



CHAD S. FRIEDMAN, PARTNER
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April 20, 2021

Via Hand Delivery

Office of the City Clerk
City of Riviera Beach
600 West Blue Heron Boulevard, Suite #140
Riviera Beach, FL 33404

Re: Legal Services for Implementation of Public Private Partnerships Projects and
Development/Construction Projects

Dear Ms. Pemsel,

The law firm of Weiss Serota Helfman Cole + Bierman, P.L. (the "Firm") is pleased to submit this proposal to provide legal services to the City of Riviera Beach (the "City"). We are prepared to commit a dynamic and talented team to provide strategic representation, around-the-clock responsiveness and cost-effective execution in all matters listed in Section 1.1 of the Scope of Services. Our proposal includes providing legal services for the initial P3 project, as well as future projects.

Full service government practice and industry know-how. There are few firms in Florida that can match our experience counseling local governments, Community Redevelopment Agencies, and Special Districts. Our "in the trenches" experience representing dozens of public sector clients, along with our personal relationships with key decision-makers, gives us a unique insight that we leverage to benefit our clients.

Unrivalled expertise in Florida P3 projects. Our team has a long history of successfully representing some of Florida's most-high profile complex P3 transactions and assisting municipalities in the planning, negotiating, drafting and execution of these projects. We have the strategic vision and experience advising government entities and officials with respect to structuring, analyzing alternatives, conducting one-on-one negotiations with bidders and bringing projects to a successful close. Our experience is detailed below.

Dynamic and talented team. The team will be led by Chad Friedman, Marlon Hill, and Eduardo Soto. They will be supported by other attorneys, each of whom is well-versed in municipal law. Detailed biographical information for all members of the team including our robust diversity program are set forth below.

We appreciate the City's interest in considering our Firm and look forward to working with you.

Very truly yours,



Chad S. Friedman

Contact Information

Law firm name: Weiss Serota Helfman Cole + Bierman, P.L.

Attorney contact: Chad S. Friedman, Partner, Co-Chair of Municipal Counsel Practice Group

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About Us

Our firm is the product of innovative thinking. In 1991, our founders saw a need in the South Florida legal market for a high-end, boutique firm dedicated to a small number of integrated practice areas focusing on the government sector. We continue to outpace sophisticated market players with focused practice groups, teamwork, and a zealous commitment to our clients. Our primary practice divisions are Government, Labor and Employment, Litigation, Business Transactions, and Property. Detailed practice descriptions that satisfy the Scope of Services can be found below.

We have grown to over 75 lawyers who maintain an ethical and people-focused business model that puts our clients' needs at the heart of our practice. We are committed to creative problem solving for our clients while maintaining respect for the finest principles of traditional legal practice.

Our lawyers have excelled at top-ranked law schools, trained at large international firms, and cultivated years of integral relationships with State and local government officials and decision-makers. As leaders in their areas of law, they are frequent speakers, writers, and board members of bar and civic organizations.

We are AV rated by Martindale-Hubbell and, for years, have been ranked as a Tier-1 law firm by U.S. News Media Group and Best Lawyers® in our core practice areas. Our lawyers are also recognized by Chambers USA as "Leaders in their Field" in several practice areas.

Proposed Legal Services

As outlined below, we are equipped to provide all of the services within the scope of services.

Public/private partnerships (P3s)

Public/private partnerships (P3s) have become increasingly popular as an effective way to build major infrastructure projects, expand public services and generate revenue, but there is a complex relationship behind these deals. We have a long history of representing government and private clients, gaining trust from elected officials and business executives alike. This puts our lawyers in a better position than any other group in the state to provide counsel on both sides.

Our attorneys have been instrumental in arranging some of Florida's most high-profile and complex P3 transactions, including representing a major international airline in connection with the construction of a \$1.5 billion airport expansion in partnership with Miami-Dade County and representing an international surface transportation vendor in connection with its contract to design and oversee the overhaul of Miami-Dade County's Metro-rail and Metro-mover system. We also represented Informa Markets, the organization that produces the Miami International Yacht Show, during their move from Miami Beach to downtown Miami. We successfully obtained all required permits and agreements from city, county, state, and federal government agencies, as well as from three private property owners, all within eight months of the event date.

Public Finance

Given what is at stake in most public financing situations, it is important that you have experienced public financing attorneys guiding you through every step of the process in finding funding sources for capital improvements in your community.

In recent years, public financing has faced increased scrutiny and regulation from both the Internal Revenue Service and the Securities Exchange Commission. Missteps can result in potential legal liability, including substantial penalties. When it comes to dealing with bonds, our firm has an impressive track record navigating the legal challenges that arise in P3 projects.

Capital Improvement, Infrastructure Development & Project Management

The firm's day-to-day experience representing dozens of public sector clients makes our attorneys acutely aware of the capital improvement, infrastructure development, and project management demands facing local and regional governments, and the fiscal constraints that come along with those demands. After identifying desirable capital improvement and infrastructure development projects, we help you secure financing, acquire property and handle all legal aspects of project management.

Our attorneys counsel you on identifying and securing funding from a variety of local, state and federal sources, for example, transportation-related taxes and impact fees that are collected and shared among local governments. We also help you with the complex process of agency certification, a necessary step to securing funding from state and federal agencies.

When property is needed for construction of planned projects, such as roadways, infrastructure improvements and utility relocations, we assist in obtaining necessary rights, titles, and interests in real property through negotiated conveyance, condemnation and other statutory vehicles for acquiring property.

Public Sector Land Use & Zoning

With the State of Florida stepping back from its involvement in land use and zoning matters, local land use and zoning is more important than ever in determining the destiny of our communities. These trends empower innovation but also remove safety nets. We counsel local governments on choosing their path wisely and implementing their vision.

We can assist you with establishing and amending state-mandated comprehensive plans, small area plans and land development regulations, as well as reviewing and approving applications for planned unit developments, plats, site plans and building permits. We counsel local governments when they act as developers, either alone or in partnership with a private developer. We pride ourselves on our creativity, knowledge and persistence in ensuring that our local government clients achieve the results they desire in developing their communities.

Our team is unique in that we have partners who are both certified planners and board-certified municipal attorneys. It is our daily bread and butter to work seamlessly with municipal staff, boards and elected officials to achieve your goals. We have numerous attorneys with broad and deep experience in and dedication to public land use and zoning matters, both transactional and litigation.

We draft ordinances and resolutions, and sit with boards, councils and commissions dealing with land development matters, such as Planning and Zoning Boards, Local Planning Agencies and Zoning Boards of Adjustment. We advise these boards, individually and collectively, in their handling of public hearings, with particular attention to the quasi-judicial nature of many of the proceedings. When it is apparent that a particular regulation or application may result in a denial or a challenge, we work with our litigators and appellate lawyers to lay the groundwork for a successful outcome for the local government.

We also collaborate with our real estate and private land use and zoning teams to provide comprehensive help to governmental agencies undertaking public development projects, such as police and fire stations, sports arenas and stadiums, commercial parks, industrial parks, marinas and sewer treatment facilities.

Because of our role as the municipal attorney or special counsel for such a wide variety of communities, we are uniquely adaptable. We see trending issues emerge simultaneously in communities large and small, pro-development and anti-development, sophisticated and struggling, so we develop experience more rapidly and from a bird's eye perspective. We perceive that there are multiple possible approaches, and understand how to tailor our solutions to the demands of these diverse situations. We frequently write, speak and serve in professional organizations related to land use and zoning, keeping up to date on the most pressing current issues, like adapting to the changes that sea level rise will bring.

Real Estate

Practicing in a region where the real estate market is a critical piece of our economy, we understand the particular challenges local governments face in all phases of complex commercial real estate transactions.

We have substantial experience representing municipalities and state agencies in matters as basic as the leasing of space for government offices and transactions as complex as public-private partnership (P3) ventures in the development of major public facilities such as professional sports stadiums, town centers, airport terminals, hotels and senior housing facilities. We understand the unique issues in working with governmental entities, including the acquisition, financing and development of public lands.

Our innovative strategies are the result of combining our private client and municipal experience. Whatever the stage of your engagement with property and its development, we stand ready to provide the necessary guidance to achieve a successful outcome in the deal.

