

May 31, 2026

Mr. Mark S. Lubelski, P.E.,
City Manager
City of Sunrise
10770 West Oakland Park Boulevard
Sunrise, Florida 33351

Subject: Economic Impact Analysis; Ride Sharing Program; City of Sunrise

Dear Mr. Lubelski,

As requested, Raftelis Financial Consultants, Inc. ("Raftelis") is pleased to submit this proposal for supplemental services as Amendment No. 1 to our existing Agreement with the City of Sunrise ("City") dated November 21, 2025 for the Ridesharing Program Assessment Study (the "Agreement"). The original Agreement, in the amount of \$45,078, develops a non-ad valorem special assessment methodology to provide sustainable, locally funded support for the City's Freebee ride sharing service operating within the Business and Entertainment District. This Amendment adds a focused economic impact analysis that complements and strengthens that work.

Purpose of the Amendment

Under Florida law, a valid non-ad valorem special assessment must satisfy two requirements: the assessed properties must receive a special benefit distinct from the general benefit conferred on the public at large, and the assessment must be reasonably apportioned among the benefited properties. The original scope of work addresses the apportionment methodology, including identification of the assessment area, property classification, and development of an equitable cost distribution framework. During the course of the study special counsel to the City recommended that the assessment program requires an independent economic analysis demonstrating that the Freebee service provides a quantifiable economic benefit to properties within the assessment district, including an opinion on the service's impact upon property values. This analysis is designed to support the special benefit finding and add to the defensibility of the assessment program should it be challenged.

Understanding of the Project Needs

City residents and visitors have the opportunity to use a ride sharing service to enhance their transportation experience with a complimentary, on-demand solution. Residents and visitors can request a ride through the Ride Freebee mobile application for travel within the City's Business

and Entertainment District. The service is an integral part of the City's economic development efforts. Economic development as a concept is generally measured in jobs and income, but most importantly it reflects a community's overall quality of life, which is maintained with sufficient public (fiscal) resources to meet existing and future needs, supported predominantly by resident and transient incomes and consumer spending. Understanding fiscal outcomes (benefits minus costs) helps communities assess the efficacy of these programs against concepts of overall quality of life, including employment growth, the nature of jobs, economic welfare, community income and wealth, property value, and public infrastructure and services.

Supplemental Scope of service

The following tasks supplement the scope of services set forth in Attachment A of the Agreement.

Task 1: Economic Analysis of Historical Ride Sharing

Staff at Raftelis have significant experience with identifying the potential impacts of Economic Development programs. Relative to the City's Ride Sharing program, we anticipate completing the following subtasks:

- Quantify and summarize historical ridership activity, including, month, time of day, length of trip, number of passengers, and from/to locations.
- Quantify and summarize the potential consumer spending impacts
- Secondary research on consumer spending, trade areas, and impacts of transportation services on spending and property value
- Provide opinion on the magnitude of potential benefits relative to the impact upon property value

Task 2: Brief Technical Memorandum

Raftelis will provide a brief technical memorandum summarizing the analysis and conclusions.

Additional Services Project Budget and Timeline:

The total cost for completing Tasks 1 and 2 would be billed on a lump-sum basis of \$15,000 for services, including any incidental expenses. This Amendment increases the total not-to-exceed contract amount under the Agreement from \$45,078 to \$60,078. We will be able to provide a completed analysis within one to two weeks from a notice to proceed.

Other Terms

Except as expressly modified by this Amendment No. 1, all terms, conditions, and provisions of the Agreement dated November 21, 2025 remain in full force and effect.

Thank you for the opportunity to work with you on this project. If this proposal is acceptable, please sign below. If you have any questions, comments, or thoughts, I can be reached at (407) 421-1400.

Warmest Regards,



Thierry Boveri, CGFM
Senior Vice President

Accepted by:
City of Sunrise

By:

Date: