



Venice of America

CITY OF FORT LAUDERDALE

**JOINT WORKSHOP WITH PARKS, RECREATION AND
BEACHES ADVISORY BOARD AND AVIATION ADVISORY BOARD
FORT LAUDERDALE EXECUTIVE AIRPORT
ADMINISTRATIVE OFFICE - MULTIPURPOSE ROOM
6000 NW 21 AVENUE, FORT LAUDERDALE, FL
THURSDAY, MAY 22, 2014, 1:30 P.M.**

Board Members	Attendance	Cumulative Attendance 7/13 through 6/14	
		Present	Absent
Ron Carlson	P	9	0
Jeffrey Fauer	P	5	0
Michael J. Grimmé	P	3	0
Linda Iversen, Chair	P	9	0
Patrick Kerney	P	6	3
Ed Kwoka	P	3	0
Tom Moody	P	3	0
Stephen O'Malley, Vice Chair	P	8	1
Dana Pollitt	P	3	0
Mark Volchek	P	7	2
Pamela Bushnell, Commissioner	P	8	1
City of Tamarac [non-voting]			
Jeff Helyer, City of Oakland Park [non-voting]	P	8	1

Parks, Recreation and Beaches Advisory Board Members

Steven Buckingham
Larry Mabson
JoAnn Medalie
Karen Polivka
Bruce Quailey, Chair
Betty Shelley
Richard Zaden

Guest Speakers

Joe Cerrone, Recreational Design & Construction
Gary Henry, Schlitterbahn Waterparks & Resorts

City Staff

Lee Feldman, City Manager
DJ Williams-Persad, Assistant City Attorney III
Diana Alarcon, Transportation & Mobility Director
Julie Leonard, Transportation & Mobility Deputy Director
Mark Cervasio, Acting Airport Manager

FORT LAUDERDALE EXECUTIVE AIRPORT
6000 N.W. 21ST AVENUE, SUITE 200. FORT LAUDERDALE, FLORIDA 33309
TELEPHONE (954) 828-4955. FAX (954) 938-4974

Rufus James, Assistant Airport Manager
Fernando Blanco, Airport Engineer
Florence Straugh, Noise Abatement Officer
Scott Kohut, Airport Operations Supervisor
Karen Reese, Business Outreach & FTZ Administrator
Diana McDowell, Administrative Assistant II
Frank Chesser, Airport Electrician
Laura Morton, Airport Programs Administrative Assistant
Angelia Basto, Senior Accounting Clerk

CALL TO ORDER

Chair Iversen called the meeting to order at 1:31 p.m.

Roll was called and it was determined a quorum was present.

JOINT WORKSHOP ITEM

1. Discussion of Schlitterbahn Waterpark proposal at Lockhart Stadium

Chair Iversen introduced Lee Feldman, City Manager.

Mr. Feldman stated that the Schlitterbahn Waterpark proposal had been underway for several years and that the joint workshop was being held to provide an opportunity for the Aviation Advisory Board and Parks, Recreation and Beaches Advisory Board to offer any comments or suggestions before a deal was finalized. He added that a proposal would be presented to the City Commission in the form of a lease for the use of the Fort Lauderdale Stadium, Lockhart Stadium, and the area to the South which encompasses about 64 acres. He noted that a deal was structured with the Federal Aviation Administration (FAA), ensuring a fair market return on the investment, and the FAA requested an executed agreement by July 15, 2014. The lease documents were in the process of being finalized and would be presented to Schlitterbahn and negotiations would be finalized and presented to the City Commission on June 17, 2014. Additionally, there would be two public outreach meetings on May 27, 2014 and June 4, 2014 in the Twin Lakes and Palm Aire communities.

Public: Why is the city only arranging two dates for five to six neighborhoods surrounding the Airport that will be impacted?

Mr. Feldman responded that there was a deadline and that the neighborhoods that were identified were Twin Lakes and Palm Aire as the City neighborhoods to focus on and get input from, however other neighborhoods were welcome to attend the public meetings as well. He then introduced Joe Cerrone from Recreational Design & Construction and Gary Henry from Schlitterbahn to present the proposal.

Mr. Cerrone presented a PowerPoint presentation on the proposed Schlitterbahn Waterpark development (see attached).

Public: What's the general admission?

Mr. Cerrone noted that the price ranges and that there were also annual passes which averaged four to five dollars per entry. He then introduced Gary Henry from Schlitterbahn to provide additional pricing information.

Mr. Henry introduced himself as a second generation from the Henry Family and added that Schlitterbahn was started by his mother and father in the 1960s as a camp ground lodging business which led to a Waterpark business. He added that there was a menu of pricing and noted that the top price in New Braunfels, Texas was about \$50 and other parks ranged down to about \$38. He noted that there was pricing for children, seniors, military, groups, and season passes for about \$100 which averaged about 12 uses and resulted to around \$8 per visit.

Public: What's the proposed season?

Mr. Henry stated that it would probably be similar to other amusement parks in the area. The target market was families with young children which were typically out of school from Memorial Day to Labor Day, so that would be the bulk of the season when the park would be open daily and then it would be open weekends from the Spring to the Fall. He noted that the waterpark in West Palm Beach had a 170 day season which included the summer, weekends, and Spring Break.

Public: Have the traffic issues and the traffic impact been addressed? It was noted that when there were soccer games, traffic was an issue and also that the traffic backed up regularly around the turnpike entrance and Commercial Blvd.

Mr. Henry stated that they had looked at the traffic and concluded that the infrastructure would support the project.

Public: Are you aware that Commercial on Powerline has an F rating by the Department of Transportation?

Mr. Henry responded that he was not aware but that a study would be forthcoming as required by the City that would go more in depth. He added that the admission into the water park is spread out over a three hour period as well as the deloading in the evening, so it was not a surge of traffic. Mr. Cerrone added that the traffic was not like the traffic from a soccer match where everyone arrives and departs at the same time.

Mr. Qualey: Have appraisals, feasibility studies, and occupancy rates at other parks been provided as part of the due diligence?

Mr. Henry confirmed that he had provided information to Mr. Feldman.

Mr. Qualey noted that the Parks, Recreation and Beaches Advisory Board had not seen that information.

Mr. Henry noted that a lot of the information was proprietary but the publically available information was provided and questions were addressed as needed.