Environmental

Our lawyers are ready to navigate efficiently and effectively through regulatory waters on behalf of government clients and achieve results that strike a balance between economic needs, environmental protection and ethical business practices. With former environmental regulators and counsel for environmental agencies on our team, we have a deep knowledge and understanding of policies and laws ranging from air quality to wetlands permitting.

In the event a client is subject to an enforcement proceeding, our attorneys have significant experience in handling environmental regulatory compliance and enforcement matters arising from routine facility inspections, accidental releases, permit violations, tree removal, mangrove alteration and other violations of environmental laws and regulations. We have successfully negotiated numerous settlement agreements concerning corrective action and penalties for violations of environmental regulations and permits.

Representative Experience - P3s

City of Miami	Representation of the City of Miami in connection with the negotiation of a long-term ground lease of the existing Miami River Center building, as well as a long-term ground lease of the City's new facility to be developed in connection with private P3 developer partners.
FDOT – Cypress Creek	Representation of the Florida Department of Transportation (FDOT) in connection with a 99-year lease between the FDOT and a limited partnership, managed by the Swerdlow Group, for development of the Cypress Creek Park and Ride facility in Broward County.
City of Miramar	Representation of the City of Miramar with respect to the proposed Blockbuster Park involving hotel, office and amusement area space and provided all legal services on behalf of the City. Representation of the long-term lease and development agreement for the headquarters for the American Tennis Association and tennis court complex at Miramar Regional Park.
Miramar Town Center P3 Project	Representation of Miramar in the transformative Miramar Town Center Project where a P3 consortium developed government facilities, cultural facilities, public space, and commercial mixed use providing all public benefits in exchange for development rights on public land.
City of Homestead	Representation of the City of Homestead in the development and ongoing operation and maintenance of the Homestead Motorsports Complex in connection with P3 partners.
City of Homestead Cybrary	Represented the City in a complex transaction with a private developer and a movie theater operator to revitalize downtown Homestead. The economic development project consists of a parking garage facility, which includes approximately 35,000 square feet of education space for a “cybrary” (a high-tech 22nd century reinvention of the library) and an entertainment center being undertaken by the City within its historic downtown area.
City of Homestead Baseball Complex	Representation of the City of Homestead in the development of a professional baseball complex for minor league and spring training games in connection with the Major League Baseball’s Cleveland Indians.
City of South Miami P3	Representation of a developer in connection with the City of South Miami’s P3 redevelopment of a City Hall, police station and the development of a market rate residential, as well as an Assisted Living Facility (ALF).
Property Assessed Clean Energy Districts	Creation of a partnership between local governments engaged with a private entity to provide financing to property owners for renewable energy, energy efficient, and wind resistance improvements.
Village of Islamorada	Representation of the Village of Islamorada’s P3 project in connection with a water and sewer plant.

Cunnard Ocean Lines	Representation of Cunnard Ocean Lines in connection with a public-private partnership with the cruise line to make Miami the home port for the Queen Elizabeth II.
Miami Intermodal Center	Representation of the Miami Dade Expressway Authority in the development of the Miami Intermodal Center, which links the TriRail, Metrorail, Car Rental Center and all ground transportation to Miami International Airport.
SoLe Mia	Representation of a developer in a P3 to redevelop a superfund landfill site into a new mixed-use project.
Confidential private parking operator	Representation of a major private parking operator and equipment supplier in making an unsolicited offer to take over and operate the public parking system of a major Florida city.
Pensacola Airport	Representation of a long-term ground lease and operating agreement for development of an on-airport hotel and mixed-use business facility at Pensacola Airport.
Perez Art Museum Miami (PAMM)	Handling of legal and government affairs matters related to the public/private/philanthropic funding, development, construction and operation of the Perez Art Museum Miami.
Downtown Development District	Served as bond counsel in connection with the financing of the Downtown Development District in which the Miami River Center building is located.
Confidential developer	Representation of several large affordable housing developers to develop affordable housing for sale and for rent.
“Park and Ride” facilities	Representation of the Florida Department of Transportation (FDOT) in the development of “park and ride” facilities.
Waste to Energy Plant	Representation of Miami-Dade County in connection with a third-party agreement to construct and operate a waste to energy plant.
Miami Heat	Representation of the Miami Heat/Basketball Properties in connection with the American Airlines Arena for more than 15 years. The representation included a complete restructuring of the agreements between the Miami Heat (the Arena Manager) and Miami-Dade County (the Arena Owner), resulting in the Miami Heat agreeing to remain in Miami for an additional ten years. The Firm has played an integral role in the success of the Arena in the local community.
Florida Panther Hockey Arena	Representation of Broward County in connection with the financing and the negotiations of the lease, operations and management agreements for the Florida Panther’s hockey arena.
American Airlines terminal	Representation of American Airlines and Miami-Dade County for the \$1.5 billion construction, renovation and financing of the air carrier's terminal at Miami International Airport.
MDX	Representation of Miami-Dade Expressway Authority (MDX) with respect to the development of Miami Intermodal Center (MIC).
Confidential car rental company	Representation of the build-out of the consolidated rental car facility at Miami International Airport on behalf of the largest car rental firm in the world.

Lan Chile and “Western U” cargo facilities	Representation of the development of the Lan Chile and "Western U" cargo facilities at Miami International Airport.
FDOT plazas	Representation of a proposer on a Florida Department of Transportation solicitation to construct and operate the service plazas on the Florida Turnpike.
Town of Cutler Bay	Represented the Town in a land swap and re-lease of property for Town Hall.

Resumes

Our municipal lawyers, many of whom have served as in house city or county attorneys, provide sound, top-level legal advice that is essential for the day-to-day function of municipalities. Detailed biographical information for all members of the team are set forth below.

Team Resumes



Partner, Co-Chair of Municipal Counsel Practice Group
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Practice Areas

- Governmental Affairs and Procurement
- Municipal Counsel
- Public Sector Land Use and Zoning
- Special Counsel to Local Government
- Capital Improvement, Infrastructure Development & Project Management
- Utilities
- Affordable Housing
- Environmental
- Public/Private Partnership (P3) Transactions
- Private Sector Land Use and Zoning
- Environmental and Regulatory Challenges

CHAD S. FRIEDMAN

Chad Friedman represents developers and governmental entities in land use, zoning and general government matters. He is also a leader in the field of Property Assessed Clean Energy (PACE) programs.

Chad represents local governments in the drafting, adoption, and implementation of land development regulations, including green regulations. In addition, he represents local governments in comprehensive plan amendment and quasi-judicial hearings (variances, site plans, rezoning, and special exceptions). Chad has also successfully defended governmental entities, such as the Village of Key Biscayne and Town of Cutler Bay, in land use litigation.

On the private sector side, Chad helps developers and private property owners navigate the intricacies of the development review process. Over the years, he has assisted many private clients in securing the necessary development permits and other approvals required for the development of property.

Chad is a leader in the creation of PACE programs pursuant to Section 163.08 of the Florida Statutes. Chad helped to create the Green Corridor PACE District, a partnership of local governments that provides funding to property owners for energy efficient, renewable energy, and wind resistant improvements to their property. To date, the program has funded over \$500 million in improvements.

Chad serves as legal counsel to the Green Corridor PACE District and assists private entities in the creation of other PACE programs across the State of Florida.

Chad is a frequent author and speaker on the subject of growth management and local government law and is a

Bar Admissions

- Florida, 2004

Education

- Stetson University College of Law, J.D., *cum laude*, 2004
- University of Florida, BSBA, with honors, 2001

former Co-Chair of the Dade County Bar Association's Environmental and Land Use Committee.

Professional & Community Involvement

- Dade County Bar Association, Co-Chair Environmental and Land Use Section
- Young Lawyers Section
- Jackson Health System General Obligations Bond Citizens' Advisory Committee

Awards & Recognition

- Best Lawyers in America®, Land Use and Zoning Law, 2021
- Florida Super Lawyers, Rising Star, 2009-2018
- Daily Business Review's Professional Excellence Awards, On the Rise, 2017
- Brickell Magazine, Top 20 Professionals Under Forty, 2016
- Attorneys' Title Insurance Fund, Excellence in Land Use Planning
- William F. Blews Pro Bono Service Award



MARLON A. HILL

Marlon A. Hill represents local governments, businesses, and entrepreneurs in corporate, intellectual property, and government matters.

