



Venice of America

CITY OF
FORT LAUDERDALE

VIA FEDEX OVERNIGHT DELIVERY

April 9, 2010

Pablo Auffant, Program Manager
FAA Orlando Airports District Office
5950 Hazeltine National Drive, Suite 400
Orlando, FL 32822-5024

Re: Fort Lauderdale Executive Airport

Dear Mr. Auffant:

The departure of the Baltimore Orioles from the City of Fort Lauderdale Stadium has invited a number of suggestions from outside entities for future use. The City has received proposals from the Federal League, Traffic Sports, Schlitterbahn Waterpark and Athletic Alliance. Three of the proposers suggest a community use and the other fair market value.

The City respectfully requests that the FAA review the enclosed proposals and advise which, if any, would be an acceptable use that ensures the City's continued compliance with applicable federal regulations, grant assurances and deed restrictions.

Please note that prior to receiving the proposals, the City referred the proposers to 49 U.S.C. §§ 47107(a)(13); 49151 and the FAA Policy and Procedures Concerning the Use of Airport Revenue.

The following summary of some of the key points in the proposals is not meant to be all-inclusive:

1. Federal League:

Use as a baseball facility:

- Federal League games.
- Baseball academy.
- Other leagues/youth baseball/high school baseball.
- Tournaments and showcases.
- Retention of non-baseball activities such as motorcycle safety training.
- Joe DiMaggio Legends game charity event.

Suggests "proposal might meet the FAA's criteria for Community use:"

- Usage fees for facility maintenance only.
- Any length of term for use acceptable.
- Proposal designed to include local youth leagues, high schools and college baseball.

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EXHIBIT 1



2. Traffic Sports:

Use as a premier soccer-specific complex:

- Official training site of the Strikers.
- Headquarters of Traffic Academy in North America.
- Site of special events including exhibition matches, U.S. Open Cup games, Pro Combines.
- Programs for competitive and recreational youth and adult soccer players, coaches and referees.
- Will pursue revenue-generating opportunities for the complex.
- Will look to accommodate local non-profit and other community organization events.

Suggests "plan consistent with the four community purpose circumstances..."

- Proposal will help meet need for soccer fields and the "public use desired by the local community."
- Master Plan for FXE does not contemplate use of Stadium property in the near future.
- Five-year term with optional five to ten year extension.
- No airport revenue.

3. Schlitterbahn Waterpark:

Use integrates sports facilities, water-based entertainment, retail and lodging:

- Multi-use, state-of-the-art athletic complex.
- Water Park.
- Present stadiums retained and upgraded.
- Virtual golf, baseball and softball simulators.
- Retail center, food and beverage.

Economics:

- Do not need City or County funding.
- 30-year lease with two five-year extensions.
- Agreeable to current fair market appraisal as basis of lease payments.
- Will propose percentage of gross receipts as basis of rent and flat rate on water park portion of facility.
- Will propose a percentage of lease payments be reserved in a capital improvements account for ongoing improvements, maintenance and upgrade of facility.
- Another capital account will be created for the purpose of marketing the facility.
- Private financing will include but not be limited to commercial leaseback financing, stadium suite sales, venture equity, private equity, and tenant equity.
- Projecting private finance capital requirement of \$90MM to \$110MM.
- Prepared to take over the "ownership and maintenance of the facility 120 days from the signed lease."

4. Athletic Alliance:

Use as a multiple sports facility:

- Construction of an indoor facility.
- Addition of soccer/softball or baseball synthetic fields.
- Possible ongoing programming, special events, and diverse income viabilities.

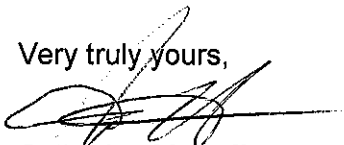
Economics:

- Propose an estimated \$155,000 minimum annually or 10% of membership revenues collected.

Please do not hesitate to contact me with any questions or concerns.

Thank you for your consideration.

Very truly yours,



Catherine McCaffrey
Business Enterprises Director

Enclosures

cc: George Gretsas, City Manager (w/out enclosures)
Clara Bennett, Airport Manager (w/out enclosures)
Jamie Siragusa, Federal League (w/out enclosures)
Janna P. Lhota, Esq., Traffic Sports (w/out enclosures)
Jim Blosser, Esq., Schlitterbahn Waterpark (w/out enclosures)
Daniel R. Pritt (w/out enclosures)