Item No. 15.E

TOWN OF LAUDERDALE-BY-THE-SEA

AGENDA ITEM REQUEST FORM

Commissioner Chris Vincent
Department Submitting Request

Commissioner Chris Vincent
Dept Head's Signature

	Commission Meeting Dates	Last date to turn in to Town Clerk's Office		Commission Meeting Dates	Last date to turn in to Town Clerk's Office		Commission Meeting Dates	Last date to turn in to Town Clerk's Office
☐	Nov 10, 2009	Oct. 30 (5:00 p.m.)	☐	Jan 26, 2010	Jan 15 (5:00 p.m.)	☐	March 23, 2010	Mar 12 (5:00 p.m.)
☐	Dec 1, 2009	Nov 20 (5:00 p.m.)	☐	Feb 9, 2010	Jan 29 (5:00 p.m.)	☐	April 13, 2010	April 2 (5:00p.m.)
☐	Dec 8, 2009	Nov 25 (5:00 p.m.)	☐	Feb 23, 2010	Feb 12 (5:00 p.m.)	☒	April 27, 2010	April 16 (5:00p.m.)
☐	Jan 12, 2010	Dec 31 (5:00 p.m.)	☐	Mar 4, 2010	Feb 19 (5:00p.m.)	☐	May 11, 2010	April 30 (5:00p.m.)

NATURE OF AGENDA ITEM

☐	Presentation	☐ Resolution	New Business
x	Report	☐ Ordinance	☐ Manager's Report
☐	Consent Agenda	☐ Public Hearing	☐ Attorney's Report
☐	Bids	☒ Old Business	☐ Other

EXPLANATION:
****See Attached****

STAFF RECOMMENDATION:

BOARD/COMMITTEE RECOMMENDATION:

FISCAL IMPACT AND APPROPRIATION OF FUNDS:

☐ Amount $_____ ☐ Acct # _____
☐ Transfer of funds required ☐ From Acct #_____
☐ Bid ☐ Grant ☐ Amount represents matching funds

Action to be taken: Commission to decide how to move forward with the property located at 5423 NE 14th Avenue
Deferred to the April 27, 2010 Commission meeting.

Town Attorney review required
x Yes ☐ No

APR 5 2010
11:42 am

Town Manager's Initials: JE

Revised 1/14/2010

Request update on Warehouse Located at: 5423 N E 14th Avenue.

1. Please provide copy of contract with Advanced Asset Management for sale of property.
2. Please provide copy of any other past contracts with Advanced Asset Management.
3. Please provide copy of Lease agreement with Holy Cross Hospital.
4. Please provide amount of funds received from Holy Cross Hospital to date for Lease of space.
5. Please provide detail amount of funds paid to Advanced Asset Management to date.
6. Please provide detail as to where, how and when Advanced Asset Management marketed, listed, or advertised this property. All publications and dates.
7. Please provide the date to discuss renewal of Advanced Asset Management contract was brought back to the Commission after the 6 month expiration date.

#1

Advanced Asset Management, Inc.

Real Property Support Services

301 South 62nd Avenue
Hollywood, Florida 33023-1326
(954) 317-1941 Fax (954) 307-2438

AG-2008-29

June 4, 2008

Ms. Esther Colon
Town Manager
Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308

RE: REAL ESTATE CONSULTING SERVICES
5421 – 5423 NE 14th Avenue
Fort Lauderdale, Florida 33334

Dear Ms. Colon:

Thank you for the opportunity to submit this proposal to provide Professional Consultant Services to the Town of Lauderdale-By-The-Sea.

Advanced Asset Management, Inc. provides real estate administration services to Government agencies. As a Principle and Real Estate Broker for Advanced Asset Management, I have provided real property services to government agencies since 1990, including the CRAs of Fort Lauderdale, Margate, Lauderhill, Boynton Beach, Lake Worth and Riviera Beach. City clients include the City of Oakland Park, City of Boynton Beach, Town of Highland Beach, City of Margate, also Broward County, Broward County Aviation Department, the Florida Department of Transportation, United States Department of Justice, and Department of Housing and Urban Development.

I have assisted these agencies in the sale and purchase of over 600 parcels in Broward County and 1,000 in the South Florida area.

Advanced Asset Management, Inc. is a registered Real Estate Corporation in the State of Florida. I am licensed with the State of Florida since 1994, and I am the Qualifying Broker for Advanced Asset Management. Both my Real Estate Broker license, (BK0616505) and the Real Estate Corporation are in good standing. Advanced Asset Management carries $1,000,000 in general liability, and automotive liability as well as professional liability, error and omissions.

Advanced Asset Management is a member of the Realtors Association with access to Local, National and International Multiple Listing Services.

This proposal will allow Advanced Asset Management to list and market the Town's surplus property. We propose the following work effort, as it relates to the subject property:

SURPLUS PROPERTY DISPOSAL

Become familiar with the property, review appraisal reports, leases and other data pertinent to the sale.
Produce marketing brochures and signage for the property.
List the property in local media print, websites and Multiple Listing Service
Review the terms of sale and purchase agreement to be used
Communicate with interested buyers and determine their position
Actively show the property to perspective buyers
Negotiate terms pursuant to the Client's goals
Negotiate sale and purchase agreement for Client's consideration.
Obtain executed agreements and transmit to Client or designee
Coordinate efforts with Town Attorney and other appropriate parties
Provide Negotiation Summary analysis to the Client as requested
Assist and facilitate the closing as needed

Advanced Asset Management is proposing an hourly structure to carry out the needs of the Town. We have estimated a "not to exceed" fee of $18,750. At this time we are not able to pre-determine the number of perspective buyers or the length of negotiations and therefore an all-inclusive fee is not attainable.