In addition to serving as outside general counsel to several companies, Marlon advises business owners on all aspects of starting and structuring their businesses, from drafting contracts and agreements to securing intellectual property, especially across the tourism, hospitality, and media and entertainment industries. Helping his clients grow and scale their companies, he counsels on corporate governance and strategic development. Marlon is also experienced in mergers, acquisitions, and reorganizations.

For international entrepreneurs, Marlon manages the filing of business immigration visa petitions for investor entrepreneurs (EB-5), specialty occupation professionals (H1-B), intra-company transferees (L-1A), and entertainers, artists, and media talent (P/O).

Born in Kingston, Jamaica, Marlon has served a civic leader in a number of roles across South Florida, especially with African-American and Caribbean-American communities. He has been featured as one of the “outstanding members of the emerging generation of South Florida business and professional leaders” by the Daily Business Review. He is also a past recipient of numerous awards, including the Greater Miami Chamber of Commerce Bill Colson Leadership Award, M. Athalie Range Foundation Bridge Builder Award, and the inaugural Miami Foundation Ruth Shack Community Leadership Award.

Marlon currently serves as a board member of the Miami Parking Authority, Kozyak Minority Foundation, and BMe Community. He recently served as a member of the board of directors for The Miami Foundation, Miami Book Fair International, and the Orange Bowl Committee, and is a past president of the Caribbean Bar Association. He is also one of the Inaugural Fellows in the Miami Foundation’s Miami Fellows Initiative, a signature local leadership development program. Marlon keeps the community engaged through his weekly civic commentary, “The People’s Politics”, on Caribbean Riddims, WNMA 1210AM, every Saturday at 4

Of Counsel

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Practice Areas

- Code Enforcement
- Governmental Affairs and Procurement
- Municipal Counsel
- Elections
- Ethics
- Hospitality
- Public/Private Partnership (P3) Transactions
- Business Organizations, Acquisitions and Conveyances
- Corporate Affairs and Governance
- Sports, Arts and Entertainment

Bar Admissions

- Florida, 1995

Education

- Florida State University College of Law, J.D., with honors
- University of the West Indies, Faculty of Law, Barbados, Summer Program

- Florida State University, B.S., International Business & Finance, cum laude
- Universidad de Costa Rica, Colegio del Comercio, San Jose, Exchange Program

p.m., has penned op-ed articles in the Miami Herald and Sun-Sentinel covering issues of civic interest, legal concern, and social or cultural impact, and has made recurring contributions to WPLG Local 10's "This Week in South Florida" Roundtable.

Beyond his law practice, Marlon occasionally serves as MC/DJ host for local bar associations and special events in South Florida and as a host of countless weddings for colleagues in and out of the profession. He also volunteers in the Emmaus Ministry of St. Louis Catholic Church.

Professional & Community Involvement

- Miami Dade County Charter Review Task Force, District 9 Appointee, 2017-2018
- Miami Parking Authority, Board member, 2003-present
- Orange Bowl Committee, Active Member and Board of Directors, 2009-present
- Miami Book Fair International, Advisory Board member, 2013-present
- Florida Caribbean Student Association, Advisor, 1995-present
- The Miami Foundation, Board of Trustees, 2010-2016
- Florida Bar (Entertainment, Arts & Sports and Business Law Sections)
- Wilkie D. Ferguson, Jr. Bar Association
- Florida Association of Volunteer Action for Caribbean and Americas (FAVACA), Board member
- Kappa Alpha Psi Richmond-Perrine Alumni Chapter
- Caribbean Bar Association, President, 2001-2003
- Jay Malina International Trade Consortium, (Past) Board member
- Jamaican Diaspora Advisory Board Member, Southern United States, 2006-2011

Awards & Recognition

- Caribbean Media Exchange #CMEx Leadership Award, 2019
- Wilkie D. Ferguson, Jr. Bar Association, Community Champion Award, 2018
- Florida Super Lawyer, Law & Politics, 2015-2018
- Catholic Legal Services, New Americans Award for Pro-Bono Service, 2016

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- American Friends of Jamaica, Vanguard Leadership Award for Service, 2016
 - Greater Miami Chamber of Commerce, Bill Colson Leadership Award, 2016
 - Caribbean Bar Association, President's Award for Service, 2013
 - Athalie Range Foundation, Bridge Builder Award, 2012
 - Thurgood Marshall Scholarship Fund, Young Leader Award, 2010
 - Leave A Legacy/Miami Foundation, Ruth Shack Community Leadership Award, 2010
 - Miami Herald Top 20 Under 40 Business Leaders, 2010
 - ICABA Most Accomplished Blacks in Law, 2009
 - SUCCESS South Florida Magazine, 50 Most Influential Black Professionals, 2005
 - Miami Herald's Black History Profiles, 2002
 - Daily Business Review's "Leaders 2000 – Faces to Watch" Issue Miami Foundation's Miami Fellows Initiative, 1999-2001
 - National Philanthropy Day Outstanding Young Leader Award, 2000 United Way Essie Silva Community Builder Award, 1999
 - United Way Essie Silva Community Builder Award, 1999



EDUARDO M. SOTO

Ed Soto practices in the area of commercial real estate, commercial lending and transactional matters. He has substantial experience in all aspects of real estate-secured and asset-based loans, including construction loans, permanent financing, public-private financing, and borrowing base financing. He has substantial experience in representing both lead and participant lenders in syndicated transactions and other co-lending arrangements. He also regularly represents developers and investors in the purchase, sale and development of real property.

Ed is a problem solver who seeks practical solutions to reach his clients' goals. He works closely with the firm's land use and zoning team to address all matters that may arise during the development process. Ed also advises clients in structuring transactions to minimize federal, state, and local tax liability.

Partner

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Practice Areas

- Bonds and Public Finance
- Public Sector Land Conveyances
- Affordable Housing
- Public/Private Partnership (P3) Transactions
- Business Organizations, Acquisitions and Conveyances
- Banking and Financial Institutions
- Real Estate

Admissions

- Florida, 2002

Education

- University of Miami School of Law, LLM (Taxation), 2003
- University of Tennessee College of Law, J.D., 2002
- University of Florida, B.A., 1999

Professional Associations and Memberships

- Cuban American Bar Association (CABA), 2006-present
- Executive Director, South Florida Association of Financial Professionals, 2019
- Member, South Florida Executive Roundtable, 2019-present
- Dade County Bar Association, Real Property Committee, 2006-present
- The Florida Bar, Real Property, Probate and Tax Sections, 2002-present

Awards and Recognition

- Best Lawyers in America®, Real Estate Law, 2021
- Martindale-Hubbell Peer Review Ratings: AV Preeminent
- Daily Business Review, Dealmaker, 2008

Representative Experience

- Represented lender with respect to real estate financing secured by 45 South Florida gas stations. Advised on the extension of new credit facilities,

the refinancing of existing credit facilities, and the purchase of existing notes and mortgages to minimize transaction costs.

- Represented lender with respect to financing the simultaneous acquisition of over 30 gas stations from ExxonMobil in a transaction valued at over \$55 million.
- Represented client in the \$25 million purchase of vacant land in Central Florida.
- Advised local university in a \$44 million bond refinancing secured by University property.
- Represented lead lender with respect to real estate construction financing secured by a ground lease for the construction of a luxury apartment building, including mezzanine financing and multiple participant lenders.
- Represented a local non-profit corporation with respect to construction financing and ground lease to a charter school, together with the subsequent refinancing to permanent tax-exempt financing, the issuance of tax exempt bonds, and New Market Tax Credits.
- Continuing representation of prominent South Florida developer in the acquisition, sale and financing of real property.



CHANAEL. WOOD

Chanae L. Wood is a municipal and land use attorney with a particular interest in issues dealing with First Amendment, medical marijuana and hemp laws. Chanae counsel clients on compliance with public records, sunshine law and ethics, and matters dealing with comprehensive planning, general municipal, procurement, utilities, administrative, and constitutional law. Chanae serves as the Chair of the firm's Diversity and Inclusion Program Committee.