Mr. Qualey: What are the tree house occupancy levels and rates?

Mr. Henry explained that a standard hotel room rents for about 40 cents per square foot, so a typical 400 square foot hotel room rents for approximately \$160. The tree house rents for 80-82 cents per square foot and during the season the occupancy rate is typically around 94%.

Mr. Qualey: Is the rate \$1,000 per night as reported?

Mr. Henry confirmed and added that the tree house is a three bedroom house with a living room that has a convertible sofa, a full kitchen, and two bathrooms. So the \$1,000 unit would sleep 12 people.

Public: Is the hotel open year round when the park is not open?

Mr. Henry confirmed that the hotel was open year round.

Public: Who voted Schlitterbahn number one?

Mr. Henry stated that Schlitterbahn was voted number one by the Golden Ticket Commission, which included about 450 industry representatives from around the world.

Public: Where is the main entrance to the park?

Mr. Henry responded that the main entrance had not been designed yet, but that it would probably be around the existing entrance. Mr. Cerrone confirmed that it would be similar to the current entrance.

Public: Where is the water coming from for the Waterpark?

Mr. Henry explained that the Waterpark was like a swimming pool on a bigger scale, so it would only get filled one time and the water would be treated and filtered on a continual daily basis. The backwash that comes out through the filtration goes into a holding tank and that water is re-used to irrigate the landscaping. He added that the waterpark would be on the municipal system.

Public: Will the sewer system handle all of the Waterpark's problems?

Mr. Henry responded that the sewer system would not handle any of the water that was not sanitary. The kitchens and bathrooms that were already in existence would utilize the sanitary system and the water filtration system for all of the pools and slides would not dump into the sanitary system.

Public: Why did you pick Fort Lauderdale in the middle of Broward County with lots of traffic and a high volume of tourists and locals instead of a more rural area like other Waterparks?

Mr. Henry replied that Fort Lauderdale was a beautiful area and that the goal was to attract the tourists and locals to the Waterpark. He also noted that the New Braunfels, Texas waterpark was also in the middle of the City as well and the concerns related to traffic were manageable. The New Braunfels park at peak attendance had 18,000 people and the Fort Lauderdale park would be about half that at peak capacity. The population of New Braunfels was about 50,000 and it could handle the traffic.

Public: What days of the week and hours of the day will the peak attendance be?

Mr. Henry stated that Saturday was the peak time with about 10,000 in attendance and Sunday through Friday the attendance level would be around 5,000-6,000. The attendance builds through the week starting from Sunday through Friday with the peak on Saturday. Sunday was also the lowest loading day since people typically arrive later in the day.

Public: Is the summertime the peak as opposed to the other seasons?

Mr. Henry confirmed that the summertime would be the peak and added that when schools were in session they would market to school and group business. For example, over the past weekend in New Braunfels there were 8,000 in attendance and 6,000 were school kids that arrived on school buses and charter buses, which minimized the traffic.

Public: Was the Galveston location in business prior to 2008?

Mr. Henry responded that it opened in 2006.

Public: How did the Galveston location survive Hurricane Ike and what would be done in Fort Lauderdale to prepare the park for hurricanes and severe weather such as thunder and lightning storms?

Mr. Henry responded that the Kansas park had high wind and tornado exposure and all of the parks had lightning storm exposure so the parks have places to get people under cover. There was also a management plan in place for severe weather. He added that the Galveston park was damaged by Hurricane Ike and the sea wall protected the water from coming into the park but the storm surge drove the water through the Houston ship channel and the water turned and overran Galveston island and left it ten feet underwater. So the parks have elevated structures, equipment and electrical rooms. The City's building code would address the survivability of the structure to a particular wind load.

Mr. Cerrone added that most waterparks don't have big heavy structures and that the wind blows through the light steel or wood framed structures. For example, in South

Padre Island, Texas there were a lot of storms and the park was the first business back in business.

Mr. Henry noted that in 2008, after Hurricane Ike, the Galveston park suffered no damage from wind only rising water. He added that in 2009 when South Padre Island was hit by Hurricane Dolly there was no significant damage.

Commissioner Bushnell: What happens with the electric escalator slides when the power goes out in the case of a lightning strike?

Mr. Cerrone stated that there were lightning detection systems in place and that there was advance warning which would provide time to move people to designated areas. He added that the escalator slides weren't tall and that if the power did go out people would be directed to walk off.

Mr. Henry added that they purchase a service in all of the parks that tracks the electrical storm activity and provides advance notice to get people out of the water and away from structures that may be struck by lightning.

Commissioner Bushnell noted that termites were an issue in South Florida and asked if the treehouses would be built in wood?

Mr. Cerrone stated that the original building material in Florida was pine, so it could be built in wood but it may just be skinned in wood.

Public: Are you planning on integrating public transportation such as tri-rail or shuttles to limit traffic.

Mr. Henry confirmed that that was under discussion.

Public: In the locations where this project is in operation, have there been any issues or concerns by the local community that were not foreseen? If so, what were the issues or concerns and how were they addressed?

Mr. Henry stated that there were four parks in operation and a fifth one would open in the summer and each one had a unique set of circumstances but typically something always comes up that wasn't thought of and Schlitterbahn's philosophy is to work with the community and the City. He added that as a tenant of the Airport, Schlitterbahn would work with the administration to address any issues that arise.

Public: When analysis was completed on this project, was Six Flags Atlantis looked into considering that it is no longer in business?

Mr. Cerrone responded that they were aware of the park and noted that the reason it was no longer in business was due to the land being more valuable as a shopping center.

Public: As part of your analysis, did you look at Rapids Waterpark in West Palm Beach?

Mr. Henry replied that they did look into Rapids Waterpark's experience and season and believed that there would not be a competition factor due to the distance between the locations and noted a few examples of other locations where there were multiple surrounding waterparks.

Public: What is the amount of the lease rate to the City that the FAA accepted?

Mr. Henry stated that the lease rate for the first year was \$810,000.

Public: What is the maximum lease rate?

Mr. Henry responded that it could increase up to five percent regardless of the economy.

Public: Did you have to show the FAA the economic impact or did they only consider the rent amount in making their determination?

