



MEMORANDUM
City Manager's Office

TO: A. Jerome Fletcher II, ICMA-CM, MPA, City Manager A. Jerome Fletcher
FROM: Jason Yarborough, Deputy City Manager, Warm Mineral Springs Public Private Partnership Negotiation Team Lead
SUBJECT: Warm Mineral Springs Public Private Partnership Negotiation Team Recommendation
DATE: February 1, 2024

Digitally signed by A. Jerome Fletcher
DN: cn=A. Jerome Fletcher, o=City of North Port, ou=City Manager, email=A.JeromeFletcher@northportfl.com
Reason: I am the author of this document
Date: 2024.02.02 12:05:19 -0500
Post PDF Release Version: 1.0.2

Handwritten signature of Jason Yarborough

Date: 2024.02.02 10:42:45 -05'00'

Following Commission direction on July 25, 2023 to evaluate a potential Public Private Partnership (P3) pathway for Warm Mineral Springs Park, the Negotiation Team has conducted diligent review of the July 10, 2023 unsolicited P3 proposal received from WMS Development Group, LLC., (WMSDG). However, WMSDG recently indicated that impacts from significant changes within the property and casualty insurance market and unexpected staffing costs have prompted WMSDG to reevaluate its proposed P3 plan.

WMSDG submitted a revised proposal on January 23, 2024. Within this new proposal, WMSDG would not operate Warm Mineral Springs Park or undertake the initial rehabilitation of a customer service / restroom building. In addition, the revised proposal sought to reevaluate site infrastructure and land valuation.

With assistance from the City's contracted Real Estate and Financial Analyst, CBRE, the City's Warm Mineral Springs Public Private Partnership Negotiation Team has reviewed the revised proposal and has determined that the pursuit of this partnership is no longer in the best interest of the City.

As outlined in the attached document, on February 1, 2024 the negotiation team voted unanimously to recommend that negotiations on this project cease.

Please contact me if any additional information on this matter is needed.

Attachment

**CITY OF NORTH PORT NEGOTIATIONS COMMITTEE  
FOR  
NEGOTIATIONS OF AN UNSOLICITED P3 FOR WARM MINERAL SPRINGS  
THURSDAY, FEBRUARY 1, 2024**

**Present in person or via MICROSOFT TEAMS:**

- Warm Mineral Springs Public Private Partnership Negotiation Team Lead: Jason Yarborough, Deputy City Manager;
- Negotiation Team Members: Sandy Pfundheller, Parks and Recreation Director; Alaina Ray, Development Services Director; Kimberly Williams, Finance Director; and Michael Acosta, Utilities Engineering Manager;
- Non-Negotiation Team Members: Amber Slayton, City Attorney; Michael Golen, Deputy City Attorney; Donald Keith Raney, Contract Administrator II and Tricia Wisner, Assistant Public Works Director and Warm Mineral Springs Public Private Partnership Project Manager

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The North Port Warm Mineral Springs Public Private Partnership Negotiations Team was called to order at 3:00 p.m. by Donald Keith Raney, Contract Administrator II in Training/Committee Room 244 and via Microsoft Teams.

Project Manager Tricia Wisner provided an overview of the project and a summary of negotiations up to this point.

After the summary of negotiations, a motion was made by Jason Yarborough seconded by Sandy Pfundheller to:

- ***Move to find that that the Negotiation Team is not satisfied with the negotiations following communication from the Developer outlining significant modification to the proposal.***

***This motion passed unanimously.***

A second motion was made by Jason Yarborough seconded by Alaina Ray to:

- ***Move to recommend that the City Manager terminate negotiations with the developer.***

***This motion passed unanimously.***

A memo recapping these motions will be sent to the City Manager for consideration.

Contract Administrator Raney adjourned the Negotiations meeting at 3:06 p.m.

Donald Keith Raney  
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DONALD KEITH RANEY,  
CONTRACT ADMINISTRATOR II  
PURCHASING DIVISION