Associate

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Practice Areas

- Governmental Affairs and Procurement
- Municipal Counsel
- Public Sector Land Use and Zoning
- Special Counsel to Local Government
- Wireless and Telecommunications
- Private Sector Land Use and Zoning
- Constitutional Challenges
- Governmental Actions and Defense
- Real Estate, Land Use and Zoning Disputes

Admissions

- Florida, 2018

Education

St. Thomas University School of Law, J.D., 2018

- CALI Book Awards: Legal Research & Writing, Advanced Legal Research & Writing, Advanced Legal

A magna cum laude graduate of St. Thomas University School of Law, Chanae clerked for the Honorable Judge Marcia G. Cooke in the U.S. District Court for the Southern District of Florida. During law school, she was selected as the first black Editor-in-Chief of the St. Thomas Law Review. Her article, "Black and Poor: The Grave Consequences of Utah v. Strieff," was published in the Review's "Voice of the Voiceless" Anniversary Issue. As a trial team member, Chanae competed in the 2018 ABA Labor and Employment National Trial Competition. She and her teammates were named National Champions — beating teams from UC Hastings College of Law and Harvard Law School. She also served as President of the Black Law Students Association, during which time the organization was bestowed the coveted Student Organization of the Year Award.

Prior to law school, Chanae worked for Miami-Dade County Commissioner Barbara J. Jordan as a Commission aide and for Florida State Senator Oscar Braynon, II as a legislative aide. She also interned for Congresswoman Federica Wilson in Washington D.C.

Professional & Community Involvement

- Wilkie D. Ferguson Jr. Bar Association, Group I Director, 2020-2021 Executive Board
- Gwen S. Cherry Black Women Lawyers Association, 2016 – Present
- American Planning Association, Broward Section, 2019-2020 Member At-Large
- St. Thomas University School of Law Young Lawyer's Division Council, 2019 – Present

Skills; Dean's List (all semesters); Pro Bono Commendation, Over 100 service hours

University of Florida, 2013

- Bachelor of Science Degree in Family, Youth, & Community Sciences and minors in Public Leadership and International Studies & Humanitarian Assistance

- Miami Alumnae Chapter of Delta Sigma Theta Sorority, Inc.

Awards & Recognition

- 2021 DBR Florida Legal Awards Honoree for Diversity and Inclusion
- University of Florida Association of Black Alumni South Florida Chapter, Gator Greats Gator First Award, February 2019
- First Black Law Review Editor-in-Chief, Certificate of Recognition, Miami-Dade County, 2017



DAVID N. TOLCES

David Tolces represents public and private clients in governmental and real estate matters, including property redevelopment, wireless communication facilities, sign code issues, environmental matters, financing of workforce and affordable housing, landlord/tenant relations, and land use and zoning matters.

Partner

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Practice Areas

- Code Enforcement
- Governmental Affairs and Procurement
- Municipal Counsel
- Public Sector Land Use and Zoning
- Special Counsel to Local Government
- Community Redevelopment Agency (CRA)
- Ethics
- Public Sector Land Conveyances
- Special Governmental Districts
- Affordable Housing
- Public/Private Partnership (P3) Transactions
- Right of Way Creation and Expansion
- Special District
- Wireless and Telecommunications
- Construction Contract Drafting and Negotiation

As a Florida Bar Board Certified lawyer in City, County and Local Government Law, David specializes in representing Community Redevelopment Agencies (CRAs) and public housing authorities. He currently serves as General Counsel for the Lake Worth Beach CRA and the Margate CRA. David also serves as General Counsel for the Broward County Housing Authority, the Deerfield Beach Housing Authority, the Dania Beach Housing Authority, and the Housing Authority of the City of Pompano Beach.

David's landlord/tenant experience includes drafting leases for commercial properties and multi-family apartment developments. He also prosecutes eviction matters on behalf of private and public landlords seeking possession of their leased properties. He has also handled eviction cases for commercial and residential properties.

David represents private clients in commercial and residential real estate transactions. As an authorized title agent, David drafts purchase and sale agreements and oversees the closing of the transaction and the issuance of title policies.

Professional & Community Involvement

- Palm Beach County Bar Association, 1993
- Chair, Local Government & Land Use Committee, 2020-present
- Housing and Development Law Institute, 2014
- Broward County Bar Association, 2003

Representative Experience

- Drafted legislation for the incorporation of the Town of Loxahatchee Groves, which was approved by the Florida Legislature and the Governor. The incorporation process included working with

- Business Organizations, Acquisitions and Conveyances
- Corporate Affairs and Governance
- Accessibility and Accommodations
- Real Estate

Bar Admissions

- Florida, 1989

Education

- University of Florida Levin College of Law, J.D. 1989
- University of Texas at Austin, B.S. in Geological Sciences, 1986

Certifications

- Board Certified in City, County and Local Government Law by The Florida Bar

residents and the Supervisor of Elections to hold the Town’s first election, and being retained as the first Town Attorney.

- Represented the Deerfield Beach Housing Authority and its development partner on the financing and rehabilitation of the 100-unit Palms of Deerfield Apartment complex as residences for the elderly and disabled. Coordinated the conversion of the property from “public housing” to “multi-family elderly and disabled housing.”
- Represented the Lake Worth Beach CRA in the development of requests for proposals for the sale and development of CRA-owned properties and to ensure compliance with the requirements of Chapter 163, Florida Statutes. As a result, the Lake Worth Beach CRA was able to convey several parcels of property in downtown Lake Worth Beach to willing developers, thus increasing assessed values for properties within the Community Redevelopment Area.
- Represented the Hillsboro Inlet District in preparing contracts for services including the reconstruction of the Inlet’s south jetty and acquisition and renovation of equipment.
- Drafted ordinances governing the installation of Small Wireless Communication Facilities in the public rights of way for various municipalities.
- Drafted ordinances to amend municipal sign codes to ensure compliance with Reed v. Town of Gilbert.
- Worked with municipalities to draft easements and agreements to provide for placement of public art and other public infrastructure.



LILLIAN M. ARANGO

Lily Arango is an accomplished attorney in the areas of real estate and transactional law, as well as municipal and governmental law. She handles complex transactions including public and public/private real estate negotiations, acquisitions, sales, financing, development, construction and leasing of properties.

Partner

larango@wsh-law.com

2525 Ponce de Leon Blvd.
Suite 700
Coral Gables, FL 33134
T. (305) 854-0800

Practice Areas

- Code Enforcement
- Governmental Affairs and Procurement
- Municipal Counsel
- Public Sector Land Use and Zoning
- Special Counsel to Local Government
- Capital Improvement, Infrastructure Development & Project Management
- Civilian Oversight of Law Enforcement
- Public Sector Land Conveyances
- Utilities
- Public/Private Partnership (P3) Transactions
- Right of Way Creation and Expansion
- Construction Contract Drafting and Negotiation
- Real Estate
- Governmental Actions and Defense
- Real Estate, Land Use and Zoning Disputes

Lily's work on behalf of local governments with respect to public and capital projects such as parks, schools, and infrastructure and utility projects helps improve our communities. She also represents municipalities in the procurement, acquisition, development, construction and leasing of properties, interlocal agreements between governmental agencies, affordable housing and community redevelopment projects, and procurement of public projects.

Lily's representation of private clients includes the acquisition, sale, leasing, financing and development of property, as well as providing guidance with the formation and regulation of condominiums and homeowners' associations, and the formation and maintenance of business entities, such as corporations, limited liability companies and partnerships. Serving as an agent for title insurance companies, she also handles title review and examination, and resolves complex title issues that may arise.

Lily is a native of South Florida and a longtime resident of Coral Gables.

Professional & Community Involvement

- Dade County Bar Association
- Cuban-American Bar Association
- Florida Association of Women Lawyers
- The Florida Bar, Real Property Section, Probate And Trust Law Section

Representative Experience

- Successfully represented local municipalities in the acquisition and development of parklands, including negotiations with other local governments and developers.

