



May 1, 2020

Bertha Henry
Broward County Administrator
115 South Andrews Ave., Room 409
Fort Lauderdale, FL 33301

Re: *Request to Negotiate Long Term Ground Lease*
Broward County Property
Folio Number: 513902050010
19801 Sheridan St.
Broward County, FL 33332

Dear Ms. Henry:

Foundry Commercial Acquisitions, LLC ("Foundry") has agreed to preliminary terms with our Client to build a new distribution facility within South Florida to meet their growth requirements. We have identified the above-mentioned County-owned property totaling approximately 61.4 acres as a suitable site for construction of the new facility. We have interest in negotiating with Broward County a Long-Term Ground Lease and Development Agreement to improve the site and create jobs that will be able to service the local and regional area.

The facility will be used as a fulfillment center for general product merchandise. It will be a significant investment to the region that will help improve the economic activity in the area.

Our collective team has deep experience across South Florida, recently working on a successful project with Miami-Dade County at Carrie Meek International Business Park at Opa-Locka Airport under a ground lease structure. We have a long track record of developing, owning, and operating properties across the County as well as throughout the Southeast and Texas.

As consideration for this ground lease, Foundry and the Client shall be obligated to:

- (i) pay market ground rent for the County Parcel,
- (ii) construct a distribution facility for the Client with a minimum of 625,000 square feet,
- (iii) Invest a minimum of \$150MM into the property,
- (iv) develop the County Parcel and the necessary infrastructure improvements at the site in a fashion consistent with development standards developed by Broward County,
- (v) Provide a minimum of 500 full time positions with full benefits including health, dental, vision, and a financial savings plan, such as 401k.

Foundry Commercial
225 NE Mizner Boulevard, Suite 225
Boca Raton, FL 33432

Foundrycommercial.com



In addition to providing competitive wages, starting at \$15 per hour, and full benefits for employees, our client supports further education and training of their workforce. They provide opportunities for formal education and skills development for in demand trades and professions. This training is offered in various ways including on-site and also through partnerships with local educational institutions.

Our client would work with the Greater Ft Lauderdale Alliance through their Prosperity Broward initiative to bring awareness of employment opportunities in focus area communities. Prosperity Broward has committed to a training initiative that would supply a pool of potential employment candidates and will work to enhance public transit for those candidates to the Project location.

Being a good community partner is important to our client and they have a history of engaging with communities where they operate facilities. In addition to working with local leadership on hiring efforts, our client has supported programs connected to STEM education, as well as local food banks and disaster recovery.

In addition to the items detailed above, our client also supports renewable energy development and is working with various electric utilities on innovative renewable energy solutions.

In regards to construction activities related to the project, we would partner with Broward County Office of Economic and Small Business Development (OESBD) to encourage small business participation for construction of the Project. To facilitate the small business participation, OESBD would provide certified firms and a potential meet and greet to screen for qualified small business sub-contractors to participate on the project.

We believe that the proposal herein is beneficial to Broward County and its citizens. Moreover, it saves the County expenditures from its general funds to maintain the property and will also add to the ad valorem tax base of the County.

Foundry appreciates your interest in this project and request you obtain necessary approvals for us to proceed in the process of negotiating the Long-Term Ground Lease and Development Agreement for the property under the general terms as we set forth herein.

We look forward to your feedback and would be happy to setup a meeting to discuss further.

Warm regards,

A handwritten signature in blue ink, appearing to read 'D. Blount'.

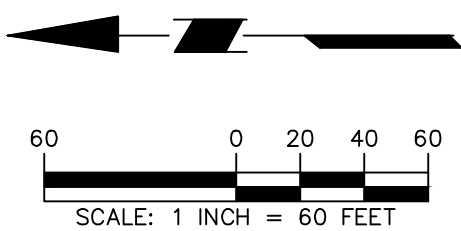
David Blount
Principal
Foundry Commercial

Cc: Sandy-Michael McDonald, Bob Swindell, David Coddington, Pryse Elam, Ford Gibson, Ted Elam



LEGAL NOTE:
815.045: TRADE SECRET INFORMATION.—THE LEGISLATURE FINDS THAT IT IS A PUBLIC NECESSITY THAT TRADE SECRET INFORMATION AS DEFINED IN S. 812.081, AND AS PROVIDED FOR IN S. 815.04(3), BE EXPRESSLY MADE CONFIDENTIAL AND EXEMPT FROM THE PUBLIC RECORDS LAW BECAUSE IT IS A FELONY TO DISCLOSE SUCH RECORDS. DUE TO THE LEGAL UNCERTAINTY AS TO WHETHER A PUBLIC EMPLOYEE WOULD BE PROTECTED FROM A FELONY CONVICTION IF OTHERWISE COMPLYING WITH CHAPTER 119, AND WITH S. 241A1, ART. I OF THE STATE CONSTITUTION, IT IS IMPERATIVE THAT A PUBLIC RECORDS EXEMPTION BE CREATED. THE LEGISLATURE IN MAKING DISCLOSURE OF TRADE SECRETS A CRIME HAS CLEARLY ESTABLISHED THE IMPORTANCE ATTACHED TO TRADE SECRET PROTECTION. DISCLOSING TRADE SECRETS BY AN AGENCY'S POSSESSION WOULD NEGATIVELY IMPACT THE BUSINESS INTERESTS OF THOSE PROVIDING AN AGENCY SUCH TRADE SECRETS BY DAMAGING THEM IN THE MARKETPLACE, AND THESE ENTITIES AND INDIVIDUALS DISCLOSING SUCH TRADE SECRETS WOULD HESITATE TO COOPERATE WITH THAT AGENCY, WHICH WOULD IMPAIR THE EFFECTIVE AND EFFICIENT ADMINISTRATION OF GOVERNMENTAL FUNCTIONS. THUS, THE PUBLIC AND PRIVATE HARM IN DISCLOSING TRADE SECRETS SIGNIFICANTLY OUTWEIGHS ANY PUBLIC BENEFIT DERIVED FROM DISCLOSURE, AND THE PUBLIC'S ABILITY TO SCRUTINIZE AND MONITOR AGENCY ACTION IS NOT DIMINISHED BY NONDISCLOSURE OF TRADE SECRETS.
HISTORY: S. 2, CH. 84-100.
NOTE: FORMER S. 119.105.

REFERENCE NOTES:
1. AERIAL IMAGE OBTAINED FROM GOOGLE EARTH.
2. DETAILED ANALYSIS OF EARTHWORK, OR THE NEED FOR WALLS, HAS NOT BEEN PERFORMED. SITE LAYOUT SHOWN MAY REQUIRE ADJUSTMENT TO ACCOMMODATE TOPOGRAPHY. DEVELOPER SHALL FIELD VERIFY THE TOPOGRAPHY WITH A SURVEY.
3. PROPERTY LINES, RIGHT-OF-WAY, UTILITIES, AND EASEMENTS SHOWN ARE APPROXIMATE BASED ON INFORMATION OBTAINED FROM COUNTY GIS. DEVELOPER SHALL FIELD VERIFY PROPERTY LINE, RIGHT-OF-WAY, UTILITY AND EASEMENT INFORMATION WITH A SURVEY.



LANGAN
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FL CERTIFICATE OF AUTHORIZATION No. 00006601

Project
AR SORT TEST FIT
CITY OF PEMBROKE PINES
BROWARD COUNTY
FLORIDA

Drawing Title
CONCEPT 3

Project No.
130131301
Drawing Date
06/04/2020
Drawn By
CGM
Checked By
MPC
Drawing No.
CP-101
CS103