

# REPUBLIC

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## REAL ESTATE ADVISORS

July 18, 2023

Miami Dade Bar Association  
123 NW 1<sup>st</sup> Avenue  
Suzette L. Russomanno - President  
Jane Muir -Past President, directors Group 3

Re: Dade County Bar Building

Dear Board

Please find the attached proposal and agreement for your review. For convenience, the scope of engagement exhibits are in the front to focus on the deliverables for what we want to accomplish followed by the actual agreement. I look forward to the opportunity to work with you all on this project.

If you have any questions, please feel free to call me (305) 794 6839.

Sincerely,



Jeffrey B. Williamson  
President  
Republic Real Estate Advisors, Inc

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Exhibit "A"

After design and permitting were substantially complete and a selected contractor started work, the contractor failed. This needs to be cleaned up – and the work restarted and moved forward. RREA can assist with bringing in a new general contractor as needed and serve as an Owners Representative and project manager to assist with moving the project forward.

### TO BE FINALIZED AFTER DISCUSSION WITH BOARD

- ~~Assist the Owner with executing the design and architectural contract(s) for the schematic and final design of the facility including permitting and architects construction administration.~~
- ~~Assist the Owner with the review of the schematic plans and specifications.~~
- ~~Assist the Owner with design input and review. Assist with required development and construction applications~~
- ~~Assist Owner with required information review and timely approval.~~
- ~~Assist the Owner and their consultants with their review of the final project plans and specifications.~~
- ~~Assist with the arrangement and execution of value engineering meetings and the implantation of changes.~~
- ~~Assist with the monitoring of the project design schedule, assist with the coordination of permits and tracking of progress.~~
- Assist with distribution of information to project planners.
- Assist with preparation and tracking of the project schedule.
- Assist owner with maintenance of insurance certificates.
- Assist with review of applications for payments by vendors.
- Assist with the management of the project team.
- Assist the owner in preparation of the project budget.
- Assist owner with cash flow requirements of the project.
- Assist with interaction with the city.

### Design – Permitting - Bidding

- ~~Assist with distribution of information to project planners.~~
- ~~Assist with preparation and tracking of the project schedule.~~
- ~~Assist owner with maintenance of insurance certificates.~~
- ~~Assist with review of applications for payments by vendors.~~
- ~~Assist with the management of the project team.~~
- ~~Assist the owner in preparation of the project budget.~~
- ~~Assist Owner with cash flow requirements of the project.~~
- ~~Assist with interaction with the city.~~
- ~~Assist owner in obtaining schedules from general contractor and consultants.~~

### Construction

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## REAL ESTATE ADVISORS

- Assist with the identification and disposition of subcontractors, suppliers, vendors and other parties are under agreement and the status of accounts, permits.
- With Owners, establish meeting structure and procedures for convening, chairing, attending, frequency and responsibility for recording of meetings and circulating information. With owner monitor communications and distribution of information.
- Assist with the identification of a new contractors / construction managers to complete the work.
- Assist with settling final accounts and process final certificates with general contractor, project plan.
- Assist with identification of cost overruns and evaluate alternatives.
- Assist owner in dealing with insurance claims.
- Assist owner with review of contractor's payment certificate.
- Assist with enforcement of cost control measures.
- Assist owner with review of project planner's invoices.
- Assist owner with evaluation of claims and disputes. Any insurance claims or litigation will be at an additional hourly charge and not included in the contract cost.
- Assist with preparation of final accounting.
- Coordinate inspections and payment applications

### Close Out:

- Assisting with obtaining lien release and documents required for close out
- Assisting with obtaining the required final inspections, warranties and related documents from the Municipalities.
- With the Owner, assist as the point person, owners' representative and point of alternate contact with municipalities, consultants and owners internal staff for the the project.
- Assist Owner, its staff and its consultants with the documentation and verification of existing

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### Exhibit "B" THE COMPENSATION Florida Bar Building

#### Monthly Fee:

Minimum Charge of \$7,500 a month based on discounted hourly rates

- Project Executive \$250
  - Project Manager \$150 (If applicable)
  - Accounting Management \$100 - 250Hr (depending on scope)
  - Development Principal\*\* \$400 / \$500 deposition
  - Reimbursable expenses Actual ~~plus 15%~~
- **Any Billing over the minimum will need to be justified on a 60 day rolling average at 90 % of the face rate for project executive (for Mr. Williamson).**
  - **\*\* Development principal rates used when in attendance at public meetings /when advising counsel or preparing for depositions.**
  - **Travel costs : NO CHARGES FOR LOCAL TRAVEL**

At this time only Williamson would be involved , accounting will be as needed and approved.

All Payments net 10 or work will terminate.



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### CONSULTING AGREEMENT

THIS CONSULTING AGREEMENT (this "Agreement") is made as of the 18 day of July 2023 between Republic Real Estate Advisors, Inc., a Florida corporation ("RREA") and \_\_\_\_\_ ("Owner").