Admissions

- Florida, 1989
- U.S. District Court, Southern District of Florida, 1989

Education

- University of Miami School of Law, J.D., *cum laude*, 1989
- University of Miami, B.A., *cum laude*, 1986

Languages

- Spanish
- Italian

- Successfully represented local municipality in the acquisition of key cactus preserve and conservation lands and worked with the State of Florida and conservation groups in connection with the acquisition and development of the site.
- Successfully represented local municipality in the acquisition and financing of a town hall facility and community recreational site, including all issues pertaining to development and leasing of sites.
- Successfully represented local municipalities in the long-term leasing and development of property for charter schools and private hotel development.
- Successfully represented community redevelopment agencies and housing authorities in the sale and disposition of property.
- Successfully represented municipality in the implementation and development of a utility system, including an interlocal agreement and DBOF procurement process.



LORI SMITH-LALLA

Lori Smith-Lalla is a former Assistant County Attorney for Broward County and is board certified by The Florida Bar as a specialist in City, County and Local Government Law. Lori's insight into how local government operates on a day-to-day basis informs both her general governmental practice and her work as a public finance attorney.

Of Counsel

Lsmith-lalla@wsh-law.com

200 E. Broward Blvd.
Suite 1900
Ft. Lauderdale, FL 33301
T. (954) 763-4242

Practice Areas

- Municipal Counsel
- Special Counsel to Local Government
- Community Redevelopment Agency (CRA)
- Bonds and Public Finance
- Capital Improvement, Infrastructure Development & Project Management
- Special Governmental Districts
- Affordable Housing
- Public/Private Partnership (P3) Transactions
- Special District
- Banking and Financial Institutions

Admissions

- Florida, 1987

Lori represents local government clients in bond financings using sophisticated financing instruments such as rate-lock agreements, swap agreements, letters of credit, delayed delivery agreements, and other derivative products. She has helped in the financing of airports, seaports, bridges, toll roads, water and sewer facilities, environmentally sensitive lands, stormwater utilities and reclaimed water projects, electric and gas utilities, parks, convention centers, performing arts centers, sports complexes, government buildings, health care and hospital facilities, single family and multifamily housing projects, educational facilities (including charter schools, private schools and universities), industrial development, hospitals and low income housing.

Lori has worked on a \$1 billion complex financing for Citizens Property Insurance, all the financing for the expansion of the Fort Lauderdale/Hollywood International Airport over the past three decades, and the development and financing of the BB&T Center, the home arena of the Florida Panthers NHL team.

As regulatory bodies continually adopt stricter disclosure and continuing disclosure rules, and continue to increase enforcement efforts, Lori helps public finance issuers navigate and understand the complexities they face. She has served as disclosure counsel to five Florida cities and two counties, and as bond counsel to more than a dozen cities and other government entities.

Professional & Community Involvement

- The Florida Bar, City, County and Local Government Law Section, 1987-present

Education

- University of Bridgeport School of Law, J.D., *cum laude*, 1987
- University of Connecticut, B.A., Political Science, 1984

Languages

- Spanish
- Italian

Certifications

- Board Certified by The Florida Bar as a specialist in City, County and Local Government Law

- National Association of Bond Lawyers, Red Book listed, 1999-present
- Florida Women in Public Finance, Board of Directors, 2017-present
- Broward League of Cities, Associate Member, 2000-present
- Leadership Broward Foundation, Class XXXVI, 2017
- ArtServe, Inc., Board of Directors, 2017-present

Awards & Recognition

- Chambers USA, 2013-2014
- Daily Business Review, Finalist, Top Dealmaker of the Year-Public Finance, 2012
- Daily Business Review, Top Dealmaker of the Year-Public Finance, 2008

Presentations

- *Best Practices Before & After a Bond Deal*, Florida Government Finance officers Association Annual Conference, 2019

Representative Experience

- As Assistant Broward County Attorney, represented the County in all bond transactions including the Housing Finance Authority bonds, Health Facility Authority bonds, and Industrial Development Revenue bonds.
- Handles bond transactions and related financings, including general obligation bonds, revenue bonds, private activity bonds, lease-purchase financings, certificates of participation, special assessments, tax-increment financings, commercial paper transactions, community redevelopment bonds, community development district bonds.
- Extensive experience drafting legislation related to bond financings, including ordinances, resolutions and state legislation with respect to local housing finance authorities and health facility authorities.
- Served as bond counsel to the cities of Fort Lauderdale, West Palm Beach, Miami Beach, North Miami, Miami, Coral Springs, Sunrise, Port St. Lucie and Coral Gables, Florida and to the South Broward Hospital District, Broward County, Miami-Dade County and Citizens Property Insurance Corporation.

-
- Served as disclosure counsel for the cities of Cape Coral, Miami, Port St. Lucie, Tallahassee and Hollywood, Florida and Broward County.



MICHAEL J. KURZMAN

Michael J. Kurzman, a Florida Bar Board Certified Specialist in Construction Law, represents municipalities, institutions of higher learning, developers, owners, contractors, sureties, subcontractors and suppliers in all aspects of construction law related issues. In particular, he drafts bid documents and represents parties in bid disputes. Michael also drafts and negotiates owner/architect agreements, owner/general contractor agreements, contractor qualifier agreements, contractor/subcontractor agreements, payment bonds, and performance bonds, to name a few. For his municipal or public sector clients, Michael's work has included roads, bridges, landfills, schools, libraries, dormitories, city halls, parks, amphitheaters, sports and recreation facilities, utility plants, water and sewer systems, solid waste systems, drainage systems, and other similar infrastructure projects. For his non-public clients, the projects that he has worked on include high-end custom homes, renovations, airports, condominiums, apartment complexes, apartment buildings, community centers, golf courses, hotels, resorts, casinos, shopping centers, restaurants, retail stores and commercial projects.

Once construction work is underway, Michael assists his clients with construction project administration issues, addressing design and construction defect issues, latent defect issues, building code violations, project delay claims, warranty claims, Florida Statute Chapter 558 construction defect claims, acceleration claims, construction insurance claims, condominium turnover claims, change order disputes, contract performance issues, contract termination issues, payment disputes, fraudulent lien claims, breach of contract claims, and payment and performance bond claims. If resolution is not possible, Michael represents his clients in any subsequent mediations and dispute resolution proceedings including arbitrations, trials and appeals. In his more than 30 years of practicing construction law, Michael has successfully arbitrated and litigated complex construction claims and appeals in state and federal courts.

Partner

mkurzman@wsh-law.com

200 E. Broward Blvd.
Suite 1900
Ft. Lauderdale, FL 33301
T. (954) 763-4242

Practice Areas

- Public/Private Partnership (P3) Transactions
- Construction Contract Drafting and Negotiation
- Construction Claims and Defense

Admissions

- Florida, 1989
- U.S. District Court for the Southern District of Florida, 1992
- U.S. Court of Appeals for the 11th Circuit, 2005

Education

- University of Miami School of Law, J.D. *cum laude*, 1989
- University of Florida, B.A., 1986

Certifications

- Board Certified by The Florida Bar in Construction Law

Michael and his family have a long history in the construction and development industry. Both of his parents are Florida licensed general contractors since the 1970s and Michael grew up working on construction projects. This firsthand experience contributes to his deep understanding of the industry.

Michael routinely lectures before various professional groups and writes on construction-related matters.

Professional & Community Involvement

- The Florida Bar Construction Law Certification Committee, 2018-2020
- American Bar Association
- Dade County Bar Association, Construction Law Committee
- Associated Builders and Contractors
- Associated General Contractors, South Florida Chapter

Awards & Recognition

- South Florida Legal Guide, Top Lawyer, 2020
- Florida Super Lawyers, Construction Law, 2007-2013, 2016-2019
- *Best Lawyers in America*®, Construction Law, 2018-present
- The Miami Herald, South Florida's Top Lawyers, 2010
- Florida Trend's Legal Elite, Construction Litigation, 2008
- AV Rated, Martindale-Hubbell

Fee Proposal

We are very enthusiastic about the opportunity to work with the City, and we are prepared to be flexible as to our engagement. We are able to provide a heavily discounted rate of \$350/hour, which is guaranteed for a maximum term of one year.

Our standard rates are between \$500-\$700/hour for these types of services. However, we are offering a flat government rate of \$350/hour for all attorneys providing the proposed services.

All of our rates are reviewed annually and may be increased up to 5% annually on October 1 of each year.