This proposal would allow for up to 150 hours, at $125 an hour. All expenses for marketing brochures, signage, professional photos, aerials are borne by Advanced Asset Management.

Invoicing on this project will be for actual hours documented, not to exceed the total contract amount.

In the event you would like further references for our services, upon request I will provide a client list with contact information. If you are in agreement with the general terms of this proposal please acknowledge this letter below or issue a Notice to Proceed.

Thank you for considering this proposal and we look forward to assisting the Town on this project. If you have any questions please contact me at (954) 817-1041.

Sincerely,

ADVANCED ASSET MANAGEMENT, INC.

James Nardi
President/Broker

* 6 month Term Agreement.

Acknowledged and accepted this 9th day of July, 2008.

Signature: Esther Colon

Name/Title: Esther Colon, Town Manager

Approved By Commission - 7/8/08.

* Confirmed with Mr. Nardi 7/9/08 @ 2pm.

#2

ADVANCED ASSET MANAGEMENT, INC.
LICENSED REAL ESTATE BROKER
8500 South Lake Forest Drive
Davie, Florida 33328
(954) 817-1041
(954) 337-2436, facsimile

AG-2006-07

January 11, 2006

Mr. Robert Baldwin
Town Manager
Town of Lauderdale By the Sea
4501 Ocean Drive
Lauderdale By The Sea, Florida 33308

RE: REAL ESTATE CONSULTING SERVICES

Dear Mr. Baldwin:

Thank you for the opportunity to submit this proposal to provide Professional Consultant Services to the Town of Lauderdale By The Sea.

This proposal allows Advanced Asset Management to covert their knowledge of the project into results for the Town. We propose the following work effort, as it relates to targeted parcels:

SITE ACQUISITION

Initiation of Negotiations: Negotiate sale/option contract for Client's consideration.
Become familiar with the Client's position on each project parcel
Review the terms of the contracts to be used
Communicate with property owner and determine their position
Negotiate terms pursuant to the Client's goals
Obtain executed contract and/or agreement and transmit to Client or Designee
Coordinate efforts with Town Attorney and/or other appropriate parties
Make sufficient contacts with unwilling sellers, in person, and document their position.
Forward any contracts and/or agreements received to Client and Town Attorney
Provide Negotiation Summary analysis to the Client as requested

Based upon the nature of this assignment and the various ownerships to be encountered, Advanced Asset Management is proposing an hourly structure to carry out the needs of the Town. We have estimated a "not to exceed" fee of $8,750. At this time we are not able to pre-determine the length of negotiations and therefore an all inclusive fee is not attainable. This proposal would allow for up to 75 hours, at $125 an hour, on this project.

If you are in agreement with the general terms of this proposal please acknowledge this letter below or issue a Notice to Proceed.

Thank you for considering this proposal and we look forward to assisting the Town on this project. If you have any questions please contact me at (954) 817-1041.

Sincerely,

ADVANCED ASSET MANAGEMENT, INC.

James Nardi
Vice President/Broker

Acknowledged and accepted this 31 day of January, 2006.

Signature: [signature]
Charles Baldwin

Name/Title: Town Manager

#2

ADVANCED ASSET MANAGEMENT, INC.
LICENSED REAL ESTATE BROKER
8500 South Lake Forest Drive
Davie, Florida 33328
(954) 817-1041
(954) 337-2436, facsimile

AC-2005-39

April 4, 2005

Mr. Robert Baldwin
Town Manager
Town of Lauderdale By the Sea
4501 Ocean Drive
Lauderdale By The Sea, Florida 33308

RE: Acquisition Services

Dear Mr. Baldwin:

Thank you for the opportunity to submit this proposal to provide Professional Consultant Services to the Town of Lauderdale By The Sea.

Evidenced by the recent Option Agreement for Sale and Purchase, obtained and presented by Advanced Asset Management, Inc. and then executed by the Town, we feel we are in a unique position to continue to facilitate the Town's goals.

This proposal allows Advanced Asset Management to covert their knowledge of the project into results for the Town. We propose the following work effort, as it relates to targeted parcels:

SITE ACQUISITION

Initiation of Negotiations: Negotiate sale/option contract for Client's consideration.

- Become familiar with the Client's position on each project parcel
- Review the terms of the contracts to be used
- Ensure contract data is accurate, (address, ownership, etc.)
- Communicate with property owner and determine their position
- Negotiate terms pursuant to the Client's goals
- Obtain executed contract and/or agreement and transmit to Client or Designee
- Coordinate efforts with Town Attorney and/or other appropriate parties
- Make sufficient contacts with unwilling sellers, in person, and document their position.
- Forward any contracts and/or agreements received to Client and Town Attorney
- Provide Negotiation Summary analysis to the Client on a weekly basis

Based upon the nature of this assignment and the various ownerships to be encountered, Advanced Asset Management is proposing an hourly structure to carry out the needs of the Town. We have estimated a "not to exceed" fee of $8,750. At this time we are not able to pre-determine the length of negotiations and therefore a all inclusive fee is not attainable. This proposal would allow for up to 75 hours, at $125 an hour, on this project.

Mr. Baldwin
Page Two
April 4, 2005

If you are in agreement with the general terms of this proposal please acknowledge this letter below or issue a Notice to Proceed.

Thank you for considering this proposal and we look forward to assisting the Town on this project. If you have any questions please contact me at (954) 817-1041.

Sincerely,

ADVANCED ASSET MANAGEMENT, INC.