Mr. Feldman stated that the FAA's concern was to ensure a fair market rent was received for the property, which was about ten percent of the appraised value for non-aviation use. However, that amount would not work for this project so the argument was made to the FAA that the stadiums were not effectively being used. The School Board moved out because the FAA would no longer accept a percent in gross as their rent and the FAA has indicated that they will no longer accept a percent on gross for rent after December, 2014 for the Strikers at Lockhart Stadium.

Mr. Feldman added that the options would be for the Airport to pay to demolish the facilities in order to limit the maintenance, or provide basic maintenance to the stadiums for about \$500,000 per year which may not be commercially viable, or bring the stadiums up to code and marketing conditions to attract potential tenants for about \$12,000,000. The analysis was presented to the FAA and due to the maintenance cost and investment required, the FAA approved a lower rent amount and negotiated the amount of \$810,000.

Public: What outreach did the City make to Aviation Developers?

Mr. Feldman noted that the use of the facility had been discussed since the Orioles left and the Aviation community knows that the parcels are available and the only proposal received in the last two years was for a gas station on Commercial Blvd.

Public: Was the FAA invited to this meeting?

Mr. Feldman responded that he did not invite the FAA and that they generally did not attend the Aviation Advisory Board meetings. He added that the joint meeting was being held for the Aviation Advisory Board and Parks, Recreation and Beaches

Advisory Board and that the City had been dealing with the FAA and they were aware of the project.

David Coddington, Greater Fort Lauderdale Alliance, noted that they market the area and they were currently working with several Aviation companies that were looking to expand. So if they were interested in the stadiums, the City would have been contacted.

Public: How much access will the City have to the new fields that will be built?

Mr. Henry stated that he was aware that the City desired to utilize the land for public access for sports and they committed to develop the fields and operate them. He added that he envisioned reaching out to the Parks, Recreation and Beaches Advisory Board, the Soccer Association, the school districts, and whoever had the expertise managing soccer leagues.

Public: When will the soccer fields be built?

Mr. Henry stated that the soccer fields would be built when the waterpark was built.

Public: What entity are you using as the lessee?

Mr. Henry responded that the entity had not been formed yet and that it would be a special purpose entity.

Public: Would there be any guarantees from the parent company?

Mr. Henry stated that it would be determined by the lender and the structure negotiated with the City.

Public: Why would the lender have anything to do with the lease terms as far as whether you or one of your other entities would guarantee the lease other than a single asset entity without assets other than the waterpark?

Mr. Henry responded that the first phase of the waterpark was estimated to be a \$50 million dollar investment and with that amount of an investment they did not intend to abandon the project and not pay the rent.

Public: What happens if the waterpark fails and how do we protect the City if the entity has no other assets or a guarantor backing the entity?

Mr. Henry stated that lease document should address that and they had discussed restoring the ground to the way it was before if they walk away and no one takes over the operation. They also discussed assumption rights of the mortgagee to assume the lease if the project did not succeed and have another operator operate the facility.

Public: Have you had to close any waterparks that were unsuccessful?

Mr. Henry stated that they did not have any waterparks that failed.

Cary Goldberg, President of Envision Uptown Inc., requested that consideration be made in the design of the project to create more soccer fields to meet the need for a central location. He added that they could build structure parking and possibly fund it with grants for municipal recreational uses. He also asked that sureties be included in the lease agreement if the project doesn't succeed to demolish and restore the property.

Public: If the project fails, would a new operator face any challenges with regard to the patents?

Mr. Henry stated that they owned over 60 patents in the industry and that they built the first waterpark in China for a Chinese entity in Shenzhen and the first waterpark in the Middle East in Dubai. He added that the license for the technology goes with the ride once it is built.

Public: When will the waterpark open?

Mr. Henry responded that the opening date had not been determined.

Public: How long will it take to build the waterpark?

Mr. Henry responded that the design and permitting typically take 6 months and the construction takes about 18 months.

Public: What percentage of the 64 acres will be for parking?

Mr. Cerrone stated that it would expand on what currently exists.

Public: Will there be any modifications to existing roads located around the park?

Mr. Henry stated that it would be determined when the traffic study is completed.

Public: Will the traffic study only look into Powerline Road and Commercial Blvd.?

Mr. Cerrone responded that the City would make that determination.

Public: How will the park affect the value of the surrounding real estate?

Mr. Cerrone stated that he believed it would increase the value.

Mr. Carlson: Has the South Florida Water Management District been contacted?

Mr. Cerrone stated that they had not contacted the Water Management District. He noted that the water main to the site was 32 inches and the demand was already included on the site due to the Stadium.

Commissioner Bushnell asked if the water was potable and noted that if so, they would have to contact the Water Management District.

Mr. Henry said the pools would have potable water and eventually they would contact the Water Management District.

Public: There is a water shortage in South Florida; will that be taken into consideration?

Mr. Henry stated that Texas has a severe drought zone and they address water conservation issues and that those practices would most likely be carried over.

Public: What will be done regarding noise abatement related to concerts and fireworks?

Mr. Henry said it would be studied and that concerts were something that would be looked into and that the idea of fireworks was not practical.

Public: How high will the structures be in comparison to where the planes will be taking off and landing?

Mr. Henry stated that any structure that will be built will have to go through FAA approval. Mr. Cerrone added that the light poles at the stadium were in excess of 150 feet and nothing would be even close to that height.

Public: How many waterparks have Recreational Design and Construction built?

Mr. Cerrone responded that six or seven were built in South Florida and noted examples such as Grapeland Waterpark, T.Y. Park, and C.B. Smith Park.

Public: Has Recreational Design and Construction built anything similar to the size of what was proposed?

Mr. Cerrone stated that they had not.

Public: Will there be a bonded contract?

Mr. Cerrone replied that he assumed so and that the lender would probably require one. He added that he didn't believe that they would be the only contractor as Schlitterbahn performs a lot of the work as well.

Public: In other locations, how much business is attracted to the location such as fast food, conveniences or gas stations that may impact the traffic, noise, and safety?

Mr. Henry responded that due to the seasonal aspect of the waterpark it was hard to justify building new hotels and restaurants but noted that in past experience he had seen an increase in business for the existing businesses.

Public: Will the employment opportunities be in house or will private industries be utilized to provide support services:

Mr. Henry said they would contact for specialized operations such as cleaning, maintenance, pest control, security, etc.

