

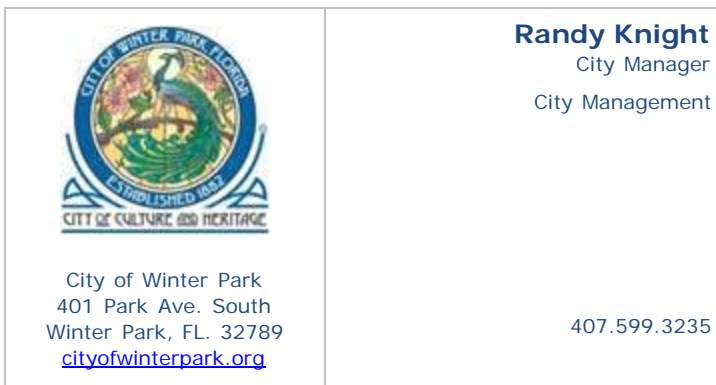
From: [David Freeman](#)
To: [Randy Knight](#); [Ken Bradley](#); [Jeff Eisenbarth](#)
Cc: [Michael J. Miller](#); [Tom Winters, MD \(tomwinters@tomwintersmd.com\)](#); [Ken Bradley](#); [Dori Stone](#); "Mike Thiessen"
Subject: RE: Harper Shepard
Date: Tuesday, March 25, 2014 12:23:25 PM
Attachments: [image002.png](#)
[image003.png](#)
[image004.png](#)
[image005.png](#)

Team is an asset that must be purchased and relocated from outside of the city/county. Hopefully, that distinction makes it as critical to the capital project as the other components but I defer to you.

David S. Freeman, dfreeman@36venturecapital.com, 615-397-6218

From: Randy Knight [<mailto:Rknight@cityofwinterpark.org>]
Sent: Tuesday, March 25, 2014 9:28 AM
To: Ken Bradley; Jeff Eisenbarth
Cc: Michael J. Miller; David Freeman; Tom Winters, MD (tomwinters@tomwintersmd.com); Ken Bradley; Dori Stone; 'Mike Thiessen'
Subject: RE: Harper Shepard

I am not an expert in NMTC but I highly doubt we will be able to count the value of the team as part of the cost of a capital project. My understanding is that it has to be for capital. But we can certainly explore that and see if we can.



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From: Bradley, Ken [<mailto:Ken.Bradley@FLHOSP.ORG>]
Sent: Tuesday, March 25, 2014 10:12 AM
To: Jeff Eisenbarth; Randy Knight
Cc: Michael J. Miller; David Freeman (dfreeman@36venturecapital.com); Tom Winters, MD (tomwinters@tomwintersmd.com); Ken Bradley
Subject: RE: Harper Shepard
Importance: High

This is very encouraging. I've always found in major projects the first million and the last million are the hardest to find | raise, but any major gaps are now narrowing. Collectively we can put our heads together to get this done.

Thank you.

I look forward to our time together.

KWB

From: Jeff Eisenbarth [<mailto:JEISENBARTH@Rollins.edu>]
Sent: Tuesday, March 25, 2014 9:55 AM
To: Randy Knight; Bradley, Ken
Cc: Michael J. Miller; David Freeman (dfreeman@36venturecapital.com); Tom Winters, MD (tomwinters@tomwintersmd.com)
Subject: Harper Shepard

Randy,

Since I will not be able to participate in the stadium meeting tomorrow, I am sending you my comments in advance. Now that David Freeman is back in for \$2M that should get us the CRA funding of \$5M and we (College) have identified \$3M so we are still short \$5M and we also have the parking issue. If we put the value of the land (\$9M) in with the cost of the stadium (\$15M) for a project cost of \$24M then 25% NMTC would get us \$6M and we have the necessary funding to build the stadium. President Duncan mentioned again yesterday that John Mica would still like to do something for the College but it needs to be "transportation" related. A parking garage is transportation related so we should approach John from a combined City and College perspective and see if he can get us the \$6M for the parking garage. If that does not pan out then we still have your scenario where we can include the cost of the garage in the total project costs which puts us at \$30M and 25% NMTC would be \$7.5M and we are short \$3.5M. David has indicated the value of the team (\$5M) should also be included in the NMTC calculations which would get us another \$1.25M and you mentioned that the City could cover 1/3 of the \$3.5M which would leave about 1/3 for the College to fund. We can do that. And final scenario is the first one without the garage which gets the stadium built and we prepare an interim parking plan and study to determine if the garage is necessary and also gives us some more time to determine when, where and how the parking garage is built. I believe the first two scenarios are preferred but if those do not pan out then we should look at the third option.

Please let me know if you have any questions.

Thanks,

Jeff

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