James Nardi
Vice President/Broker

Acknowledged and accepted this 21 day of April, 2005.

Signature: _____
Robert Baldwin
Name/Title: Town Manager

ATTEST:

_____
Alina Medina, Town Clerk

#3
#4

Holy Cross Hospital
4725 North Federal Highway
Fort Lauderdale, Florida 33308
www.holy-cross.com
954-771-8000

RECEIVED
DEC 22 2008
GERALD M. MORRIS

December 19, 2008

VIA TELECOPY (954) 776-1857
Town of Lauderdale by the Sea
Attn: Esther Colon
4501 Ocean Drive
Lauderdale by the Sea, FL 33308

RE: Lease Agreement

Dear Ms. Colon:

This follows Holy Cross Hospital's telephone notification to the Town of Lauderdale by the Sea of the Hospital's intention to vacate the leased warehouse located at 5421 NE 14th Avenue, Fort Lauderdale, FL 33334 as of January 15, 2009.

Please be in touch with Patty Vrobel in the Hospital's Legal Affairs Department (954-229-8501) to arrange for a walk-through and surrender of the keys.

The Hospital appreciates your cooperation in the assignment and amendment of the warehouse lease in connection with the transition of North Ridge Medical Center.

Sincerely,

Linda V. Wilford
Senior Vice President and Chief Financial Officer

/pfv

cc: Daniel L. Abbott, Esquire
Weiss Serota Helfman Pastoriza Cole & Boniske, P.L.
200 East Broward Boulevard, Suite 1900
Fort Lauderdale, FL 33301

#5

Amount of Funds Paid to Advanced Asset Management to Date

$10, 625.00

#6
#7

Town of Lauderdale-by-the-Sea

OFFICE OF THE TOWN MANAGER

Memorandum

Date: **February 11, 2010**

To: Mayor Roseann Minnet
Vice Mayor Jerry McIntee
Commissioner Birute Clottey
Commissioner Stuart Dodd
Commissioner Jim Silverstone

From: Esther Colon, Town Manager

Subject: **5421-23 NE – 14th Ave. – LBTS Property**

If you recall at the July 8, 2008 Commission meeting the Commission decided not to pay a Commission to a realtor to sell the above property.

If the Commission now has a desire to contract with a realtor and list the property staff will prepare a RFP upon Commission approval.

I have attached a twelve month status report and will update accordingly.

Respectively submitted.

EC/mi

cc: Susan Trevarthen, Town Attorney
John Olinzock, Assistant Town Manager
June White, Town Clerk

Town of Lauderdale-by-the-Sea

OFFICE OF THE TOWN MANAGER

Memorandum

Date: **February 10, 2010**
To: Mayor Roseann Minnet
Vice Mayor Jerry McIntee
Commissioner Stuart Dodd
Commissioner Birute Clottey
Commissioner Jim Silverstone
From: Esther Colon, Town Manager
Subject: **Status Report on 5421–23 NE–14th Avenue – LBTS Property for Sale**

Following is a list of work in progress regarding the potential sale of the above Town property beginning with the most current date:

01/11/09 – 07/10/09

- Within the prior 180 days, One (1) showing scheduled despite efforts made to show the interested prospects.
- Local Brokers have been attempting to locate buyers as well.
- Several calls were received from prior prospects inquiring about any list price reduction.
- Prospect discussions revealed that their estimated maximum offers would be less than 50% of the asking price.
- Efforts were made to follow up with other prior prospects but were unsuccessful in promoting any offers. Several prospects referenced that a difficulty in obtaining financing would hinder their ability to purchase at this time.

10/11/08 – 01/10/09

- Five (5) inquiries were received in January. Most prospects still have the same concern regarding what to do with the excess unneeded space.
- A few prospects have called back to inquire about a reduction in the listing price. Creative attempts have been made to team prospects together for a joint purchase or to encourage those waiting for a price reduction to make an offer but these have been unsuccessful to date.
- The current listing price is at the higher of two appraisals, $2,075,000, and the lower is at $1,850,000. It is recommended that the Town consider a listing reduction closer to the lower appraisal, perhaps $1,900,000.
- A significant number of prospects have called or have been shown the property and only one unrealistic low offer has been received to date.

9/11/08 – 10/10/08

- Over the last 30 days the property has been shown three (3) times.
- Several calls have been received for more information and everyone has been provided with details on the property.
- The prevailing response from interested parties has been that the space is too large for their intended use.
- We have attempted to combine prospects together to encourage one party to purchase with another party to sign a long-term lease, and have not found the right two parties to date.
- We will continue to seek a buyer through follow up, advertising and mail-outs.
- Two new more visible signs have been installed on the property.

09/11/08

- T/C with Sandy Dunn, rep for Jack Abdo. Mr. Dunn stated that his client thought the building would need to be a tear down and that the maximum he would pay for the property would be $750K.
- Discussed value issues and Mr. Dunn stated their purchase and use would require redevelopment of the site, and therefore, the acquisition cost was a maximum of $750k.

09/10/08

- Met LBTS staff on site and showed property to prospective buyer. Boat Sales and repair use. Buyer thought the price was in line with other properties he had looked at, and liked the location.
- T/C with regarding Chapman purchase. Chapman hopes to have an answer on Monday, whether to move forward. Current concern over too large of a building and would need to look into leasing 10,000 sq. ft. of space out. May agree to partner with other buyers in the same predicament.

09/09/08

- Met LBTS staff on site and showed property to prospective buyer. (Jack Abdo, Represented by Sandy Dunn)

08/28/08

- T/C with heavy equipment contractor, (Big T Group) faxed property information.