#### RECITALS

WHEREAS, Owner owns certain real property and any improvements thereon located at the \_\_\_\_\_

WHEREAS, Owner desires to engage RREA to perform certain tasks, which tasks are described in Exhibit "A" (the "Work") and RREA desires to perform the Work for Owner; and

NOW, THEREFORE, for and in consideration of the mutual promises and covenants herein set forth, RREA and Lender hereby agree to the following terms and conditions.

1. Incorporation. The recitals to this Agreement are true and are incorporated in and made a part of this Agreement. The Exhibits to this Agreement are incorporated in and made a part of it.

2. Consulting. Owner engages RREA to perform the Work as a consultant and RREA accepts such engagement as a consultant, on the terms and conditions provided in this Agreement.

3. Limitation on Authority. RREA shall have no right or authority, expressed or implied, to commit or otherwise obligate Owner in any manner whatsoever, except to the extent specifically provided in this Agreement or as may be specifically authorized in writing by Owner. However, Owner may affirm to RREA the right of RREA to commit or otherwise obligate Owner, by separate written documentation, by email confirmations, by implied confirmation such as payment of bills related thereto, and Owner holds RREA harmless as to RREA's reliance on such implied or specific authorizations. RREA will be authorized at times to execute permit application on the Owners behalf and may request a specific authorization letter for the Authorities Having Jurisdiction (AHJ's) to confirm this.

4. Responsibilities of Consultant and Owner. RREA shall perform its work under this Agreement in a professional manner consistent with the standards of the construction and development industry in the county in which the Property is located. Owner shall perform its role as Owner to the Property, and as the partly contracting with RREA, all in accordance with the provisions of this Agreement and with the standards of Owners in the county in which the Property is located.

5. Fees and Costs.

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5.1.1 In consideration for the services provided pursuant hereto, Owner shall pay RREA a fee, the amount and timing of payment of which are set forth in Exhibit 'B'.

5.1.2 Owner agrees that it will reimburse RREA for any reasonable out-of-pocket expenses incurred by RREA in performance of its duties on behalf of Owner, including, but not limited to, filing fees, outside consultants, travel, messenger and delivery charges, long distance telephone charges, photocopies, and postage; parking and toll costs; lodging and pre-approved entertainment expenses. RREA shall be reimbursed within fifteen days of invoice to Owner for the reimbursable expenditure. RREA shall have no responsibility for any expenses related to the Work, including fees and expenses of professionals employed by Owner.

5.1.3 Any amounts not paid by Owner to RREA when due under this Agreement shall bear interest at the lesser of the annual rate of twelve percent (12%) or the highest rate permitted by law.

5.1.4 The provisions of this Section shall survive the termination of this Agreement.

6. Responsibilities of Owner. Owner shall promptly furnish RREA all documents and records requested by RREA with respect to the Work and related matters including title documents permits, surveys, and agreements with Owner.

7. Term and Termination. This Agreement shall become effective on the date hereof and shall continue in full force and effect until the completion of the Work unless terminated in writing by either RREA or Owner upon thirty (30) days prior written for convenience, or by RREA upon notice of Default by Owner. Upon termination of this Agreement for convenience, RREA shall deliver to Owner any written reports required in connection with the Work for any period not covered by prior reports at the time of termination. In addition, Owner shall pay promptly all compensation and any other amounts owed by Owner to RREA. In the event of an uncured monetary or other default of the Owner, after written notice with a 10 day notice to cure, at its discretion RREA will have the right to Suspend services or Terminate the agreement and have no obligation to deliver any reports or documents until payment has been made in full. The provisions of this Section shall survive the termination of this Agreement.



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Limitation on Liability and Indemnification. RREA, its officers, directors, shareholders and employees, shall not be liable for errors in judgment or any acts or omissions, whether or not disclosed, unless caused by its gross negligence or willful misconduct. Notwithstanding anything in this Agreement to the contrary, it is expressly understood by Owner that RREA, its officers, directors, shareholders, affiliates and employees, shall not be responsible for or deemed to be providing architecture, legal, construction, engineering, financing, or other professional services or services requiring licensing by a governmental or regulatory entity. Owner agrees to indemnify, defend, and hold RREA, its officers, directors, shareholders, affiliates and employees, harmless to the fullest extent permitted by law from and against any and all liabilities, losses, interest, damages, costs or expenses (including, without limitation, reasonable attorneys' and paralegals' fees, whether suit is instituted or not, and if instituted, whether incurred at any trial or appellate level or post judgment) threatened or assessed against, levied upon, or collected from, RREA, its officers, directors, shareholders, affiliates or employees, arising out of, from, or in any way related to, this Agreement or the Property or any agreements or relationships between or among Lender, Owner, or the principals or employees of them. The limits of liability are the lesser of proceeds of insurance or of 10% of the fee paid to date or \$10,000. Notwithstanding the foregoing, Buyer shall not be required to indemnify RREA, its officers, directors, shareholders and employees, with respect to any damages, costs or expense suffered as a result of the gross negligence or willful misconduct of RREA, its officers, directors, shareholders and employees. Failure to immediately provide and fund indemnification is a Default of the agreement, The provisions of this Section shall survive the termination of this Agreement.