Public: What is the amount of rent for the Galveston location?

Mr. Feldman stated that the rent was far more in Fort Lauderdale than at the Galveston Airport and Mr. Henry noted that it was under \$200,000. Mr. Feldman added that it was addressed with the FAA and they basically responded that if they knew then what they know now, they would have not approved that rate.

Mr. Feldman noted that he made note of comments from the discussion that would be incorporated into the lease and would bring it back to the Aviation Advisory Board and the Parks, Recreation and Beaches Board. He added that time was of the essence due to the July 15th deadline and the boards may need to hold special meetings to address the item.

Chair Iversen asked if anyone that had signed in to speak had any further questions or comments.

Jack Bennings, Greater Fort Lauderdale Alliance, commented that the fulltime seasonal workers were the hardest potential candidates to place, specifically youth and seniors. He noted that the Greater Fort Lauderdale Alliance supported the project and believed that it would address two critical areas in the unemployment figures.

Public: What has the City done to address the impact to Police and Fire responses and who would pay the cost associated with that? Also, has the City granted tax abatement to this company for the rent of the space?

Mr. Feldman responded that there was no tax abatement and that property taxes would pay for Police and Fire responses.

Public: Who will pay for the water going into the park and coming out of the park?

Mr. Feldman stated that the waterpark would pay for water going in and sewage going out.

Public: How many jobs are anticipated and will autistic people be hired? Also, are there any autistic people working in the other locations?

Mr. Henry stated that there would be about 75 fulltime employees and about 1,000 seasonal workers comprised of high school and college students and retirees. He mentioned a program in the New Braunfels location that worked in conjunction with a state agency to bring in special need individuals. He added that they had a few specific jobs that they work very well in such as interfacing with the customer.

Public: Why are you building a waterpark next to an Airport with the risk of an airplane crashing into it?

Mr. Henry responded that he wasn't aware of any crashes associated with the property historically and that incidents typically occurred in the departure or arrival path.

Mr. Henry thanked the boards for the opportunity to present and Chair Iversen announced the joint workshop was over.

VOTING ITEMS

1. Approve Minutes of April 24, 2014 Meeting

Motion made by Vice Chair O'Malley, seconded by Mr. Grimmé to approve the minutes. In a voice vote, motion passed unanimously.

2. Assignment of the Fort Lauderdale Crown Land Trust, Inc. lease for Lots 29, 30, 34 & 35 to Crown Land Trust, Inc.

Staff recommended the City Commission authorize the proper city officials to execute Consent to Assignment of the Fort Lauderdale Crown Land Trust, Inc. lease for Lots 29, 30, 34 & 35 at Executive Airport to Crown Land Trust, Inc.

Motion made by Mr. Grimmé, seconded by Mr. Volchek, to approve the staff recommendation. In a voice vote, motion passed unanimously.

3. Reject all bids for the purchase of the Downtown Helistop West Staircase Replacement - Project 11723

Staff recommended rejection of the bid for the Downtown Helistop West Staircase Replacement and to re-bid the project.

Motion made by Mr. Grimmé, seconded by Mr. Kerney, to approve the staff recommendation. In a voice vote, motion passed unanimously.

4. RFQ 946-11345 – General Engineering Construction Management Services for U.S. Customs and Border Protection Facility – Award Contract to ACAI, Inc.

Staff recommended the award of the contract in the amount of \$211,592 to ACAI, Inc. to provide construction management services for the U.S. Customs and Border Protection Facility.

Mr. Kerney informed the board that he had a conflict of interest and would abstain from voting (conflict of interest form attached).

Motion made by Mr. Volchek, seconded by Vice Chair O'Malley, to approve the staff recommendation. Motion carried (9-0 and 1 abstained).

5. Task Order No. 3 – Parcels B, C, & D – Construction Observation Services – Miller Legg & Associates, Inc.

Staff recommended approval of Task Order No. 3 with Miller Legg & Associates, Inc. in the amount of \$31,325.

Motion made by Mr. Pollitt, seconded by Mr. Carlson, to approve the staff recommendation. In a voice vote, motion passed unanimously.

6. Supplemental Joint Participation Agreement with Florida Department of Transportation – Construction of U.S. Customs & Border Protection Facility – P11242

Staff recommended the City accept an additional \$460,950 in grant funding from the Florida Department of Transportation for the construction of the U.S. Customs & Border Protection Facility, Project 11242, and execute a Supplemental Joint Participation Agreement.

Motion made by Mr. Moody, seconded by Mr. Carlson, to approve the staff recommendation. In a voice vote, motion passed unanimously.

7. Purchase of John Deere Triple Flail Mower

Staff recommended the City approve the purchase for a new Triple Flail Tractor mower with boom arm attachment, in the amount of \$131,610.55.

Motion made by Mr. Carlson, seconded by Mr. Pollitt, to approve the staff recommendation. In a voice vote, motion passed unanimously.

Mr. Pollitt excused himself from the meeting at 3:20 p.m.

8. FXE U.S. Customs International Waste Disposal Contract

Staff recommended award of the one (1) year contract with an option to extend the contract for three (3) additional one-year terms to Progressive Waste Solutions of FL, Inc. in the estimated annual amount of \$56,120.00.

Motion made by Mr. Kerney, seconded by Vice Chair O'Malley, to approve the staff recommendation. In a voice vote, motion passed unanimously.

UPDATE ITEMS

A. Noise Compatibility Program

Ms. Straugh provided an update.

B. Development and Construction

Mr. Kohut provided an update.

C. Foreign-Trade Zone #241

Ms. Reese provided an update.

D. Arrearages

Ms. McDowell provided an update.

E. Communications to the City Commission

The Board had nothing to communicate to the City Commission.

F. FLL Update

Ms. Straugh provided an update.

Other Items and Information

There being no further business before the Board, the meeting adjourned at 3:39 p.m.

➤ Next scheduled meeting: June 26, 2014 – 1:30 p.m.