08/26/08

- T/C and faxed property info out, neighboring property owner

08/21/08

- T/C with Bob's T-Birds neighboring property owner and discussed building. Met with Bob and went over details of property in person. Met with LBTS staff on site and showed property to prospective buyer. (Terry)

08/12/08

- Met LBTS staff on site and showed property to prospective buyer.

08/05/08

- T/C with prospective buyer, Frank Chapman.

07/31/08

- Emailed and faxed property info to contact list of potential buyers.

07/24/08
- Met on site with LBTS and Holy Cross, tenant, to preview property and take photographs for brochure.

07/21/08
- T/C with interested party and faxed info.

07/18/08
- For Sale sign was installed on property.
- T/C with Tenant, (Holy Cross) and discussed showing unit and phone contacts.
- Tenant passed along complaint for AC units in the warehouse.
- T/C with Marta, LBTS, and Don Prince re: tenant issues.

07/16/08
- Received executed agreement from the Town of Lauderdale-by-the Sea for listing Parcel.

Thank you.

EC/mi

Cc: John Olinzock, Assistant Town Manager
June White, Town Clerk

Item No. 15L

TOWN OF LAUDERDALE-BY-THE-SEA

AGENDA ITEM REQUEST FORM

ADMINISTRATION
Department Submitting Request

John E. Olinzock
Assistant to the Town Manager

Commission Meeting Dates	Last date to turn in to Town Clerk's Office	Commission Meeting Dates	Last date to turn in to Town Clerk's Office	Commission Meeting Dates	Last date to turn in to Town Clerk's Office
☐ Mar 25, 2008	Mar 14 (5:00 p.m.)	☐ May 27, 2008	May 16 (5:00 p.m.)	☐ July 22, 2008	July 11 (5:00 p.m.)
☐ April 8, 2008	Mar 28 (5:00 p.m.)	☐ June 11,2008	May 30 (5:00 p.m.)	☐ August 2008*	Commission Recess
☐ April 22, 2008*	Religious Holiday	☐ June 24, 2008	June 13 (5:00 p.m.)	☐ Sept 9, 2008	Aug 29 (5:00 p.m.)
☐ May 13, 2008	May 2 (5:00 p.m.)	☒ July 8, 2008	June 27 (5:00 p.m.)	☐ Sept 23, 2008	Sept 12 (5:00 p.m.)

* Meeting Canceled

NATURE OF AGENDA ITEM

☐ Presentation	☐ Resolution	☒ New Business
☐ Report	☐ Ordinance	☐ Manager's Report
☐ Consent Agenda	☐ Public Hearing	☐ Attorney's Report
☐ Bids	☐ Old Business	☐ Other

EXPLANATION: **Discussion and or Action by Commission on use of Agency for Real Estate Marketing and Sale of Town Off-Site Public Works Facility, 5423 NE 14 Ave., Fort Lauderdale.**

STAFF RECOMMENDATION: **See attached Memorandum dated 27 June 2008.**

BOARD/COMMITTEE RECOMMENDATION: N/A

FISCAL IMPACT AND APPROPRIATION OF FUNDS: **N/A**

☐ Amount $_____ ☐ Acct # _____

☐ Transfer of funds required ☐ From Acct #_____

☐ Bid ☐ Grant ☐ Amount represents matching funds

Provide copies of approved item to:

☒ Administration	☒ Town Attorney	☒ Finance
☐ Development Services	☐ Municipal Services	☐ Parking
☐ Police	☐ Fire	☐ Other *(provide complete address)*

_____

_____

_____

_____

Town Attorney review required

☐ Yes ☒ No

Town Manager's Initials: _____

Revised 5/19/08

Town of Lauderdale-By-The-Sea
Administration

MEMORANDUM

Date: 27 June 2008

To: Esther Colon, Town Manager

From: John Olinzock, Assistant to the Town Manager

Re: Request for Proposals – Real Estate Marketing Services

As requested by the Town Commission, I solicited an RFP to the twenty-four (24) real estate agents listed within the 2008 Lauderdale By-The-Sea Visitor's guide. Below is a summary of the four (4) proposals received:

1. Earthrise Realty, Shirley Russotti	6% Commission
2. By-The-Sea Realty, Inc., John MacMillan	5% Commission
3. Coldwell Banker Commercial NRT, Steven Weil	No Commission Provided, Marketing Plan Provided
4. Distinctive Realty, Cindi Morgano	No Commission Provided, Requesting Appointment

There are two appraisals that have been prepared for the property, and place market value at $1,850,000.00 and $2,075,000.00. As the Town would not accept less than the minimum appraisal value, 5% and 6% commissions would be $92,500.00 and $111,000.00 respectively.

Please let me know if you need additional information.

REQUEST FOR PROPOSAL

AGENCY:

Town of Lauderdale By-The-Sea, Florida

CONTRACTUAL SERVICES SOUGHT

SURPLUS REAL PROPERTY DISPOSAL

SCOPE OF SERVICES

The Town of Lauderdale By-The-Sea, Florida, (LBTS) desires to sell a parcel of real property. The prospective proposer must become familiar with the property, review all pertinent property records, appraisal reports, lease documents, and any other data pertinent to the sale of the property. The prospective proposer will be responsible for production of a marketing plan, including but not limited to, brochures, property signage, property listings in various media print, websites, and the appropriate multiple listing services.

The prospective proposer will communicate with all interested buyers, determine the buyer's position, and provide for the showing and inspections of the property.