References - clients for which the firm/attorney currently or previously served as similar counsel

- Contact:** Rafael G. Casals, Town Manager, Town of Cutler Bay
Address:
Cutler Bay Town Hall
10720 Caribbean Boulevard, Suite 105
Cutler Bay, FL 33189
Email address: rcasals@cutlerbay-fl.gov
Telephone number: (305) 234-4262
- Contact:** Yocelyn Galiano, Village Manager, Village of Pinecrest
Address:
12645 Pinecrest Parkway
Pinecrest, FL 33156
Email address: ygaliano@pinecrest-fl.gov
Telephone number: (305) 234-2131
- Contact:** Steven Alexander, Former City of South Miami and Town of Cutler Bay Manager
Email address: stevenjohnalexander@gmail.com
Telephone number: (305) 216-6579

For P3 legal services, names of up to 10 financial and consulting (non-legal) firms with which it has collaborated in advising a common P3 client.

1. **Contact:** Lourdes Reyes Abadin, Managing Director, Estrada Hinojosa
Address:
55 Merrick Way, Suite 216
Coral Gables, FL 33134
Email address: abadin@ehmuni.com
Telephone number: (305) 507-0100
2. **Contact:** Paul Winkeljohn, Governmental Management Services-SF, LLC
Address:
5385 N. Nob Hill Road
Sunrise, FL 33351
Email address: pwinkeljohn@gmssf.com
Telephone number: (954) 721-8681

Required Disclosures

1. **Do you have any potential conflicts of interest or any relationships, formal or informal, which may interfere with your ability or members of your firm's team abilities to provide independent, unbiased advice to the City, CRA or USD?**

The Firm has performed a thorough conflicts check and confirmed that we have no conflicts or potential conflicts of interest, nor do we have any relationships which may interfere with our abilities to provide independent, unbiased advice to the City, CRA or USD.

2. **Are there any lawsuits, investigations or administrative proceedings involving your firm or the lead attorney(s) that the City, CRA or USD should be aware of in considering your capacity to represent the City, CRA or USD? Please include any actions, past or current, concerning claims against you relating to your representation of government agencies.**

No.

3. Proof of insurance and coverage amounts for professional liability policies the firm carries.

Please see attached.

Our Commitment to Diversity & Inclusion

Diversity and inclusion are not buzzwords for us, but rather a set of principles that we incorporate into our daily work. We know that inclusion of individuals irrespective of gender, race, sexual orientation, gender identity, religion, ethnicity or disability status is not accomplished by internal change alone. Because collaboration maximizes the chances of achieving diversity and inclusion, we also continuously engage in outreach to our community.

In-House Diversity & Inclusion Program

We created our Diversity and Inclusion Program (“DIP”) to focus on implementing programming within the firm that is designed to foster inclusivity among attorneys and staff and welcomes an open and respectful exchange of values.

The DIP Committee includes a diverse group of attorneys and staff who are committed to creating and providing opportunities for the under-represented and support the advancement of diversity in the firm and in our communities. The committee, chaired by Attorney Chanae L. Wood, collaborates on a regular basis to focus on our four key Diversity and Inclusion initiatives: Racial and Ethnic Minorities, Women, LGBTQ, and Mentorship.

Racial and Ethnic Minorities Initiative

Our Racial and Ethnic Minorities Initiative seeks to support and encourage the professional development of racial and ethnic minority attorneys. We focus our efforts on diverse recruitment and retention and sustaining a positive and supportive environment for the firm’s diverse attorneys.

Women Initiative

The Women Initiative endeavors to enhance the careers of professional women by providing guidance, support, and networking opportunities at all levels of career development. The firm recognizes the difficulty of harmonizing the demands of law practice and full-time lives; therefore, we provide attorneys with the flexibility to balance their families, careers, and interests

LGBTQ Initiative

For years, the firm has supported the LGBTQ community and LGBTQ attorneys. Historically, the firm has been a welcoming environment for openly LGBTQ attorneys, who have held and continue to hold significant leadership roles at our firm, including participating in hiring and compensation decisions. Our attorneys and staff continue to partner with and strengthen organizations seeking to make a difference in the lives of LGBTQ people and organizations.

Mentorship Initiative - Diversity Internship Program

The firm has committed to including more diverse attorneys in the pipeline to the legal profession. Our Diversity Internship Program is designed to afford first-year law students attending South Florida law schools, students who are a part of the Florida Memorial University (FMU) Legal Scholars program, and students in the Paralegal Studies program at Broward College (BC) the opportunity for paid summer employment. To be eligible, students must demonstrate a clear commitment to or interest in diversity and inclusion (this may include,

among other things, being a member of a protected category based on disability, gender, race, ethnicity, sexual orientation, gender identity, and/or gender expression or demonstrating a clear historical commitment to diversity or inclusion activities). Students who participate in the Firm's ten-week summer program will be afforded the rare opportunity to gain professional experience by working side-by-side with attorneys in our various practice groups. Please see attached article for more information.

Awards - Diversity & Inclusion

Most recently, Chanae Wood was recognized as a 2021 DBR Florida Legal Awards Honoree in the Diversity & Inclusion category for making significant contributions in Florida's legal community.

Organizations

Our lawyers and staff are always working to contribute to a more open and diverse legal profession by partnering with and holding leadership roles in organizations that support diversity and inclusion as core principles of their organizations. Some organizations include:

- Asian Pacific American Bar Association
- Broward County Hispanic Bar Association
- Caribbean Bar Association
- Cuban American Bar Association
- Florida Association for Women Lawyers
- Gay and Lesbian Lawyer Association
- Gwen S. Cherry Black Women Lawyers Association
- Hispanic National Bar Association
- National Asian Pacific Bar Association
- National Filipino American Bar Association
- TJ Reddick Bar Association
- Wilkie D. Ferguson Jr. Bar Foundation
- The Appellate Project - a program for law students of color to inspire in them an interest in appellate law, where lawyers of color are under-represented.

March 4, 2021

Coral Gables Law Firm, Florida Memorial University Announce Joint Talent 'Pipeline' for Black Lawyers

The FMU Legal Scholars Pipeline Program is a partnership between the university and Weiss Serota Helfman Cole & Bierman. The firm's attorneys will mentor Black high school and college students with the goal of law school admittance.

By **Dan Roe** | March 04, 2021 at 03:05 PM



Chanae L. Wood of Weiss Serota Helfman Cole & Bierman.

The 77-attorney law firm Weiss Serota Helfman Cole & Bierman announced a partnership with Florida Memorial University to help develop the next generation of Black lawyers in South Florida.

The FMU Legal Scholars Pipeline will local high school students and FMU undergraduates with 10 to 15 attorneys at the Coral Gables law firm. The attorney mentors will expose students to the practice of law and help them navigate their coursework as they matriculate through high school and college, with the ultimate goal of getting them admitted to law schools.

The program will begin in the fall semester.

In an interview, Weiss Serota associate and D&I program chair Chanae Wood said the initiative is taking a holistic approach to the multifaceted problem of Black underrepresentation in the legal profession.

“What makes this program unique is connecting students from the time they’re in high school through college and staying in touch with them in law school, making sure they have the opportunities and networks established already, as opposed to establishing one part,” Wood said.

Wood said she hopes to raise enough money from donors to provide scholarships and hire a full-time chief officer to run the program.

“The program is trying to close the gap and give students who grow up in underrepresented communities an opportunity to even the playing field,” Wood said. “It’s quite ambitious, we’re definitely aware of that. Our approach is not just a Weiss Serota venture or a Florida Memorial University venture, it’s a community effort. That’s the only way to make longstanding, sustainable change.”

One expressed goal is increasing enrollment and graduation rates at the university's Law and Government program, which the school describes as fusing pre-law, political science and public administration.

According to the Department of Education, the private liberal arts university's undergraduate graduation rate is 44%. The program will provide support and, eventually, scholarships to ease the financial burden, which Wood said factors into low graduation rates.

"They're not in it alone," she said. "With mentors and folks connected with them, it's a little harder to leave a program once you've made that commitment or you have a relationship with people."

The announcement is the latest development in the firm's longstanding relationship with the university, which is also a client.

Last November, FMU launched the Social Justice Institute, a research organization examining racial disparities locally and across the state.

