administrative offices, medical and rehabilitation facilities, dining facilities, grass practice fields and field maintenance facilities; and associated parking (collectively, the “Team Facilities”). In addition, there will be a community center available for public use as well as a community running/walking trail, a community public park for enjoyment, relaxation and recreation, a community dog park, a destination playground for the community’s youth and public fields for community play, together with associated parking, (collectively the “Community Facilities” and together with the Team Facilities the “Proposed Facilities”). The Proposed Facilities are to be located on Parcel 19B, 25, 26 and 27 combined at the Fort Lauderdale Executive Airport, otherwise known as the site of Lockhart and Fort Lauderdale Stadiums, (the “Property”). Please see a detailed description of this unsolicited proposal pursuant to Section 255.065, Florida Statutes below:

I. Project Background & Specifics

Inter Miami is South Florida’s premier professional soccer team and a member of Major League Soccer, (“MLS”). MLS is the only men’s Division I professional soccer league sanctioned by the United States Soccer Federation which represents the sport’s highest level of competition in the United States and

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Canada. Inter Miami holds the exclusive right to play soccer within the MLS within a one hundred mile radius of Miami International Airport. Inter Miami intends to use the Team Facilities for the Team's year round training, conditioning, and certain tournament play. The Team Facilities will also serve as home to Inter Miami's men's Division II professional soccer team, a United Soccer League ("USL") member. USL hosts professional and amateur tournaments and is directly affiliated with the United States Soccer Federation, the United States Adult Soccer Association and the Canadian Soccer Association. MLS and USL currently represent the two highest levels of soccer competition within the United States and Canada. In addition, the Team Facilities will serve as home to the Team's youth training and development program for youths ages 12-18 academy (the "Academy"). In addition, the Team Facilities are a free-to-play program for South Florida soccer talent to develop their game under the auspices of Inter Miami.

The Proposed Facilities will contain the following Team Facilities and Community Facilities:

TEAM FACILITIES

A state-of-the art multi-purpose stadium;

Approximately 30,000- 32,000 square foot building which will house locker rooms, weight rooms, classrooms, dining facilities, coaches' and administrative offices, medical and rehabilitation facilities for the Inter Miami MLS team, the USL team and Academy teams;

Grass soccer fields for Inter Miami's MLS team, USL team and Academy Teams;

COMMUNITY FACILITIES

Community running/walking trail;

Community public park area;

Community playground;

Community dog park;

Community public fields;

A field maintenance building;

Space for a potential future community meeting center

Inter Miami proposes to pay for the design, construction and maintenance of the Team Facilities pursuant to a Design Construct Occupy and Maintenance Agreement with the City of Fort Lauderdale. Inter Miami would also design, pay for and construct the Community Facilities with the exception of the community meeting center. The City would maintain control of programming and maintenance of the Community Facilities. This agreement would allow the City to maintain ownership of the land and associated structures, while permitting Inter Miami to construct a world-class soccer-centric facility in the City of Fort Lauderdale. Inter Miami will commission and pay for the design, construction, and management of the Team Facilities and the Community Facilities, with the exception of the community meeting center. The associated agreement which is proposed at 50 years will define and detail the obligations and responsibilities of each party and will be negotiated by the parties.

The Proposed Facilities are to be located on City of Fort Lauderdale property. The City of Fort Lauderdale currently owns two stadium facilities on Fort Lauderdale Executive Airport: Lockhart Stadium and Fort Lauderdale Stadium which were built in 1959 and 1962 respectively. Lockhart Stadium was mostly used for soccer and was the home of the Fort Lauderdale Strikers and Miami Fusion. The original Fort Lauderdale Strikers was founded in 1977 and had a long history in the community. The Miami Fusion debuted in Lockhart Stadium in 1998. When the Miami Fusion debuted at Lockhart, all twelve MLS teams were sharing stadium space with football teams. The Miami Fusion changed the MLS model by abandoning the Orange Bowl and expanding the team to Lockhart Stadium.¹ However under today's tournament play standards, the stadium which is oriented in an east west position is not considered optimal as the stadium

¹ Rusnak, Jeff. Fusion's "Lockhart Stadium Stint Paved Way for New MLS Venues" Sun Sentinel, October 12, 2008.

should be oriented north to south because of sunlight considerations. In addition to professional soccer, the Property also hosted professional baseball. The New York Yankees used Fort Lauderdale Stadium as a training facility between 1962 and 1995. Subsequently, Fort Lauderdale Stadium also hosted the Baltimore Orioles for Spring Training from 1996 to 2009.

