

From: Matthew Davidson <Matthew.Davidson@bangenergy.com>
Sent: Tuesday, November 3, 2020 2:41 PM
To: Tinsley, Steven <STINSLEY@broward.org>
Cc: Kerr, Michael <MKERR@broward.org>; Siniawsky, Jeffrey <JSiniawsky@broward.org>; Mahoney, Lary <LMAHONEY@broward.org>; Mangan, Constance <CMANGAN@broward.org>; Friedman, Bernie <bfriedman@beckerlawyers.com>
Subject: RE: Request for Information

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Dear Mr. Tinsley,

With reference to your first question, Vital Pharmaceuticals, d/b/a Bang Energy, has retained the Broward County-headquartered engineering firm of Craven Thompson to assist with this project. Tom McDonald, Craven Thompson President, and his team have provided two letters attached to this email which answer the County's question on utilities.

Please find attached correspondence from Patrick Gibney of Craven Thompson, indicating that the City of Sunrise is able to provide water to the property via existing FPL or future planned Southwest Ranches easements. The City has a current capacity of 29MM gallons/day, expanding in the near future to 32MM gallons/day, with a current demand of 25MM gallons/day. Thus the City can easily accommodate Bang Energy's anticipated maximum demand of 1.4MM gallons/day.

Also please find attached a letter from Sunrise City Engineer Ashely Resta to Chad Edwards of Craven Thompson, indicating that the City currently has excess wastewater treatment capacity of some 20MM gallons/day, which far exceeds any conceivable demand from VPX's operations and stating that the "City of Sunrise is willing to provide utility service to the property."

Lastly, please find attached a letter addressed to yourself from Pembroke Pines City Manager Charles Dodge stating that Pembroke Pines is able and willing to provide sufficient water for the project so long as the parcel is annexed into Pembroke Pines, a condition that "will apply to any end-user of the property that seeks the delivery of water services from Pembroke Pines."

With reference to your second question, the median salary level figure of \$62,400.26 was generated automatically by our ADP payroll system. ADP is a well-known payroll system used by over 500,000 businesses in America. For comparison, an internet search indicates the median household income in Broward County is ca. \$57,000.00.

I look forward to continuing this conversation. Please don't hesitate to let me know anything further you may require.

Yours truly,

Matthew Davidson
Senior Corporate Counsel
Matthew.Davidson@bangenergy.com

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From: Tinsley, Steven <STINSLEY@broward.org>
Sent: Tuesday, October 27, 2020 9:37 AM
To: Matthew Davidson <Matthew.Davidson@bangenergy.com>
Cc: Kelleher, Kevin <KKELLEHER@broward.org>; Mcdonald, Sandy-Michael <SMMCDONALD@broward.org>; Kerr, Michael <MKERR@broward.org>; Siniawsky, Jeffrey <JSiniawsky@broward.org>; Mahoney, Lary <LMAHONEY@broward.org>; Mangan, Constance <CMANGAN@broward.org>
Subject: Request for Information

Good morning Mr. Davidson,

Based on the Board discussion during the Proposal Ranking Special Meeting of the Broward County Board of County Commissioners on Wednesday October 21, 2020, please provide the following within seven (7) days:

- Information regarding how you intend to deliver water to the development site. This information should include a letter from the water provider, confirming/documenting the provider's commitment to provide water to the site.
- During the presentation, Bang Energy representatives stated that the current median annual wage at Bang Energy is approximately \$62,000. Vice Mayor Geller requested that information documenting this number be provided. Please submit to us documentation detailing this figure and how it was derived.

Please provide the above information **by the close of business (5:00 PM) Tuesday November 3, 2020.**

Please contact me with any questions.

Regards,



Steven Tinsley, PhD, MBA, CEcD, Economic Development Manager

Office of Economic and Small Business Development
115 S. Andrews Ave Room A680 | Fort Lauderdale, FL 33301
954.357.8075 Mobile: 954.548.0315 Fax: 954.357.7783

www.broward.org/econdev

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November 2, 2020

Mr. Matt Davidson, Senior Corporate Counsel
Vital Pharmaceuticals/Bang Energy
1600 N. Park Road
Weston, Florida 33326

**RE: BROWARD COUNTY 60 ACRE PARCEL-19801 SHERIDAN STREET
SITE DEVELOPMENT WATER SUPPLY
CTA PROJECT NO. 20-0070-001-01**

Dear Mr. Davidson:

CRANEN THOMPSON



& ASSOCIATES INC.

Engineers
Planners
Surveyors
Landscape Architects

The 60-acre parcel is located at 19801 Sheridan Street in Unincorporated Broward County. The Site requires a maximum potential water demand of 1.4 million gallons per day (MGD). The City of Sunrise has stated that their current water capacity is 29 MGD and will become 32 MGD in the near future, with a current demand of 25 MGD. Therefore, Sunrise has the available capacity to serve this Site.

The City of Sunrise water service area west of I-75 and is generally located north of Sheridan Street, east of 172nd Avenue and south of Griffin Road, The Southwest Water Treatment Plant is located at Stirling Road and Dykes Road. Although the area west of 172nd Avenue is currently out of the existing Sunrise water service area, the area is included in the future water service area. The area basically includes the entire Town of Southwest Ranches.