The prospective proposer will negotiate the terms of the sale pursuant to the Agency's goals, and be required to utilize the terms of sale and the purchasing agreement documents that Town Commission and Staff are familiar with and as required by law.

The prospective proposer will assist the Town Attorney and other appropriate parties with all coordination efforts of the sale, and will provide any analysis and reports deemed necessary in seeking Town Commission approval of the transaction.

Although the contracting Owner is a Public Agency, proposers will be expected to uphold the same fiduciary and professional responsibilities and courtesies as that of a private owner. Prospective proposers are hereby notified that all information submitted will be available for public inspection in compliance with "Government in the Sunshine Laws."

AGENCY CONTACT

The Agency contact regarding this proposal is John Olinzock, Assistant to the Town Manager, 954-776-0576, johno@lauderdalebythesea-fl.gov

SUBMITTAL

Proposals shall be limited to fifteen (15) pages, documenting experience of the proposer, and providing specific cost of the service. Deadline for receipt of the proposal is 4:00 PM, Thursday, 26 June 2008, in Town Hall.

OFFSITE

John Olinzock

From: ShirleyRus@aol.com [ShirleyRus@aol.com] **Sent:** Wed 6/18/2008 7:42 PM
To: John Olinzock
Cc:
Subject: Re: Town of Lauderdale By-The-Sea, Request for Proposal
Attachments:

Town of Lauderdale By The Sea
% John Olinzock
Date; June 18 2008

Regarding listing the property below my office would list this with the Fort Lauderdale Board of Realtors and also on Realty.Com. that covers the whole U.S.
This could be listed for any length of time you would like. My fee would be 6% for Commercial Property. First and most important I would have a **very large SIGN** custom made to put on this property because we all know a SIGN is often where our calls come from first.
I would advertise the property in all areas. In this latest market we need to do everything possible to get it out to everyone we can as soon as possible. I am also very professional in colored digital photography to download along with the listing. I would then be sending pictures out to anyone on the Internet and also put these pictures on a disc to send along with a floor plan, survey and anything else I could get from the Town to help market your property to a speedy offer. I have always taken great pride in gathering as much information as possible to help with the sale of my listing.
Thank you for submitting my proposal for 5423 N.E. 14 Ave Fort Lauderdale Fl.
Regards,
Shirley Russotti

Earthrise Realty. Inc.
253B Commercial Blvd.
Lauderdale By The Sea, Fl. 33308
Email: shirleyrus@aol.com
Cell: 954-205-8811
Fax: 954-491-3260

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

By-The-Sea REALTY INC.

June 23, 2008

Town of Lauderdale By The Sea

Attention: John Olinzok
Assistant to the Town Manager

Re: Request For Proposal

Thank you for the opportunity to bid on the RFP of 6/17/08.

The principals of By The Sea Realty, John and Eva MacMillan, have been top producers in real estate in the Fort Lauderdale area for some 20 years, and established By The Sea Realty in Lauderdale By The Sea in 1998. With our high profile office, superior advertising and an emphasis on honest service and loyalty to our clients, we have continued as respected leaders in the local world of waterfront and high-end residential and commercial real estate.

Among other professional designations, John MacMillan has been an active Member of the Ft. Lauderdale Board of Realtors, Professional Standards & Ethics Commission, and has been a Judge on that Board for the last five years. Eva MacMillan has been a signing officer with Union Bank of Switzerland, in Private Banking, prior to embarking on a real estate career.

To provide the most fair and cost-effective service to the Town of Lauderdale By The Sea in the present challenging real estate market, we offer the following terms to enter into an exclusive 9-month contract to sell the subject property for the Town.

Real Estate Commission: A total of 5% (five percent), of which 3% will be offered to co-operating brokers in the Multiple Listing Service. This will cover all customary services of real estate and also includes internet advertising, free back-page color advertising in By The Sea Times on a regular basis, as well as periodic advertising on our changeable copy sign on Commercial Blvd.

Additional billboard-type property signage and advertising in other media will be supplied as requested by the Town, and billed to the Town as out-of-pocket expenses, on a monthly basis,

Yours very truly,
By the Sea Realty. Inc.

John W. MacMillan
Broker

223 COMMERCIAL BLVD., LAUDERDALE-BY-THE-SEA, FLORIDA 33308
TEL 954 351-7007 EMAIL john@bytheseatimes.com FAX 954 351-5005

⚠ Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

John Olinzock

From: SJWell@aol.com [SJWell@aol.com] **Sent:** Fri 6/27/2008 1:59 PM
To: John Olinzock
Cc:
Subject: 5423 ne 14 ave proposal
Attachments: 4800pdfa.pdf(5MB)

I would need a little more information about the property to accurately price it. I took pictures Does the sale include that vacant lot next door. Other issues I need to speak to you about. Also my proposal materials must be reviewed in person. I just was hired by an estate to market a property that had expired on the market with Keyes and Remax Partners. These are good companies however Coldwell Banker has greater worldwide presence and higher local market share. I just closed an office building at state road 7 and Commercial which received recognition in a Commercial Real Estate magazine. I also have a pending sale on the former home of aaa travel agency on University drive. The former home of my own Real Estate company was in Lauderdale by the Sea. I knew Mr. Parker and his mother. I think it would be in your best interest to interview your top three agents.

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

MARKETING ACTIVITIES PLANNER

PREPARED FOR 5423 NE 14 AveFort LauderdaleFl.