The Property has a long history of hosting both professional and amateur athletics. As indicated by the Property Condition Assessment Engineering Report for Fort Lauderdale Executive Airport Stadium Evaluation conducted by Kimley-Horn and Associates, Inc., on March 11, 2013, ("Property Condition Report"). The Property Condition report found the venues did not meet minimum code requirements and were no longer suitable for hosting athletic events as noted above. From an accessibility perspective, both structures are significantly deficient by current Florida Building Code requirements, specifically with regards to the number of accessible seats, ramps, elevators, overall route, access, as well as designated ADA parking spaces. In addition to ADA deficiencies, the number of restroom fixtures and facilities are greatly below current minimum code requirements and functional needs. The Property Condition report also found insufficient fire alarms and lighting which would need to be corrected to meet current Life Safety criteria.

The construction and implementation of the Proposed Facilities will maintain and improve the site for athletic events, a use which has existed for almost 50 years. This use has served the public by providing professional and amateur competition to the City of Fort Lauderdale. Inter Miami seeks to maintain this purpose by constructing state-of-the-art Team Facilities which will host professional and amateur competition and training opportunities, as well as public-access facilities and improvements. The Community Facilities will also provide for significant public space and includes space for a potential future community facility should the City wish to construct one. This unsolicited proposal will maintain the heritage of soccer within the City of Fort Lauderdale and will seamlessly coexist with the new Community Facilities.

II. Section 255.065, Florida Statutes

The Florida Legislature finds that there is a public need for the construction or upgrade of facilities that are used predominantly for public purposes and that it is in the public's interest to provide for the construction or upgrade of such facilities. Section 255.065, Florida Statutes governs unsolicited proposals for a qualifying project. A qualifying project is defined in relevant part as follows:

1. A facility or project that serves a public purpose, including, but not limited to, any ferry or mass transit facility, vehicle parking facility, airport or seaport facility, rail facility or project, fuel supply facility, oil or gas pipeline, medical or nursing care facility, **recreational facility, sporting or cultural facility**, or educational facility or other building or facility that is used or will be used by a public educational institution, **or any other public facility or infrastructure that is used or will be used by the public at large or in support of an accepted public purpose or activity**; (Emphasis added)

Section 255.065(1)(i), Florida Statutes.

A responsible public entity may receive unsolicited proposals or may solicit proposals for a qualifying project and may thereafter enter into a comprehensive agreement with a private entity for the building, upgrading, operating, ownership, or financing of facilities. *Section 255.065(3), Florida Statutes.* The statute goes on to state the responsible public entity may establish a fee for submission of an unsolicited proposal in order to pay for the evaluation of the proposal. The City of Fort Lauderdale established an application fee of \$25,000 pursuant to Resolution 13-187, which is included with this proposal.

Please see Exhibit "B" for detailed unsolicited proposal information in conformance with the requirements of Section 255.065, Florida Statutes.

Prior to approving a comprehensive agreement, the responsible public entity must determine the following:

1. Is in the public's interest.
2. Is for a facility that is owned by the responsible public entity or for a facility for which ownership will be conveyed to the responsible public entity.
3. Has adequate safeguards in place to ensure that additional costs or service disruptions are not imposed on the public in the event of material default or cancellation of the comprehensive agreement by the responsible public entity.
4. Has adequate safeguards in place to ensure that the responsible public entity or private entity has the opportunity to add capacity to the proposed project or other facilities serving similar predominantly public purposes.
5. Will be owned by the responsible public entity upon completion, expiration, or termination of the comprehensive agreement and upon payment of the amounts financed.

Section 255.056(3)(d), Florida Statutes.