Water to the Site can be delivered through various routes from the Sunrise water system. Considering that the Town of Southwest Ranches is included in the future service area and has already been modeled for flows, pressures and pipe sizes, it would be prudent to install the future trunk line in Stirling Road from SW 166th Avenue west to the County Property at SW 198th Terrace then south through the county property to the Site. The route would vary from Stirling Road at locations where Right of Way is unavailable or easements are not attainable but would still proceed to the west. This route would benefit Sunrise for their future water system expansion by building not only the trunk line out west but also installing the proper sized future connection tees, valves, etc. at various roadway intersections. This route is approximately 20,000 linear feet from SW 166th Avenue to the Site.

Another potential route currently being explored is to utilize the existing FPL easement that traverses the area north of Sheridan Street from I-75 to west of US 27. We have contacted the Transmission Division of FPL regarding utilizing the land for this purpose and are awaiting a response. The intent would be to install

the trunk line via horizontal directional drilling (HDD) through a series of different pipe segments. The HDD segments would vary in length in order to have segment connection points at intersecting roadways. These tie-in segment locations will allow connection points for the future Sunrise water system expansion. This route would be approximately 15,000 linear feet from SW 166th Avenue to the Site.

It should be noted that water supply to 19801 Sheridan Street can be achieved in numerous other ways than those describe above.

Sincerely,

CRAVEN THOMPSON & ASSOCIATES, INC.



PATRICK J. GIBNEY, P.E.
Vice President of Engineering

PJG/fd



October 30, 2020

Chad Edwards P.E.
Craven Thompson
3563 NW 53rd St
Fort Lauderdale, FL 33309

Via Email: cedwards@craventhompson.com

Re: **Water and Sewer Availability**
19801 Sheridan Street
Unincorporated Broward County, FL 33332

Dear Mr. Edwards:

The above referenced property is not located within the water utility service area of the City of Sunrise. The closest City of Sunrise Water Treatment Plant is the Southwest Water Treatment Plant located near Stirling Rd and I-75, which is several miles from the property. In reference to your inquiry, the City of Sunrise is willing to provide utility service to the property. Further discussions with the City of Sunrise Utilities Department will be necessary to determine service availability.

There are three water treatment plants currently operated by the City of Sunrise Utilities Department: Springtree Water Treatment Plant (WTP) with a capacity of 25.5 MGD, Sawgrass WTP with a capacity of 24.0 MGD, and Southwest WTP with a capacity of 2.0 MGD. The total water treatment permitted plant capacity for the looped City of Sunrise service area is 51.5 MGD. As of the date of this letter, the current annual average daily water demand for the Springtree, Sawgrass, and Southwest facilities is 30.905 MGD.

The City has reserved no water and sewer plant capacity for this property and makes no representation to any party that water and sewer plant capacity is available until a party executes a Utility Service Permit with the City and pays the Plant Connection Fees based upon proposed water consumption. Plant Connection Fees are governed by the City's Code of Ordinances, Section 15-119, which may be found at www.municode.com

If you have any further questions regarding the above, please contact me at (954) 746-3285 or AResta@sunrisefl.gov.

Sincerely,

CITY OF SUNRISE

Ashley Resta, P.E.
City Engineer



PEMBROKE PINES
CITY COMMISSION

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Charles F. Dodge
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November 2, 2020

Via E-Mail: stinsley@broward.org

Mr. Steven Tinsley
Economic Development Manager
Broward County Office of Economic and Small Business Development
115 S. Andrews Avenue, Suite A680
Fort Lauderdale, Florida 33301

Re: *Proposed Delivery of Water Services to Unincorporated Broward County Property Located at 19801 Sheridan Street*

Dear Mr. Tinsley:

This correspondence shall serve as confirmation that the Pembroke Pines City Administration is currently in discussions with Vital Pharmaceuticals, Inc, d/b/a Bang Energy, LLC ("Bang Energy"), and reviewing their request for the City to provide water services to the +/- 60 acre Unincorporated Broward County property located at 19801 Sheridan Street, as identified by the Broward County Property Appraiser by folio number 513902050010 ("Property").

At this time, Pembroke Pines is capable of delivering water services to the Property to support Bang Energy's proposed expansion plans, subject to certain conditions, as detailed herein. Specifically, Pembroke Pines' allocation of water services to the Property is strictly contingent upon the Property being voluntarily annexed into the municipal boundaries of Pembroke Pines. Further, the annexation contingency will apply to any end-user of the Property that seeks the delivery of water services from Pembroke Pines.

In addition, pursuant to Section 50.10 of the City's Code of Ordinances, any commitment by the City to serve the Property shall be subject to the public review and approval by the City Commission. Finally, the City's ability to serve the Property is further subject to a future certification of capacity once Bang Energy's expansion plans are finalized and the City has a better understanding of Bang Energy's anticipated water consumption.

If you have any questions related to this matter, please contact my office at 954.450.1040.

Respectfully,

Charles F. Dodge
City Manager

cc: Mr. Samuel S. Goren, Esq., City Attorney, via e-mail only, sgoren@gorencherof.com