ACTIVITY TYPE:	TIME FRAME:
• Enter into S. Florida Multiple Listing system	immediate upon listing
• Photograph building and grounds for brochures	
• and internet placement	immediate upon listing
• prepare color brochure of property	week 1
• prepare ad copy and scan photos for internet pages: Coldwell Banker Commercial site Loopnet site CCIM Commercial site	week 2
• prepare complete package for potential buyers, including: overview demographics financials, current and projected financing data	week 3
• Submit proposed package to owner for final approval	week 3
• Submit e-mail blast outlining property to all So. Florida Members of Society of Commercial Realtors	week 3
• Direct publication of listing by e-mail to All 400+Coldwell Banker Commercial offices	weeks 3,6,9,12
• Publication ad copy w/picture, Harmon Commercial Magazine	week 5
• Publication ad copy w/color picture, First Florida Commercial magazine	week 6
• Follow up inquiries from above sources as they occur	each subsequent week

---

Steven J Weil, CCIM, JD Coldwell Banker Commercial NRT
Robert Soucy Regional Director Broward County Coldwell Banker Commercial
June 25, 2008

Attachments can contain viruses that may harm your computer. Attachments may not display correctly.

John Olinzock

From: SJWeil@aol.com [SJWeil@aol.com] **Sent:** Wed 6/25/2008 3:04 PM
To: John Olinzock
Cc:
Subject: Request for proposal
Attachments: Picture 005.jpg(453KB)

Greetings John,
Please do not accept any other proposal before you speak with the company that has the largest market share in Broward County. Coldwell Banker Commercial ha in excess of 500 offices in 31 countries. In 2007 in excess of $892 million. If you review my own personal resume I think you will agree that you should listen to my marketing plan. I am one of the elite in the Industry holding the coveted Certified Commercial Investment Membership.
I will be happy to meet with you to review my marketing proposal.

Sincerely,

Steven J Weil, CCIM, CNS, JD
Coldwell Banker Commercial NRT

Gas prices getting you down? Search AOL Autos for fuel-efficient used cars.

COLDWELL BANKER COMMERCIAL
NRT

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John Olinzock

From: CindiForHomes@aol.com [CindiForHomes@aol.com] **Sent:** Wed 6/25/2008 12:44 PM
To: John Olinzock
Cc:
Subject: Re: Town of Lauderdale By-The-Sea, Request for Proposal
Attachments:

Hello John,

I would like to set up an appointment with you and bring one of my partners to discuss this with you next week. What day might be good for you. At that time, we can move forward.

Thank you
Cindi

NO ATTACHMENT
REQUESTING MEETING

Cindi Morgano, P.A.
Distinctive Realty,Inc.
954-683-6822 Direct
954-839-6075 Fax
www.cindimorgano.com

In a message dated 6/18/2008 12:46:59 P.M. Eastern Daylight Time, johno@lauderdalebythesea-fl.gov writes:

> Cindi,
> I have the following attachment in my files. It is not a complete survey, but it shows the position of the building on the site.
> I will continue to research for other records.
>
> John E. Olinzock
> Assistant to the Town Manager
> Town of Lauderdale By-The-Sea
> 4501 Ocean Drive
> Lauderdale By-The-Sea, FL 33308-3610
> 954-776-0576
>
> ---
>
> **From: CindiForHomes@aol.com [mailto:CindiForHomes@aol.com]**
> **Sent: Wed 6/18/2008 12:29 PM**
> **To: John Olinzock**
> **Subject: Re: Town of Lauderdale By-The-Sea, Request for Proposal**

Thank you for the Tax Records John. Do you happen to have a survey on the property. I am working on this now.

Thank you

Cindi Morgano, P.A.
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954-683-6822 Direct
954-839-6075 Fax
www.cindimorgano.com

In a message dated 6/18/2008 11:30:43 A.M. Eastern Daylight Time, johno@lauderdalebythesea-fl.gov writes:

> **Cindi,**
> **Please reference attachment.**
>
> **Thank you for your interest.**
>
> **John E. Olinzock**
> **Assistant to the Town Manager**
> **Town of Lauderdale By-The-Sea**
> **4501 Ocean Drive**
> **Lauderdale By-The-Sea, FL 33308-3610**
> **954-776-0576**
>
> ---
>
> **From: CindiForHomes@aol.com [mailto:CindiForHomes@aol.com]**
> **Sent: Wed 6/18/2008 7:46 AM**
> **To: John Olinzock**
> **Subject: Re: Town of Lauderdale By-The-Sea, Request for Proposal**
>
> Good Morning John,
>
> Thank you for the Request For A Proposal. We would very much be interested in assisting our town with the sale of a parcel. Where is the parcel located, so that we may provide you with the information needed.
>
> Thank you

Cindi
Morgano, P.A.
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www.cindimorgano.com

In a message dated 6/17/2008 6:11:43 P.M. Eastern Daylight Time, johno@lauderdalebythesea-fl.gov writes:

> **Cindi and Charlie,**
>
> **Attached please find request for proposal.**
>
> **John E. Olinzock**
> **Assistant to the Town Manager**
> **Town of Lauderdale By-The-Sea**
> **4501 Ocean Drive**
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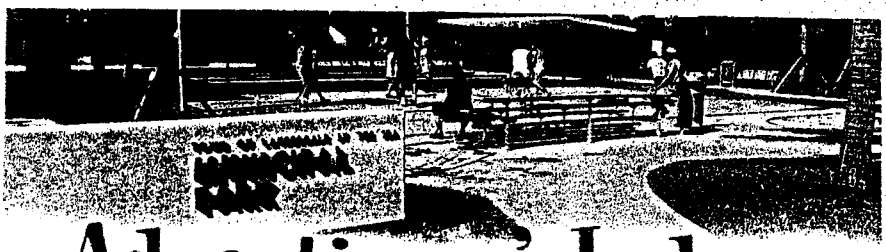