The provided materials meet the criteria promulgated by Florida Statutes. Athletics, entertainment and competition have long been provided to the public in both Lockhart and Fort Lauderdale Stadiums at this location. Fort Lauderdale was known as the home to the Fort Lauderdale Strikers and spring training for the New York Yankees and Baltimore Orioles. Under this proposal, the Proposed Facilities will continue to be owned by the City of Fort Lauderdale.

Upon approval of a qualifying project, the responsible public entity must establish a date for the commencement of activities related to the qualifying project. Approval of a qualifying project by the responsible public entity is subject to entering into a comprehensive agreement with the private entity. *Section 255.065(5), Florida Statutes.*

III. City of Fort Lauderdale RFP # 975-11962

On May 19, 2017, the City of Fort Lauderdale issued RFP # 975-11962 seeking qualified, experienced and licensed firm(s) for a long-term lease and development of an entertainment and/or athletic venue on Parcel 19B, 25, 26 and 27 combined located at the Fort Lauderdale Executive Airport in the Industrial Park. The relevant parcel is the current site of Lockhart and Fort Lauderdale Stadiums.

The City of Fort Lauderdale selected a bid from RFP # 975-11962; however, it did not ultimately come to fruition. As such, Inter Miami submits this unsolicited proposal pursuant to Section 252.065, Florida Statutes.

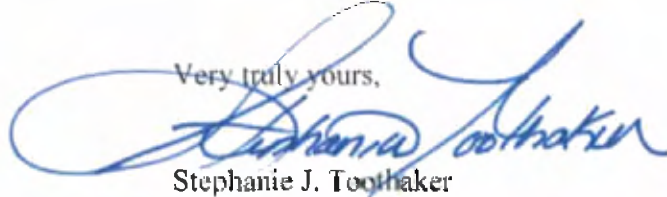
IV. Conclusion

Inter Miami is pleased to bring this unique opportunity to the City of Fort Lauderdale. The Proposed Facilities will revitalize and reactivate an underutilized, non-functional site owned by the City of Fort Lauderdale in a sustainable, collaborative, and fiscally-responsible manner. The site has served the public by providing professional athletic completion since as early as 1959 but the Property Condition Report indicates the existing stadium structures have neared the end of their useful life and bringing the facilities to current standards would be significantly expensive to the public.

The Proposed Facilities will serve as the premier soccer-centric athletic venue in the City of Fort Lauderdale, and become a regional, national, and international destination that will be a significant economic development engine. The proposed unsolicited bid meets the requirements of Florida Statutes. Furthermore, the proposal meets the intent of RFP #975-11962 issued by the City of Fort Lauderdale on May 19, 2017, and the vision and investment brought to the Proposed Facilities by Inter Miami will continue the site's long soccer history while simultaneously bringing the City owned property back to its former glory.

If I can answer any questions, or if I can provide any additional information, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Stephanie J. Toothaker", is written over the typed name below. The signature is fluid and cursive, with a large initial 'S'.

Stephanie J. Toothaker

EXHIBIT A



THE TEAM AND ITS VISION

WHO WE ARE...



- Club Internacional de Fútbol Miami (Inter Miami) is the only Major League Soccer (MLS) sanctioned professional soccer team in South Florida*.
- Our mission is to build a soccer culture and community that truly reflects our diversity, creates opportunities, and fosters the freedom to dream in every kid and kid-at-heart.
- Our promise is to build a team with and for all passionate and devoted South Florida soccer fans and players, to shine as a beacon of our community to the rest of the world.



* Orlando City FC is the MLS representative in North Florida.

WHERE DO WE PLAY...



- Inter Miami will compete in MLS, a men's professional soccer league sanctioned by the United States Soccer Federation which represents the sport's highest level in the United States and Canada.
- MLS is comprised of 24 teams—21 in the U.S. and 3 in Canada and constitutes one of the major professional sports leagues. Expansion clubs 25 - 27 are Inter Miami (2020), Nashville (2020) and Austin (2021)
 - MLS regular season runs from March to October, with each team playing 34 games (17 at home).
 - MLS teams also compete against continental rivals in the CONCACAF Champions League where the winning team qualifies to the FIFA Club World Cup.



WHO ARE MLS FANS...



