

# John M. Milledge

PROFESSIONAL ASSOCIATION  
ATTORNEYS AT LAW

September 25, 2023

Mayor Ken Thurston  
Vice Mayor Sarai "Ray" Martin  
Commissioner Melissa P. Dunn  
Commissioner Denise D. Grant  
Commissioner Lawrence "Jabbow" Martin  
City of Lauderhill City Hall  
5581 West Oakland Park Boulevard  
Lauderhill, FL 33313

Re: The Hill LLC; "The Hill" Unsolicited Proposal

Dear Mayor, Vice Mayor, and Commissioners:

On behalf of The Hill LLC ("Proposer"), I am pleased to present this Proposal ("Proposal") to the City of Lauderhill ("City"), pursuant to 255.065, Florida Statutes to construct, operate and maintain a Gateway Destination Complex including hotel, restaurants, parking facilities, multi-family, commercial retail, commercial kitchen, job training space, public outdoor green/ event space, and compatible uses, herein known as "The Hill". The project will be located on an approximately 13.9-acre city-owned property located at Sunrise Boulevard and State Road 7 in Lauderhill, known as the CARISHOCA PLAT, recorded in Plat Book 178, Page 161 of the Official Public Records of Broward County.

## **The Hill Description**

The Project proposes a 200-key destination hotel with roof-top food/ bar, parking facilities of at least 1,800 total spaces supporting Lauderhill Performing Arts Center ("LPAC") and development uses, restaurants accessible/supporting LPAC, 3,000 square foot kitchen supporting LPAC, 550 Units multi-family/lined garage, job training space, 78,000 square feet compatible commercial uses, and public green/event space. The conceptual plan for the proposal was prepared by EDSA and is attached hereto as Exhibit "A."

## **Public Purposes/ Qualifying Project**

The project's public purposes include but are not limited to the following: Providing a gateway destination for residents and tourists to enjoy high quality restaurants, entertainment, hotel and retail activities, strengthening and supporting city and county facilities, including both the LPAC as well as the Broward County Regional Park by providing adjacent hotel facilities for show/ event visitors, offering restaurants and retail for pre- and post- show/event enjoyment, and providing

parking facilities which will be convenient and available for LPAC and Regional Park event uses. Additionally, offering the use of a commercial kitchen to support LPAC, on-site job training for city residents, green space for public event uses in conjunction with LPAC and Regional Park activities, and economic development purposes establishing the city's vision for high quality and high technology development standards, and promoting a range of well-paid jobs available for City residents and surrounding communities.

### **Project Principals**

The project team members have large-scale P3 project experience combined with strong private equity financial support to develop and successfully operate this mixed-use destination project. Further, this team has significant experience working together and have demonstrated unique creativity, the ability to solve complex problems and issues, and the knowledge and experience to work with all levels of government including municipal, county, state and federal governments.

#### **Michael Ullian**

Michael is an award-winning developer who has consummated over one thousand real estate transactions in his 40 plus year career across every real estate asset class, including Brownfield redevelopment for over 20 years. He has been an advisor and partner to some of the most prominent Private developers in the US as well as an advisor to several municipalities on public private partnerships. Notable projects include Midtown Miami ("Wynwood"), the New Orleans Convention Center, Steelpointe Harbor Redevelopment in Connecticut and Assembly Yards in Georgia and the Fort Lauderdale Studio Initiative Project/ Cinema City ("Wingate Site").

#### **Greg Brewton**

Greg Brewton is the former Director of the City of Fort Lauderdale Department of Sustainable Development who retired from the City after 36 years of devoted public service in 2014. The Sustainable Development Department included the urban design and planning division, building services (department) and code compliance division among others. Subsequently, Mr. Brewton established Greg Brewton & Associates to provide Planning and Zoning experience to large-scale redevelopment efforts in the Broward County area. Some of the many projects that the firm has provided its expertise to are the Bahia Mar Redevelopment Initiative, Harbor Park Mixed Use Development, Harbor Shops Commercial Development, the Adderley Mixed Use Development, the new LA Lee YMCA, the City of Fort Lauderdale new Prospect Water Treatment Facility, and Fort Lauderdale Studio Initiative (Wingate site).

#### **John Milledge**

Mr. Milledge has extensive experience working on large complex public/ private partnerships involving local government, as well as involving state and federal agencies. Mr. Milledge also has

extensive local government experience having not only represented Broward County as an Assistant County Attorney to start his career, but also serving as Broward County Charter Commission Attorney, General Counsel for the Fort Lauderdale Downtown Development Authority, and General Counsel for the Children's Services Council. Notable boards in which Mr. Milledge has served include the Broward County Planning Council and Broward Center for the Performing Arts. Mr. Milledge has participated in recent P3 projects including the Fort Lauderdale Studio Initiative (Wingate Site), Fort Lauderdale War Memorial Panthers Ice Complex, Fort Lauderdale Prospect Lake Water Plant, and Fort Lauderdale Water Taxi Terminal (The Landing). Mr. Milledge has an AV Preeminent Rating from Martindale-Hubbell.

#### **Proposer's Obligations and Payments to City**

The following is an outline of Proposer's obligations and consideration to City:

- Proposer will be responsible to secure the financing and pay for 100% of the capital costs of the project, estimated to exceed \$800 Million.
- Proposer will be responsible for 100% of the day-to-day security and operations costs of the project.
- Proposer will be responsible for 100% of the maintenance of the project.
- Proposer will design, operate, maintain and market the hotel and destination development in close coordination with the LPAC events/ shows and other City activities.
- Proposer will design, construct and operate restaurant and retail uses to closely support LPAC events, shows and activities.
- City owned and controlled parking garage for public parking as part of the public purpose component, City and Proposer will enter into cross access/parking agreement to allow for use of portions of public parking garage for private residences and other uses upon agreement of the parties.
- Proposer will make the green/ event space available for City use/programming as determined by City.
- Proposer will construct a commercial kitchen to be controlled and operated by the City for use in conjunction with LPAC shows/events as part of the project as part of the dedicated public purpose component.
- Proposer will continue to update the state-of-the-art electronics and components of the project at least every five (5) years and agrees to update the electronics and components within the LPAC to be consistent with the needs/uses of the project as agreed upon between the City and Proposer.

- Proposer will make available the roof-top space to City a minimum of 5 times a year at no cost for City activities or sponsored events.

**City Obligations Including Property Interests and Rent Structure Required for the Project**

The project requires a \$1 year lease from the City for a term of Fifty (50) years, with Proposer having the option to extend such term for an additional term of thirty (30) years.

**Proposer's General Financing Plans**

Proposer has secured private equity commitments for financing the project and will provide City with appropriate documentation evidencing such commitments upon City request.

**Principal Contact for Proposer**

**Michael Ullian**  
200 S.W. First Avenue, Suite 800  
Fort Lauderdale, FL 33301  
michaelullian@yahoo.com

In addition to Mr. Ullian, I can be contacted for any questions, or any additional information required.

Sincerely,



John M. Milledge

Enclosure

cc: Desorae Giles-Smith, City Manager  
Angel Petti Rosenberg, City Attorney  
Andrea M. Anderson, City Clerk