[Minutes prepared by Angelia Basto, Senior Accounting Clerk]

PLEASE NOTE:

If a person decides to appeal any decision made with respect to any matter considered at this public meeting or hearing, he/she will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME KERNEY PATRICK JOSEPH	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE AVIATION ADVISORY BOARD
MAILING ADDRESS 320 SE 16TH AVE	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY COUNTY FTL Broward	NAME OF POLITICAL SUBDIVISION:
DATE ON WHICH VOTE OCCURRED 5/22/14	MY POSITION IS: <input type="checkbox"/> ELECTIVE <input checked="" type="checkbox"/> APPOINTEE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, PATRICK KEENEY, hereby disclose that on MAY 22, 20 14:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____ ;
- inured to the special gain or loss of my relative, _____ ;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

MY CONTRACTING COMPANY HAS DONE BUSINESS IN THE COMPANY THAT IS RECOMMENDED FOR AWARD ACAI, INC.

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

Date Filed 5/22/14

Signature 

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



SCHLITTERBAHN. WATERPARK

FORT LAUDERDALE, FLORIDA



RECREATIONAL
DESIGN &
CONSTRUCTION, INC.

Project Overview: May 2014

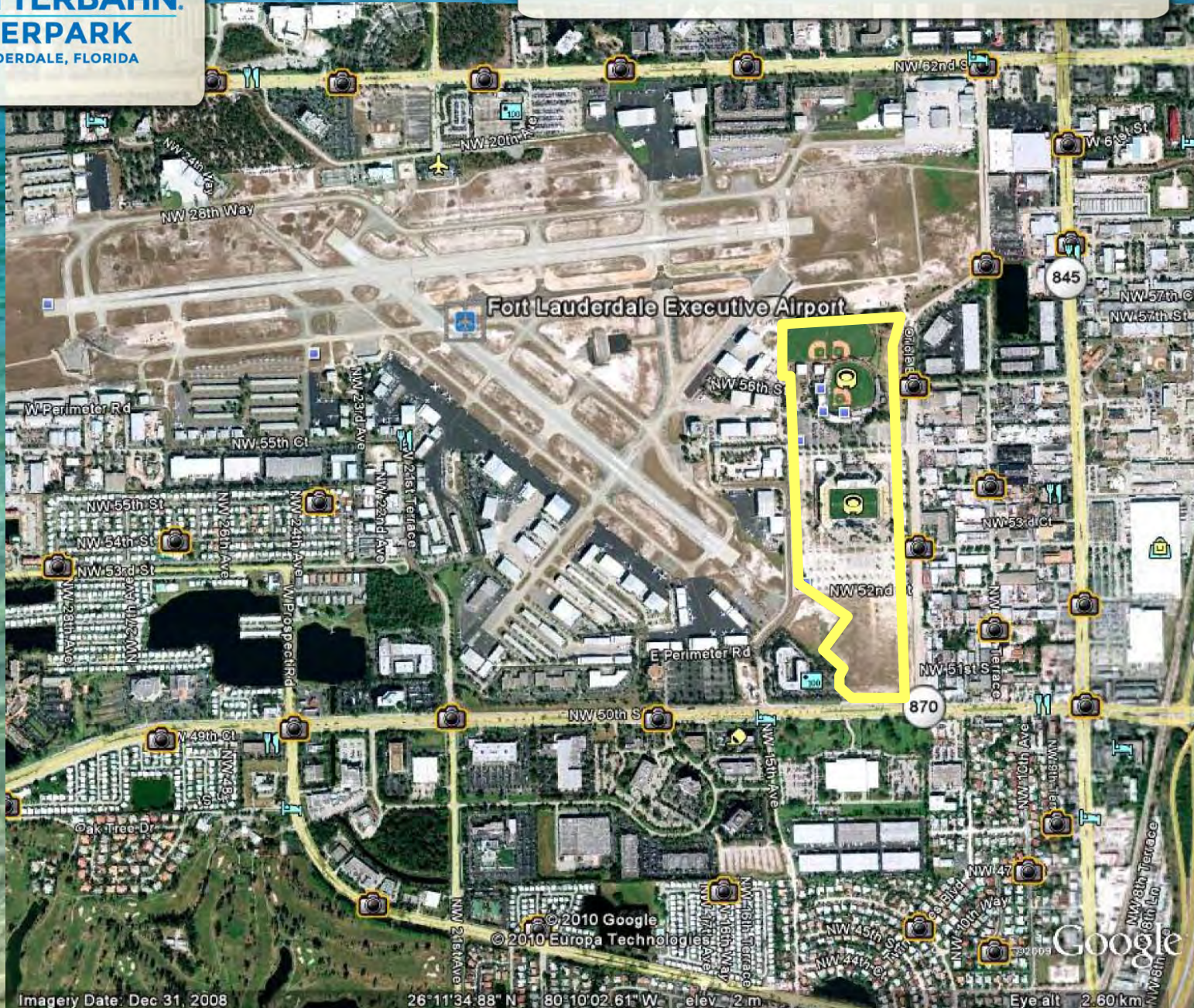




SCHLITTERBAHN.
WATERPARK
FORT LAUDERDALE, FLORIDA

Site Overview:

Fort Lauderdale Executive Airport





SCHLITTERBAHN.
WATERPARK
FORT LAUDERDALE, FLORIDA

Location:

Fort Lauderdale Executive Airport



Who Are We

Schlitterbahn Development Group is a nationally-recognized expert in designing, developing and managing water resort destinations.

- ✓ A group of professionals with over 100 combined years of experience in the waterpark and entertainment industry.
- ✓ Schlitterbahn is know as an elite brand of waterparks.
- ✓ Operational Management, with four successful parks, we know how to operate a world-class waterpark.
- ✓ Waterpark design expertise.
- ✓ Intellectual Property-Schlitterbahn has developed and patented the most innovative Waterpark technologies.
- ✓ Extensive experience is public-private development.



Schlitterbahn Waterpark Resort

New Braunfels, Texas

America's #1 Waterpark!

The 65 acre waterpark is continually ranked as the #1 waterpark in the United States for the last 12 years.