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954-938-7880 Fax 954-938-7885
800-786-8787
www.suntrust.com

Sunny Shores Apts.
Maria Nilsen
4213 El Mar Drive
Lauderdale-By-The-Sea, FL 33
954-448-2500 Fax 954-771-

Sunshine Wicker and Design
Mary LaManto
1301 West Copans Road, Bldg
Pompano Beach, FL 33064
954-491-2727 Fax 954-491-
888-415-2727
www.sunshinewicker.com
info@sunshinewicker.com

Surf Rider Resort
Manny Rodriques
1441 South Ocean Boulevard
Lauderdale-By-The-Sea, FL 3
954-785-8991 Fax 954-782-
www.surfridercondo.com
customercare@surfridercondo

T

Targetworkouts.com
Suzanne S. Chebat
117 Royal Park Drive #1B
Ft. Lauderdale, FL 33309
954-246-2445 Fax 954-484
www.targetworkouts.com
info@targetworkouts.com

Tea Garden Apts.
Tony Balestrino
4221 Bougainvilla Dr. #11
Lauderdale-By-The-Sea, FL 3
954-771-6758 Fax 732-349

Tents 4 Events
Rollis Bock
7905 Amethyst Lake Point
Lake Worth, FL 33467
954-675-7634 Fax 561-641
iamroztoo@aol.com

The Fish Peddler East
Verne Oscarson
2805 East Commercial Blvd.
Ft. Lauderdale, FL 33308
954-491-1441 Fax 954-491

The Greeze Spoon
Lori Rutkowski
215 Commercial Blvd.
Lauderdale-By-The-Sea, FL
954-776-3777

The Koning Group @ Exit W
Realty
Jack Koning
2425 E. Commercial Blvd., S
Ft. Lauderdale, FL 33308
954-829-8092 Fax 954-49
www.thekoninggroup.com
jack@thekoninggroup.com

Ft. Lauderdale
appadona
N. Federal Highway
derdale, FL 33306
57-1500 Fax 954-561-0235
arsitycycle.com
espafortlauderdale.com

Caprice
immons
El Mar Drive
rdale-By-The-Sea, FL 33308
76-4123 Fax 954-776-2026
28-1177
villacapricehotel.com
ration@villacapricehotel.com

du Soleil
and Nance Nixon
El Mar Drive
rdale-By-The-Sea, FL 33308
58-9898
@att.net

Orleans
k Seppi
N. Ocean Drive
rdale-By-The-Sea, FL 33308
91-2363
888-301-2363
www.villaorleans.com
seppij@bellsouth.net

Village Market
Lucke Ricciuti
4406 El Mar Drive
Lauderdale-By-The-Sea, FL 33308
954-776-5840

Walgreens
Michael Bolton
4319 N. Ocean Drive
Lauderdale-By-The-Sea, FL 33308
954-776-1199 Fax 954-776-9096
str.01681@store.walgreens.com

Waste Management
Barbara Powers
3831 NW 21st Avenue
Pompano Beach, FL 33073
954-974-7500 Fax 954-974-0898
www.wm.com
bpowers3@wm.com

Waveblast Watersports II, Inc.
Zac Chandler
1208 N. Ocean Blvd.
Pompano Beach, FL 33062
954-941-2891 Fax 954-785-8031
www.waveblast.us
waveblast2@hotmail.com

Wilmington Group, LLC
Bill Davis
4660 N. Ocean Drive
Lauderdale-By-The-Sea, FL 33308
954-214-6158 Fax 954-776-4080
www.clarionbeachresort.com
twginc@bellsouth.net

Windjammer Resort
Diane Boutin
4244 El Mar Drive
Lauderdale-By-The-Sea, FL 33308
954-776-4232 Fax 954-351-9153
800-356-1220
www.windjammerresort.com
info@windjammerresort.com

WorkForce One
Carmine Cardillo
3800 Inverrary Blvd.
Lauderhill, FL 33319
954-535-2300 Fax 954-535-2342
www.wf2broward.com
ccardillo@wf1broward.com

Smile you're on the Lauderdale-By-The-Sea Web Cam making us the prettiest and safest "Beach Village" in Florida!

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Page 5 Maureen Stanton
Page 11 Shirley Russotti

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Associate Me

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269 Harbor Drive
Lauderdale-By-The-Sea, FL 33308
954-772-2982

Chuck Clark
1915 E. Terra Mar Drive
Lauderdale-By-The-Sea, FL 33062
954-786-5244 Fax 954-786-9731
ctcdd@bellsouth.net

Bob Keane
4629 Poinciana Street #501
Lauderdale-By-The-Sea, FL
954-938-6951

Ellen Kirby
222 Neptune Avenue
Lauderdale-By-The-Sea, FL
954-351-7001

Ron Piersante
227 Lake Court
Lauderdale-By-The-Sea, FL
954-772-0847

Important Numbers

All Emergencies	911
Directory Information	411
Chamber of Commerce	(954) 776-1000
Town Hall	(954) 776-0576
Code Enforcement	(954) 776-3611
Broward County Library	(954) 357-7444
Post Office	(800) 725-2161
Visitor's and Convention Bureau	
Information Hotline	(954) 765-4466
Coast Guard	(954) 927-1611
Police (non-emergency)	(954) 764-4321
Police (business office)	(954) 491-3920
Fire Department	(954) 491-0892
Fire Department (non-emergency)	(954) 772-3978
Time & Temperature	(954) 748-4444
Foreign Currency Exchange	(954) 766-7995
Weather Forecast	(954) 763-8553
Fort Lauderdale Beach Patrol	(954) 467-1597
Surf Conditions	(954) 563-7373
Bellsouth Residential	(954) 780-2355
Business	(954) 780-2800
Comcast Cable	(800) 266-2278
Florida Power and Light	(954) 797-5000
Waste Management	(954) 974-7500
LBTS Senior Center	(954) 771-2852
Municipal Services	(954) 776-1119

Town of Lauderdale-By-

Esther Colon, *Town Manager*
June Whit, *Town Clerl*
Rick Mesiano, *Director of Public Works*
Chief Scott Go, *Broward Sheriff's*

Advanced Asset Management, Inc.