• **9M FANS-** 2018 Season Total Attendance



YOUNGER	25%	MORE LIKELY TO BE MILLENNIALS
DIVERSE	70%	MORE LIKELY TO BE HISPANIC (3X+ HIGHER THAN ANY OTHER U.S. SPORTS LEAGUE)
AFFLUENT	79%	MORE LIKELY TO HAVE AN INCOME OF \$100K+
DIGITALLY NATIVE	89%	MORE LIKELY TO STREAM SPORTS ON THEIR DEVICES
LOYAL	83%	MORE LIKELY TO PURCHASE PARTNER PRODUCTS

WHAT IS THE INFRASTRUCTURE LEGACY VISION...



- Inter Miami will privately fund and build a global soccer destination for our community, anchored by two pillars:



- A world class **training facility with a stadium** where our teams (MLS, USL and Academy) can inspire the next generations of players who will develop and train in our free-to-play soccer academy.
 - An 18,000 seat modular, multi-use stadium to host international matches, including friendly matches for Inter Miami CF and the USL team.
 - A best in class soccer infrastructure for our local youth talent to continue to develop their skills without having to leave their own communities.
 - A training facility that becomes the preferred destination for all international clubs during their yearly preseasons, attracting the global soccer attention to our region.
 - A destination that attracts the top youth soccer tournaments, igniting a sports tourism trend fueled by soccer.
 - The facility will employ over 80 full time staff, including 30 professional MLS players.

AND

- A **soccer complex and stadium in Miami (Miami Freedom Park)** to play official games against MLS and the rest of the world.

THE ACADEMY...



- Inter Miami Academy will serve as a free to play program for South Florida soccer talent to develop their game under the auspices of their local professional team.
 - The Inter Miami Academy will fully fund the training and development of over 120 youth players
 - Teams will range in categories from Under 12 to Under 19 years of age.
 - Inter Miami has already announced their first two Academy coaches.



OUR OWNERSHIP GROUP...



- The Inter Miami's ownership group is one of the most diverse ownership groups in U.S. sports, and it is comprised of the following individuals:



- **Jorge and Jose Mas (MasTec, Inc.)**
 - As Chairman and the CEO of MasTec, Inc., respectively, Jorge and Jose Mas have grown this South Florida based business into a prestigious Fortune 500 company.
- **David Beckham**
 - Global soccer icon and former England National Team Captain, David Beckham has become an international brand recognized in every corner of the world.
- **Marcelo Claure (SoftBank)**
 - Bolivian-American businessman who co-founded Brightstar Corporation and then became the CEO of Sprint Corporation, Marcelo Claure is currently the COO of SoftBank Group.
- **Masayoshi Son (SoftBank)**
 - A Japanese businessman and philanthropist who is the founder and executive chairman of SoftBank, a multinational holding conglomerate that was ranked by Forbes as the 39th largest public company in the world.
- **Simon Fuller**
 - English television and film producer, as well as talent manager, Simon Fuller is the creator and executive producer of global TV shows such as the Idol Franchise, which includes American Idol, among others.

EXHIBIT B

INTER MIAMI CF

Unsolicited Proposal to Design, Construct, Occupy, and Maintain Vacant Parcels at Fort Lauderdale Executive Airport

January 28, 2019

PROJECT APPROVAL REQUIREMENTS

(a) A description of the qualifying project, including the conceptual design of the facilities or a conceptual plan for the provision of services, and a schedule for the initiation and completion of the qualifying project.

(b) A description of the method by which the private entity proposes to secure the necessary property interests that are required for the qualifying project.

(c) A description of the private entity's general plans for financing the qualifying project, including the sources of the private entity's funds and the identity of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.

(d) The name and address of a person who may be contacted for additional information concerning the proposal.

(e) The proposed user fees, lease payments, or other service payments over the term of a comprehensive agreement, and the methodology for and circumstances that would allow changes to the user fees, lease payments, and other service payments over time.

(f) Additional material or information that the responsible public entity reasonably requests.

(a) A description of the qualifying project, including the conceptual design of the facilities or a conceptual plan for the provision of services, and a schedule for the initiation and completion of the qualifying project.