Schlitterbahn Beach Waterpark

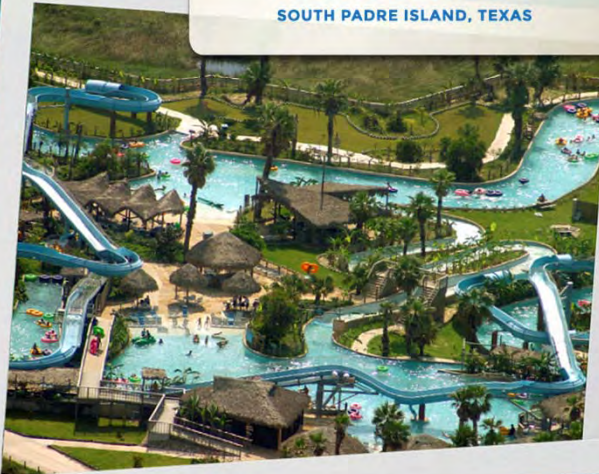
South Padre Island, Texas

World's First Transportainment Waterpark!

The park has received numerous awards including:

IAAPA 2001 - Impact Award
“Transportainment - product will have the greatest impact on amusement park industry”

Themed Entertainment Association (TEA) Award
“Outstanding Achievement” for the park & Transportainment





Schlitterbahn Galveston Island Waterpark

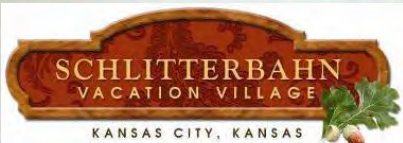
Galveston Island, Texas

World's 2nd Transpertainment Waterpark!

Voted #1 indoor waterpark in the United States & uses our patented convertible waterpark concept!

Located on FAA Property.





Schlitterbahn Vacation Village

Kansas City, Kansas

Schlitterbahn Kansas City will be a 300+ acre waterpark, resort, destination retail and riverwalk. Verruckt, the tallest waterslide in the world, is scheduled to open the Summer of 2014!



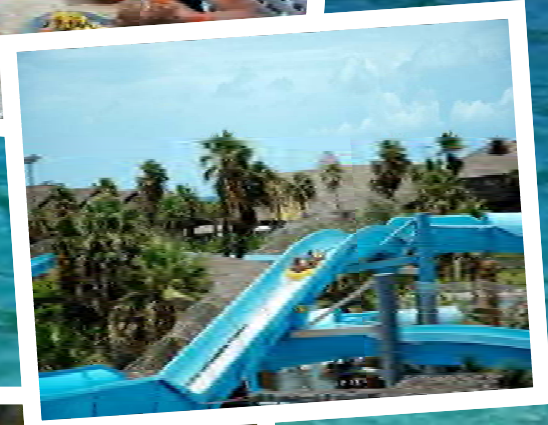
Schlitterbahn Fort Lauderdale

Fort Lauderdale, Florida

The project vision is to be a resort, waterpark, and sports facility bundled together, integrated, thus creating a powerful synergistic destination.

The B.I.S. Model is:

- Bundled
- Integrated
- Synergy





Schlitterbahn Fort Lauderdale

Fort Lauderdale, Florida

Master Plan



Waterpark Master Plan



SCHLITTERBAHN.
WATERPARK
FORT LAUDERDALE, FLORIDA



Stadium Entrance Building Floor Plan



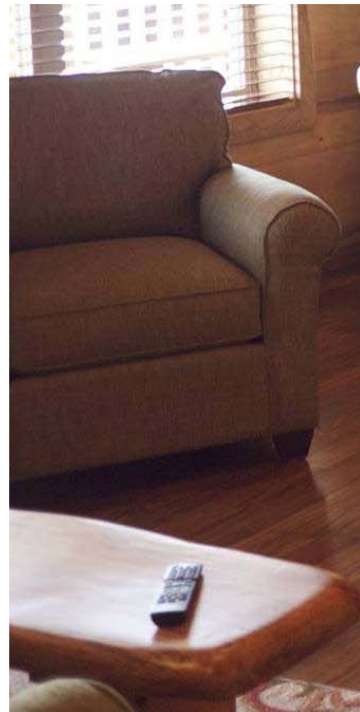
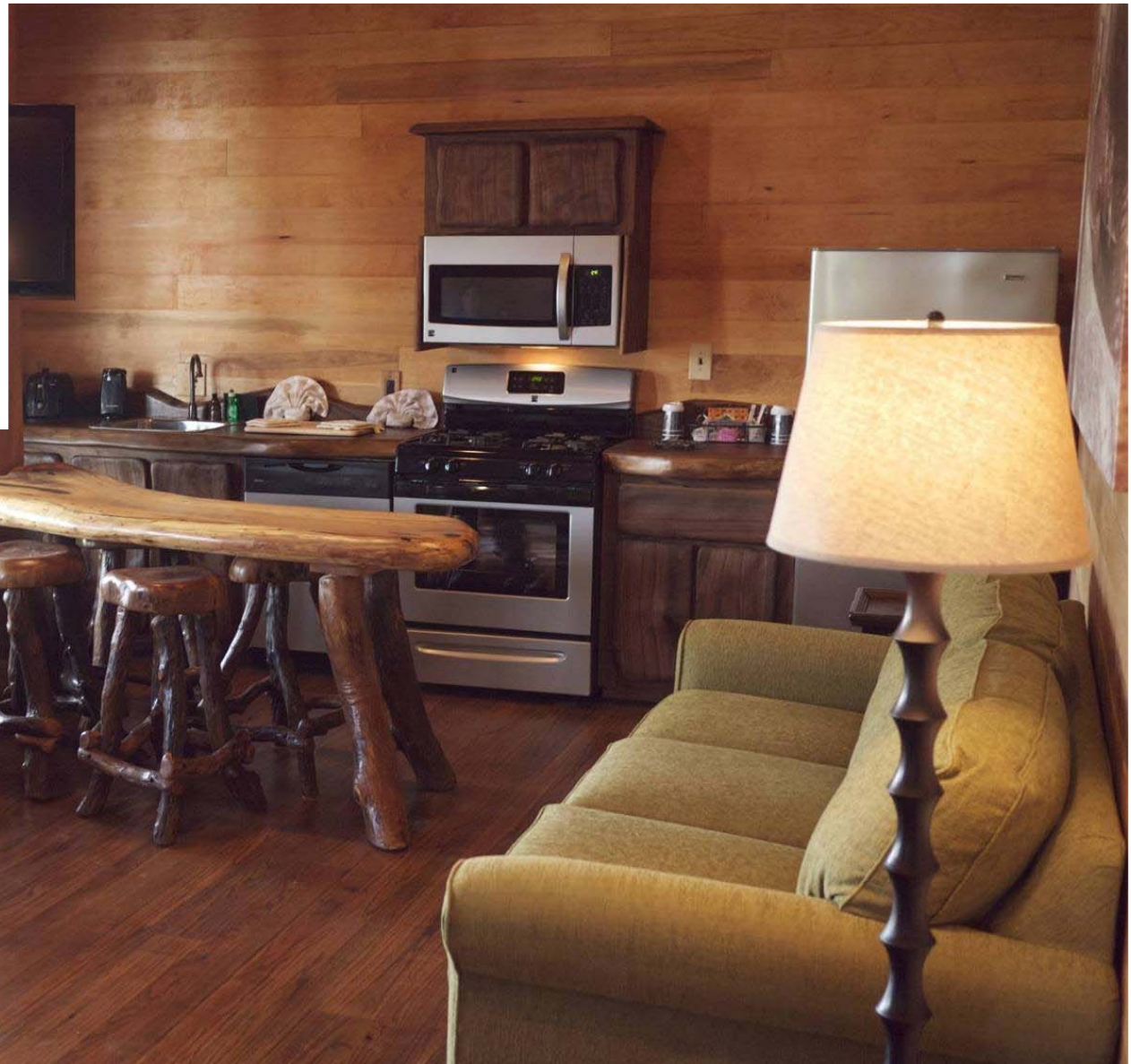
Treehaus Resort