Misrepresentation of any material fact, whether intentional or not, regarding the Proposers insurance coverage, policies or capabilities may be grounds for rejection of the proposal and rescission of any resulting proposed award. **Evidence of ability to obtain appropriate insurance coverage shall be provided in each proposal. All policies shall be endorsed to provide sixty (60) days prior written notice of cancellation, non-renewal or reduction in coverage or limits to:**

**City of Riviera Beach
Attn: Risk Manager
1481 West 15th Street
Riviera Beach, FL 33404
Email: risk@rivierabch.com**

STANDARD FORMS ATTACHMENT A

In addition to the proposal, the forms listed below and attached are to be completed and submitted with your proposal.

- 1) Addendum Page
- 2) Proposer's Certification
- 3) Conflict of Interest Disclosure Form
- 4) Drug Free Workplace
- 5) Public Entity Crimes Statement

NOTE: Please ensure that all of these documents are completed and submitted with your proposal in accordance. Failure to do so may result in your proposal not being considered for award.


SIGNATURE of AUTHORIZED REPRESENTATIVE

This signature page must be completed and included with the submittal.

By signing below, the undersigned acknowledges they are an expressly authorized agent of the Company/firm listed below.

Date: April 15, 2021

Full Legal Name of Company: Weiss Serota Helfman Cole & Bierman

Signature: 

Printed Name: CHAD Friedman

Title: Partner



ATTACHMENT A STANDARD FORMS

ADDENDUM ACKNOWLEDGEMENT

INSTRUCTIONS: COMPLETE PART I OR PART II, WHICHEVER APPLIES

PART I:

List below the dates of issue for each addendum received in connection with this Solicitation:

Addendum #1, Dated April 14, 2021

Addendum #2, Dated _____

Addendum #3, Dated _____

Addendum #4, Dated _____

PART II:

NO ADDENDUM WAS RECEIVED IN CONNECTION WITH THIS QUALIFICATION

Weiss Senta Helfman

Firm Name

Chad Friedman

Signature

CHAD Friedman, Partner

Name and Title (Print or Type)

4/21/2021

Date

PROPOSER'S CERTIFICATION

I have carefully examined the Request for Proposal, Instructions to Proposers, General and/or Special Conditions, Specifications, Proposal and any other documents accompanying or made a part of this invitation.

I hereby propose to furnish the goods or services specified in the Request for Proposal at the prices or rates quoted in my proposal. I agree that my proposal will remain firm for a period of up to ninety (90) days in order to allow the City adequate time to evaluate the proposals. Furthermore, I agree to abide by all conditions of the proposal.

I certify that all information contained in this proposal is truthful to the best of my knowledge and belief. I further certify that I am duly authorized to submit this proposal on behalf of the vendor /contractor as its act and deed and that the vendor /contractor is ready, willing and able to perform if awarded the contract.

I further certify that this proposal is made without prior understanding, agreement, connection, discussion, or collusion with any person, firm or corporation submitting a proposal for the same product or service; no officer, employee or agent of the CITY OF RIVIERA BEACH or of any other proposer interested in said proposal; and that the undersigned executed this Proposer's Certification with full knowledge and understanding of the matters therein contained and was duly authorized to do so.

Weiss Serota Helfman

NAME OF BUSINESS

cfriedman@wsh-law.com

E-MAIL ADDRESS

BY:

[Signature]

SIGNATURE OF AUTHORIZED OFFICER

Sworn to and subscribed before me this

15 day 06 April day of April, 2021

Chad Friedman, Partner

PRINTED NAME AND TITLE

2525 Ponce de Leon Blvd, Suite 700

MAILING ADDRESS

[Signature]

SIGNATURE OF NOTARY

MY COMMISSION EXPIRES:



MARILYN V SOMODEVILLA

Commission # GG 366794

Expires September 13, 2023

Bonded Thru Budget Notary Services

Coral Gables, FL 33134

CITY, STATE, ZIP CODE

PERSONALLY KNOWN

305 854 0810

TELEPHONE NUMBER

OR PRODUCED

IDENTIFICATION

305 854 2323

FAX NUMBER

TYPE:



CONFLICT OF INTEREST DISCLOSURE FORM

The award of this contract is subject to the provisions of Chapter 112, *Florida Statutes*. All Proposer's must disclose within their proposals: the name of any officer, director, or agent who is also an employee of the City of Riviera Beach.

Furthermore, all Proposer's must disclose the name of any City employee who owns, directly, or indirectly, an interest of more than five percent (5%) in the Proposer's firm or any of its branches.

The purpose of this disclosure form is to give the City the information needed to identify potential conflicts of interest for evaluation team members and other key personnel involved in the award of this contract.

The term "conflict of interest" refers to situations in which financial or other personal considerations may adversely affect, or have the appearance of adversely affecting, an employee's professional judgment in exercising any City duty or responsibility in administration, management, instruction, research, or other professional activities.

Please check one of the following statements and attach additional documentation if necessary:

To the best of our knowledge, the undersigned firm has no potential conflict of interest due to any other Cities, Counties, contracts, or property interest for this Qualification.

The undersigned firm, by attachment to this form, submits information, which may be a potential conflict of interest due to other Cities, Counties, contracts, or property interest for this Qualification.

Acknowledged by:

Weiss Serota Helfman
Firm Name

Chad Friedman
Signature

Chad Friedman, Partner
Name and Title (Print or Type)

April 15, 2021
Date



DRUG FREE WORKPLACE

Preference shall be given to businesses with drug-free workplace programs. Whenever two or more proposals which are equal with respect to price, quality, and service are received by the State or by any political subdivision for the procurement of commodities or contractual services, a proposal received from a business that certifies that it has implemented a drug-free workplace program shall be given preference in the award process. Established procedures for processing tie bids will be followed if none of the tied vendors have a drug-free workplace program. In order to have a drug-free workplace program, a business shall:


1. Publish a statement notifying employees that the unlawful manufacture, distribution, dispensing, possession, or use of a controlled substance is prohibited in the workplace and specifying the actions that will be taken against employees for violations of such prohibition.
2. Inform employees about the dangers of drug abuse in the workplace, the business's policy of maintaining a drug-free workplace, any available drug counseling, rehabilitation, and employee assistance programs, and the penalties that may be imposed upon employees for drug abuse violations.
3. Give each employee engaged in providing the commodities or contractual services that are under contract a copy of the statement specified in subsection (1).
4. In the statement specified in subsection (1), notify the employees that, as a condition of working on the commodities or contractual services that are under contract, the employee will abide by the terms of the statement and will notify the employer of any conviction of, or plea of guilty or nolo contendere to, any violation of chapter 893 or of any controlled substance law of the United States or any state for a violation occurring in the workplace no later than five (5) days after such conviction.
5. Impose a sanction on, or require the satisfactory participation in a drug abuse assistance or rehabilitation program if such is available in the employee's community, by any employee who is so convicted.
6. Make a good faith effort to continue to maintain a drug-free workplace through implementation of this section.

As the person authorized to sign the statement, I certify that this form complies fully with the above requirements.

THIS CERTIFICATION is submitted by Chad Friedman the
(INDIVIDUAL'S NAME)

Partner Of Weiss Sarota Helfman
(TITLE/POSITION WITH COMPANY/VENDOR) (NAME OF COMPANY/VENDOR)

who does hereby certify that said Company/Vendor has implemented a drug free workplace program which meets the requirements of Section 287.087, Florida Statutes, which are identified in numbers (1) through (6) above.


SIGNATURE

April 15, 2021
DATE



**CITY OF RIVIERA BEACH
NOTIFICATION OF PUBLIC ENTITY CRIMES LAW**

Pursuant to Section 287.133, Florida Statutes (1995), you are hereby notified that a person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid on a contract to provide any goods or services to a public entity, may not submit a bid on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids on leases or real property to a public entity, may not be awarded or perform work as a contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in s.287.017 [F.S.] for CATEGORY TWO [\$35,000.00] for a period of 36 months from the date of being placed on the convicted vendor list.

Acknowledged by:

Weiss Serota Helfman

Firm Name

Chad Friedman

Signature

Chad Friedman, Partner

Name & Title (Print or Type)

April 15, 2021

Date





"The Best Waterfront City in Which to Live, Work and Play."