The Proposed Facilities will contain the following Team Facilities and Community Facilities:

TEAM FACILITIES

A state-of-the art multi-purpose stadium;

Approximately 30,000- 32,000 square foot building which will house locker rooms, weight rooms, classrooms, dining facilities, coaches' offices, medical and rehabilitation facilities for the Inter Miami MLS team, the USL team and Academy teams;

Grass soccer fields for Inter Miami's MLS team, USL team and Academy Teams;

COMMUNITY FACILITIES

Community running/walking trail;

Community public park area;

Community playground;

Community dog park;

Community public fields;

A field maintenance building;

Space for a potential future community meeting center

Please see attached conceptual site plan.



LOCKHART SITE PLAN

ARQUITECTONICA

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MLS Training Facility
Fort Lauderdale, FL, 33309

Scale: 1" = 400' - 0"
01/25/2019

(b) A description of the method by which the private entity proposes to secure the necessary property interests that are required for the qualifying project.

The City of Fort Lauderdale will retain ownership of the Property and associated structures. With regard to the MLS team, Inter Miami executed an expansion agreement with Major League Soccer which granted an ownership interest in the league and the exclusive right to operate the only MLS team within 100 miles of Miami International Airport. The USL team and Academy teams are associated with the MLS agreement. Inter Miami proposes to enter into a 50 year Design, Construction, Occupation, and Maintenance Agreement with the City of Fort Lauderdale, ("DCOM Agreement") for the Team Facilities while the City would control and maintain the Community Facilities. The DCOM Agreement to be negotiated by the parties will further detail the rights and interests of the respective parties.

(c) A description of the private entity's general plans for financing the qualifying project, including the sources of the private entity's funds and the identity of any dedicated revenue source or proposed debt or equity investment on behalf of the private entity.

- The Inter Miami CF ownership group is one of the most diverse ownership groups in US sports, and it is comprised of the following individuals:
 - Jorge and Jose Mas (MasTec, Inc.)
 - The Chairman and the CEO of MasTec, Inc. Jorge and Jose have led this South Florida based company to trade in the NYSE as well as to become the second largest Hispanic owned company in the United States.
 - David Beckham
 - Global soccer icon and former England National Team Captain, David has become an international brand recognized in every corner of the world.
 - Marcelo Claure (SoftBank)
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 - Simon Fuller
 - English television and film producer, as well as talent manager, Simon is the creator and executive producer of global TV shows such as the Idol Franchise, which includes American Idol, among others.

The project principals are well known to the South Florida and International community and are sufficiently personally financially committed to the Team and the Team and Community Facilities and have the significant financial wherewith all to fund the Proposed Facilities without requesting financing against the City property.

(d) The name and address of a person who may be contacted for additional information concerning the proposal.

**Pablo A. Alvarez
Vice President & General Counsel
Inter Miami
800 Douglas Road, 12th Floor
Coral Gables, Florida 33134**

**Paul McDonough
Sporting Director
Inter Miami
800 Douglas Road, 12th Floor
Coral Gables, Florida 33134**

**Stephanie J. Toothaker, Esq.
Tripp Scott, P.A.
110 SE 6th Street, Fifteenth Floor
Fort Lauderdale, FL 33301
(954) 648-9376**

(e) The proposed user fees, lease payments, or other service payments over the term of a comprehensive agreement, and the methodology for and circumstances that would allow changes to the user fees, lease payments, and other service payments over time.

Inter Miami proposes to pay for the design, construction and maintenance of the Team Facilities pursuant to a Design Construct Occupy and Maintenance Agreement with the City of Fort Lauderdale. Inter Miami would also design, pay for and construct the Community Facilities with the exception of the community meeting center which would be designed and built by the City. Inter Miami would maintain control, programming, and maintenance of the Team Facilities and the City would maintain control, programming and maintenance of the Community Facilities. This agreement would allow the City to maintain ownership of the land and associated structures, while permitting Inter Miami to construct a world-class soccer-centric facility in the City of Fort Lauderdale. Inter Miami will commission and pay for the design, construction, and management the Team Facilities and the Community Facilities, with the exception of the community meeting center which would designed and built by the City. The associated agreement which is proposed at 50 years will define and detail the obligations and responsibilities of each party and will be negotiated by the parties.

(f) Additional material or information that the responsible public entity reasonably requests.

Please see the attached document entitled The Team and its Vision.



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