Treehaus Resort



Treehaus Resort

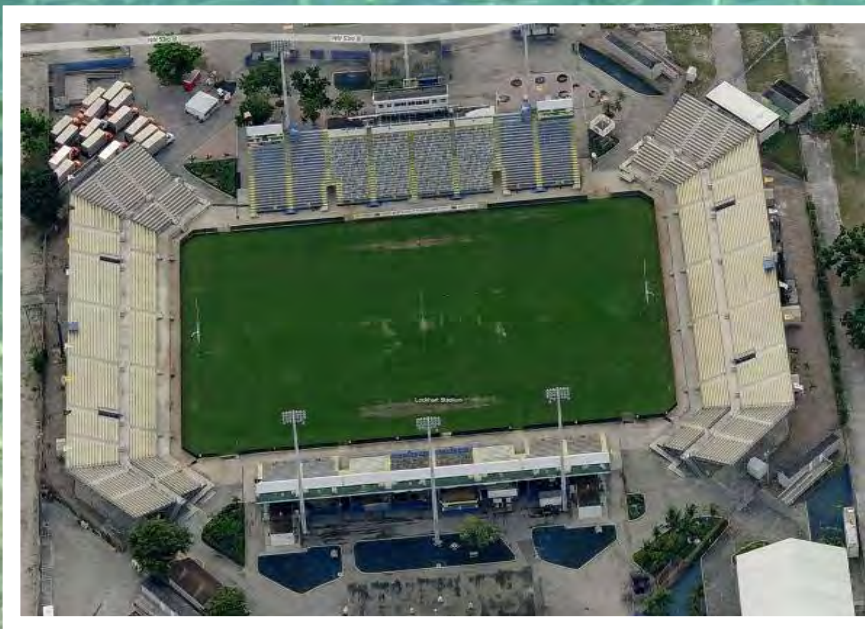
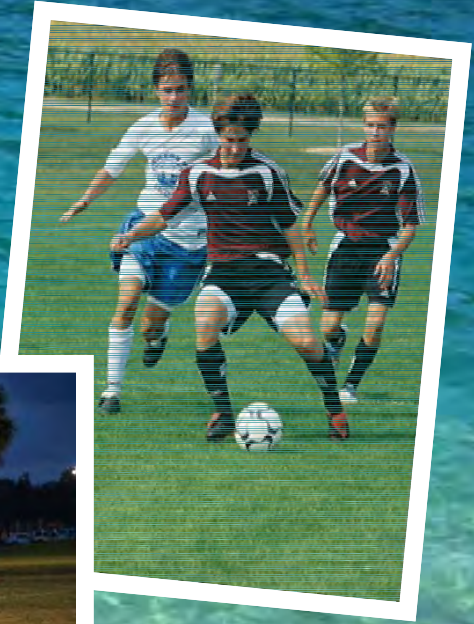


Public Community Purpose

Additional new sports facilities will be added for community use.

Home for Broward County Public Schools Athletic and Social Events.

Stadium for use by Non For Profit Organizations.



Economic Benefits

Schlitterbahn Ft. Lauderdale Waterpark & Sports Complex Economic impact

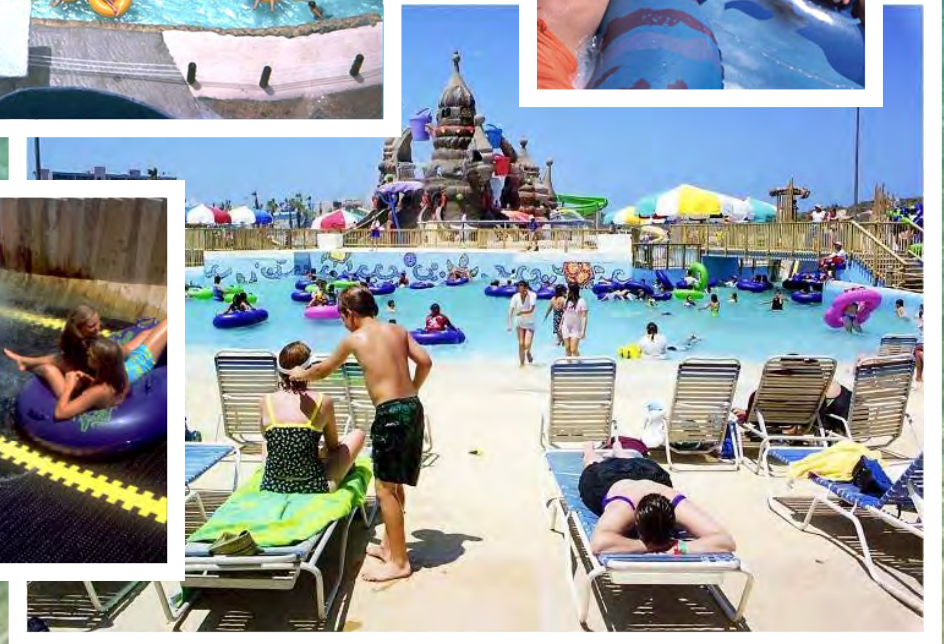
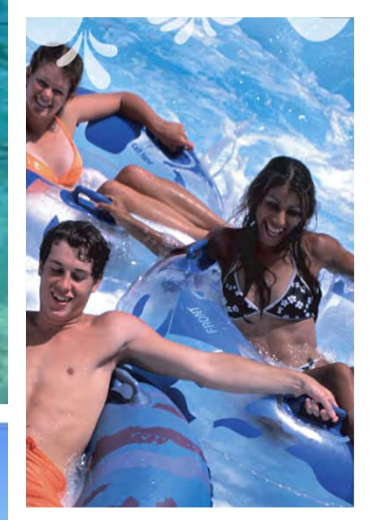
Estimated Direct Economic Effects	Year 5
A. Total Estimated Direct Sales Tax	\$ 5,422,919
B. Property Tax Revenue	\$ 2,997,423
C. Total Adjusted Park Spending from Non-Local Visitors	\$ 95,325,403
D. Total Adjusted Local Spending from Non-Local Guests	\$ 118,750,000
E. Total Employee Salaries plus local support Fees	\$ 29,643,911
F. Local Capture Rate	\$ 15,275,250
(Capture Rate=local final demand/spending in local area)	
Total Yearly Direct Economic Effects	\$ 267,414,907