**CITY OF RIVIERA BEACH
ADDENDUM NO. 1**

TO: ALL PROPOSERS

FROM: CITY OF RIVIERA BEACH PROCUREMENT DEPARTMENT

SUBJECT: ADDENDUM NO. ONE (1) TO RFP 1024-21-2, LEGAL SERVICES FOR IMPLEMENTATION OF PUBLIC-PRIVATE PARTNERSHIP PROJECTS AND DEVELOPMENTS

DATE: APRIL 14, 2021

CC: GENERAL PUBLIC

- A. NOTICE:** The purpose of this Addendum is to address Requests for Information (RFIs) and provide a written response. All other terms and conditions of the solicitation remain unchanged.
- B.** The Proposal due date is changed **FROM April 20, 2021 TO READ: April 27, 2021.**

QUESTIONS AND ANSWERS:

1. Items D, E, and F in Section 1.1 are unknown projects and proposals. What is the expected timeline, number of parties, and nature of services for each of these projects so that we can accurately provide a fee estimate as required in Section 4, part F?

***Answer:** The expected timeline for such project/proposals is within the next three (3) years. Other projects anticipated include two (2) fire stations, water treatment plant, Marina Phase II development, and a municipal complex to include five (5) development projects. The nature of services are related to construction and development agreements.*

2. Are digital signatures accepted on all required forms for RFP 1024-21-2 P3 City of Riviera Beach?

***Answer:** Yes, digital signatures that contain complete metadata i.e., date, name, and certification info of the signor.*

Addendum No. 1 must be signed as acknowledgment of receipt, and attached to the proposal when submitted at **3:00 p.m., Tuesday, April 27, 2021** at the Office of the City Clerk, 600 W. Blue Heron Boulevard, Suite 140, Riviera Beach, Florida, 33404. For information on this solicitation, please contact:

Althea Pemsel, Director of Procurement
1481 West 15th Street
Riviera Beach, FL 33404
purchasing@rivierabeach.org

Weiss Serota Helfman

NAME OF COMPANY

DATE:

4/19/2021



PROPOSER'S SIGNATURE

Chad Friedman

PROPOSER'S PRINTED NAME



OLD REPUBLIC INSURANCE COMPANY

Professional Liability Insurance Policy

Issuing and Policyholder Servicing Office:

Old Republic Professional Liability, Inc.

191 North Wacker Drive, Suite 1000

Chicago, IL 60606

Tel: (312) 750-8800

Fax: (312) 750-8965

www.oldrepublicpro.com



OLD REPUBLIC INSURANCE GROUP

OLD REPUBLIC INSURANCE COMPANY
GREENSBURG, PENNSYLVANIA

Declarations
Excess Professional Liability Policy

This is a claims made and reported policy with defense costs included in the limit of liability.
Please read the entire policy carefully.

Policy Number: ORPRO 44600

Previous Number: ORPRO 42337

Item 1. Named Insured and Principal Address:

Weiss Serota Helfman Cole & Bierman, P.L.
2525 Ponce de Leon Blvd.
Suite 700
Coral Gables, FL 33134

Item 2. Policy Period: From: June 24, 2020 To: June 24, 2021
12:01 a.m. local time at the principal address stated above.

Item 3. Limit of Liability: \$2,000,000 each claim and aggregate for the Policy Period in excess of the total Underlying Limit(s).

Item 4. Schedule of Underlying Policies:

(a) Primary Policy(ies):
Insurer: Endurance American Specialty Insurance Company
Policy Number: LPL10003941607
Policy Period: June 24, 2020 to June 24, 2021
Limit of Liability: \$3,000,000 Each Claim/Aggregate
Deductible: \$100,000 (See Policy for details)

Item 5. Premium: \$42,900

All notices required to be given to the Company under this policy shall be addressed to the Company c/o Old Republic Professional Liability, Inc., 191 North Wacker Drive, Suite 1000, Chicago, IL 60606-1905

The following forms and endorsements are attached to and made a part of this Policy at Policy issuance: Policy Jacket; ORUG-61 (09/2004); Endorsements #1 - E4066-2FL (06/2006); #2 - E4066-3FL (08/2006); #3 - E4066-4FL (06/2006); #4 - E4066-5FL (11/2017); #5 - E4068 (11/2013); #6 - E4074 (07/2016); #7 - E5000 (09/2004); #8 - MANUSCRIPT and Application dated May 27, 2020.

DATE: July 8, 2020

ORUG-61D (07/2016)

Page 1


Authorized Representative

**PREMIER LAWYERS PROFESSIONAL LIABILITY INSURANCE
POLICY DECLARATIONS**

THIS INSURANCE IS ISSUED PURSUANT TO THE FLORIDA SURPLUS LINES LAW. PERSONS INSURED BY SURPLUS LINES CARRIERS DO NOT HAVE THE PROTECTION OF THE FLORIDA INSURANCE GUARANTY ACT TO THE EXTENT OF ANY RIGHT OF RECOVERY FOR THE OBLIGATION OF AN INSOLVENT UNLICENSED INSURER.

SURPLUS LINES INSURERS' POLICY RATES AND FORMS ARE NOT APPROVED BY ANY FLORIDA REGULATORY AGENCY

NOTICE: PLEASE READ CAREFULLY. This is a claims-made and reported Policy. Except as otherwise provided herein, this Policy covers only **Claims** first made against the **Insured** during the **Policy Period**. Please read the Policy carefully.

The Limits of Liability available to pay insured **Damages** shall be reduced by amounts incurred for **Claim Expenses**, unless the Policy is otherwise endorsed. Amounts incurred for **Claims Expenses** and **Damages** shall also be applied against the self-insured retention, unless the Policy is otherwise endorsed.

POLICY NUMBER: LPL10003941607

PRIOR POLICY NUMBER: LPL10003941606

Item 1. **Producer:** Gemini Risk Partners, LLC
Address: 39572 Woodward Avenue
Bloomfield Hills, MI 48304

Item 2. **Named Insured:** Weiss Serota Helfman Cole & Bierman, P.L.
Address: 2525 Ponce de Leon Blvd., Ste. 700
Coral Gables, FL 33134

Predecessor Firm(s) Weiss Serota Helfman Pastoriza Cole & Boniske, P.A.
Weiss, Serota & Helfman, P.A.
Weiss, Serota, Helfman, Pastoriza & Guedes, P.A.
Weiss Serota Helfman Pastoriza Guedes Cole & Boniske, P.A.
Weiss Serota Helfman Pastoriza Cole & Boniske, P.A.

Item 3. **Policy Period:** From: June 24, 2020 To: June 24, 2021
(12:01 AM Standard Time on both dates at the address of the **Named Insured**.)

- Item 4. Limits of Liability: (Including **Claims Expenses**)
- (A) Each **Claim**: \$3,000,000
- (B) Maximum Total **Policy Period** Aggregate: \$3,000,000
- Item 5. Self-Insured Retention: \$100,000 Each **Claim**
- Item 6. Premium: \$158,000
- Minimum Earned Premium \$39,500
- Item 7. Prior & Pending Litigation Date: 4/24/2013
- Item 8. **Retroactive Date**: Full Prior Acts
- Item 9. Forms and Endorsements Applicable to Coverage at Inception of Policy:
See attached Forms and Endorsements Schedule, Form Number: IL 0101
- Item 10. Address Notice of Claims or Potential Claims To:

<u>E-Mail</u>	<u>Mail</u>
Insuranceclaims@sompo-intl.com	Sompo Pro Attn: Claims Department 1221 Avenue of The Americas New York, NY 10020

Submission of Notice of Claims by email is preferred.

- Item 11. **Disciplinary Proceeding** Coverage:
- (A) Each **Disciplinary Proceeding**: \$25,000
- (B) **Policy Period** Aggregate: \$50,000
- Item 12. Choice of Law and Jurisdiction: This insurance shall be governed by and construed in accordance with the laws of the State of New York, U.S.A., and each party agrees to submit to the exclusive jurisdiction of any competent court within the United States of America.

These Declarations, the completed and signed **Application**, and this Policy with Endorsements shall constitute the contract between the **Insured** and the **Insurer**

The **Insurer** hereby causes this Policy to be signed on the Declarations page by a duly authorized representative of the **Insurer**.

NOTE: SEE ENCLOSED NOTICE FOR SURPLUS LINES NOTIFICATION

Daniel Wodley

June 24, 2020

Authorized Representative

Date