



# City of North Port

## Office of the City Manager

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November 4, 2022

Via Email

Ashley Bloom

Michael Alessio

WMS Development Group LLC

Re: Warm Mineral Spring Unsolicited Conceptual Proposal

Dear Mr. Bloom & Mr. Alessio:

On Monday, September 12, 2022, the North Port City Commission held a Special Meeting at 1:00PM for discussion and possible action regarding two Public Private Partnership (P3) conceptual proposals related to the Warm Mineral Springs Park Master Plan Building Restorations/Improvements and future park development. During this meeting the City Commission accepted the conceptual proposal by the WMS Development Group LLC for substantive review.

Based on Section § 2-420(b)(6) of the Code of the City of North Port, Florida ("City Code"), I have conducted my review of the conceptual proposal and I have preliminary assessed that: (a) the proposed project is a qualifying project; (b) the proposed project delivery model offers advantages over traditional models, for example, lower cost, shorter schedule, increased investment, etc.; and (c) the proposed project is reasonably likely to satisfy the criteria established by the P3 statute.

As City Manager, I have decided to continue considering the proposed project under the P3 statute and request that WMS Development Group LLC submit an unsolicited P3 detailed proposal. Such a request does not constitute a formal P3 solicitation, and a responsive proposal is subject to [City Code Section 2-420\(c\)](#).

The City looks forward to receiving your detailed proposal soon.

Sincerely,

A. Jerome Fletcher II

AJF/amd

cc: City Attorney Amber Slayton  
Assistant City Manager Julie Bellia  
Assistant City Manager Jason Yarborough  
Parks & Recreation Director Sandy Pfundheller  
City Clerk Heather Faust