A Schlitterbahn Waterpark and Sports Complex. A Waterpark and Sports Complex represents a major community enhancement asset and will have many other synergistic Local community effects.

- **It brings sports and park like recreational amenities which enhance the quality of life for community residents.**
- **Increases the overall attractiveness of Ft. Lauderdale as a tourist destination.**
- **Supports all other local Tourist and visitor amenities, lodging, restaurants and retail.**
- **Helps improve the near-the-airport lands and community.**

Economic Benefits: Jobs

An estimated 75 new permanent jobs, including executive, management and administrative level and 1,000 new seasonal jobs.



Schlitterbahn, America's #1 Waterpark, will bring Schlitterbahn to Fort Lauderdale!

- Unparallel Brand Recognition
- Award Winning Management
- Industrial Leaders in Innovation
 - Numerous patented and award winning innovations.
 - Transportainment
 - Master Blaster
 - Torrent River
 - Water conveyor systems
 - Numerous other patented & developed innovations
- Extraordinary Entertainment Value
 - Our guests enjoy longer entertainment time on our attractions because the Transportainment System:
 - Integrated Water Resort Design maximizes form & function
 - Makes the product more profitable
 - Increasing Guest Satisfaction
- Intellectual Property
 - Schlitterbahn has developed and patented Transportainment® and Endless Water Slides®, as well as numerous other patents and patent applications
 - Schlitterbahn has developed the world tallest waterslide. Scheduled to open Summer of 2014!



Terms and Conditions

Executive Summary for the Schlitterbahn Waterpark Fort Lauderdale.

Concept

To execute a new lease to allow lessee to significantly redevelop the 64.32 Acres (2,801,649 SF) of property contained within Parcels 19B, 25, 26 and 27 into a Destination Waterpark Resort facility.

To provide long term assurance for the Broward County School Board and Traffic Sports use of Lockhart Stadium and for the financial structure for the stadium maintenance.

To ensure the preservation and enhancement of the public beneficial enjoyment of Parcel 26 (Lockhart Stadium)

1. Lessor

City of Fort Lauderdale, Florida, a municipal corporation of Florida

2. Lessee

Schlitterbahn Development Group,

3. Property

The real property described in Exhibit A to this term sheet located at 5301 NW 12th Avenue Fort Lauderdale.

Total Land Area; 2,801,649 SF
Current Zoning; -FTL (parcel 19B) Commerce Center (CC)
Current Zoning; -FTL (parcel 25 26 & 27) Recreation Open Space (P)
Proposed Land use; Transportation (T)

4. Project

Redevelopment of the existing Fort Lauderdale Stadium and Lockhart Stadium into "Schlitterbahn Waterpark Fort Lauderdale"

5. Redevelopment Components

Components of the Schlitterbahn Waterpark Fort Lauderdale will consist of:

- Total renovation of the existing Fort Lauderdale stadium into a one-of-a-kind water park resort with sports-related activities, lodging and entertainment facilities. Creating a spectacular family-oriented water park, sports and entertainment venue. Develop water and summer sports camps.
- A "concept site Plan" which will be incorporated into the lease
- Maintenance of Lockhart Stadium and construction of 4 public use soccer fields.

SUBJECT TO APPROVAL BY THE CITY OF FORT LAUDERDALE CITY COMMISSION

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Fort Lauderdale.

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Fort Lauderdale.

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Fort Lauderdale.

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Approved and accepted by the City of Fort Lauderdale & Schlitterbahn

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FAA Land Lease Process

In order for the process to move forward.

- Aeronautical Purposes**
- Determine that the airport property at issue is not currently needed for aeronautical purposes. **Done**
- Determine when it is reasonable that the airport property will be needed for aeronautical purposes, this will impact the length of the lease. **Done**
- Fair Market Value (FMV)**
- FMV is determined based on the value and best use of the land. **Done**
- Contract & Lease**
- The City of Fort Lauderdale will negotiate the contract and the Lease while incorporating information obtained regarding the aeronautical purposes and fair market value of the land. **Negotiating**
- Send the lease agreement to the Aviation Advisory Board for approval.
- The Board meets the 4th Thursday of every month.
- Send the agreement to the FAA for concurrence.
- The airport will work informally with the FAA during the negotiations to keep the FAA apprised of the progress and decisions being made.
- Upon Board approval, send the lease agreement to the Ft. Lauderdale City Commission for approval.

Next Steps in Making this Project a Reality

- Authorize the city staff to negotiate a lease with Schlitterbahn. **Done**
- Present the lease to the FAA for approval
- Execute the lease between the City and Schlitterbahn Fort Lauderdale.





SCHLITTERBAHN.
WATERPARK
FORT LAUDERDALE, FLORIDA

We are excited about this opportunity and anticipate working with you on the next steps to a reality.

Thank you!