Real Property Support Services

301 South 62nd Avenue
Hollywood, Florida 33023-1326
(954) 817-1041 Fax (954) 337-2436

June 4, 2008

Ms. Esther Colon
Town Manager
Town of Lauderdale-By-The-Sea
4501 Ocean Drive
Lauderdale-By-The-Sea, Florida 33308

RE: REAL ESTATE CONSULTING SERVICES
5421 – 5423 NE 14th Avenue
Fort Lauderdale, Florida 33334

Dear Ms. Colon:

Thank you for the opportunity to submit this proposal to provide Professional Consultant Services to the Town of Lauderdale-By-The-Sea.

Advanced Asset Management, Inc. provides real estate administration services to Government agencies. As a Principle and Real Estate Broker for Advanced Asset Management, I have provided real property services to government agencies since 1990, including the CRAs of Fort Lauderdale, Margate, Lauderhill, Boynton Beach, Lake Worth and Riviera Beach. City clients include the City of Oakland Park, City of Boynton Beach, Town of Highland Beach, City of Margate, also Broward County, Broward County Aviation Department, the Florida Department of Transportation, United States Department of Justice, and Department of Housing and Urban Development.

I have assisted these agencies in the sale and purchase of over 600 parcels in Broward County and 1,000 in the South Florida area.

Advanced Asset Management, Inc. is a registered Real Estate Corporation in the State of Florida. I am licensed with the State of Florida since 1994, and I am the Qualifying Broker for Advanced Asset Management. Both my Real Estate Broker license, (BK0616505) and the Real Estate Corporation are in good standing. Advanced Asset Management carries $1,000,000 in general liability, and automotive liability as well as professional liability, error and omissions.

Advanced Asset Management is a member of the Realtors Association with access to Local, National and International Multiple Listing Services.

This proposal will allow Advanced Asset Management to list and market the Town's surplus property. We propose the following work effort, as it relates to the subject property:

SURPLUS PROPERTY DISPOSAL

Become familiar with the property, review appraisal reports, leases and other data pertinent to the sale.
Produce marketing brochures and signage for the property.
List the property in local media print, websites and Multiple Listing Service
Review the terms of sale and purchase agreement to be used
Communicate with interested buyers and determine their position
Actively show the property to perspective buyers
Negotiate terms pursuant to the Client's goals
Negotiate sale and purchase agreement for Client's consideration.
Obtain executed agreements and transmit to Client or designee
Coordinate efforts with Town Attorney and other appropriate parties
Provide Negotiation Summary analysis to the Client as requested
Assist and facilitate the closing as needed

Advanced Asset Management is proposing an hourly structure to carry out the needs of the Town. We have estimated a "not to exceed" fee of $18,750. At this time we are not able to pre-determine the number of perspective buyers or the length of negotiations and therefore an all-inclusive fee is not attainable.

This proposal would allow for up to 150 hours, at $125 an hour. All expenses for marketing brochures, signage, professional photos, aerials are borne by Advanced Asset Management.

Invoicing on this project will be for actual hours documented, not to exceed the total contract amount.

In the event you would like further references for our services, upon request I will provide a client list with contact information. If you are in agreement with the general terms of this proposal please acknowledge this letter below or issue a Notice to Proceed.

Thank you for considering this proposal and we look forward to assisting the Town on this project. If you have any questions please contact me at (954) 817-1041.

Sincerely,

ADVANCED ASSET MANAGEMENT, INC.

James Nardi
President/Broker

Acknowledged and accepted this _____ day of _____, 2008.

Signature: _____

Name/Title:_____

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Back to ad

Subject: TOWN OF LAUDERDALE-BY-THE-SEA PUBLIC NOTICE INVITATION TO BID ITB # 08-06-01
Posted: Sunday
Location: Fort Lauderdale, FL
Event Date:
Category: Public Notices

Description:
TOWN OF LAUDERDALE-BY-THE-SEA PUBLIC NOTICE INVITATION TO BID ITB # 08-06-01 The Town is considering the sale of property located at 5423 NE 14 Avenue, Fort Lauderdale, FL 33334. The legal description being (Coral Ridge Isles 45-47 B Lot 1 S 70, Lot 2 N 100 & Lot 2 N 75 of S 100 BLK 3 together with that part of Planting Strip lying Bet N/L of S 70 of Lot 1 Ext'd ELY & S/L of N 75 of S 200 of Lot 2 & Lying E of & ADJ to NE 14 Ave. Those interested in purchasing the property are invited to submit bids to the Town Clerk. Sealed Bids must be received no later than 2:00 p.m. on June 12, 2008. Bids must be accompanied with a Cashier's check in the amount of $207,500.00 to be held as bid security. Sale of the property will be subject to the final approval of the Town Commission. June White Town Clerk June 1, 8, 2008

South Florida Sun-Sentinel ad id: 13547490

Publication date: 6-1-2008