8. Notices. Any notice or demand which either party hereto is required or may desire to give or deliver to or make upon the other party shall be in writing and shall be personally delivered, or shall be given or made by United States registered or certified mail, facsimile, or nationally recognized courier providing next business day delivery, addressed as follows:

To Owner

\_\_\_\_\_  
\_\_\_\_\_

And by Designated E-mails

(C) 305-582-7755

(E)

With copy to:

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## REAL ESTATE ADVISORS

To RREA at:

Jeffrey B. Williamson  
Republic Real Estate Advisors Inc  
55 Almeria Avenue  
Coral Gables, Florida 33134  
jwilliamson@republicproperties.net

subject to the right of either party to designate a different address for itself by notice similarly given. Any notice or demand so given, if delivered or made by one of the methods listed herein, shall be deemed given upon receipt (or refusal of receipt) by the other party.

9. Assignment. Neither RREA nor Owner shall transfer or assign this Agreement or any part of this Agreement or any rights or obligations under this Agreement without the prior written consent of the other party, which consent may be granted, conditioned or withheld as the Owner or RREA deems appropriate in its respective sole discretion.

10. Miscellaneous Provisions.

10.1 Independent Contractor. RREA is an independent contractor under this Agreement. Nothing in this Agreement shall be construed to create a partnership, joint venture, or other similar relationship between Owner and RREA, nor shall RREA or any of its employees or agents be deemed to be an employee of Owner.

10.2 Entire Agreement; Amendments. This Agreement contains the entire understanding between the parties with respect to the subject matter hereof. All representations, promises, and prior or contemporaneous understandings between the parties with respect to the subject matter of this Agreement are merged hereinto and expressed in this Agreement; and any other understandings between the parties with respect to the subject matter of this Agreement are hereby canceled. This Agreement shall not be amended, modified or supplemented without the written agreement thereof, of the party against whom enforcement shall be sought.

10.3 Waiver. No delay or omission to exercise any right or power by either party shall impair any such right or power, or be construed as a waiver of any default or as acquiescence therein. One or more waivers of any covenant, term or condition of this Agreement by either party shall not be construed by the other party as a waiver of a subsequent or continuing breach of the same covenant, term or condition.

10.4 Survival. The indemnity provisions and any other provisions of this Agreement that are to be performed after expiration or sooner termination of the Term of this Agreement shall survive the expiration or sooner termination of the Term of this Agreement.

10.5 Governing Law/Venue. This Agreement shall be governed by and subject to the laws of the State of Florida, without application of conflict of laws principles. Any legal suit, action or proceeding arising out of or relating to this Agreement may only be instituted in a federal or state court in the State of Florida, County of Miami- Dade.



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10.6 Interpretation. The captions, headings and Section titles herein are for convenience and identification purposes only, and are not an integral part of this Agreement, and are not to be considered an interpretation of any part of this Agreement. If any provision of this Agreement or the application thereof to any person or circumstance shall, for any reason and to any extent, be invalid or unenforceable, the remainder of this Agreement and the application of that provision to other persons or circumstances shall not be affected but rather shall be enforced to the extent permitted by law. This Agreement shall be construed without regard to any presumption or other rule that would require construction against the party causing this Agreement to be drafted. Whenever used in this Agreement, the singular shall include the plural, the plural shall include the singular, any gender shall include every other and all genders, and captions and paragraph headings shall be disregarded; "including" shall mean "including but not limited to".

10.7 Attorneys' Fees and Costs. If it becomes necessary for either party to retain an attorney to initiate any legal proceedings in order to secure compliance of this Agreement or in connection with any litigation connected with this Agreement, then, in addition to all other sums to which the prevailing party may be entitled to recover, the prevailing party shall also be entitled to recover, from the other party, court costs, reasonable attorneys' and paralegals' fees, prejudgment and post-judgment interest and all other costs of collection incurred by the prevailing party in connection therewith.

10.8 Counterparts. This Agreement may be executed in several counterparts, each of which shall be deemed an original and all of which counterparts together shall constitute one and the same instrument.

10.9 Successors. Except as herein otherwise specifically provided, this Agreement shall be binding upon and inure to the benefit of the parties and their successors and permitted assigns.

10.10 Severability. If any provision of this Agreement, or the application of such provision to any person or circumstances, shall be held invalid, the remainder of the Agreement, or the application of such provision to persons or circumstances other than those to which it is held invalid, shall not be affected thereby.

10.11 Third Party Rights. The provisions of this Agreement are for the exclusive benefit of the parties to this Agreement and no other party (including without limitation, any creditor of Owner or RREA) shall have any right or claim against Owner or RREA by reason of those provisions or be entitled to enforce any of those provisions against Owner or RREA.

11.12 Miscellaneous. The parties mutually agree that they do not waive all rights to a trial by jury in the event of any dispute or court action arising from, growing out of, or related to, this Agreement. The parties acknowledge that this waiver is a significant consideration to RREA to enter into this Agreement. Typewritten or handwritten provisions which are inserted in or attached to this Agreement as addenda or riders shall control all printed or pretyped provisions of this Agreement with which they may be in conflict.

11.13 No Restriction. Neither party to this Agreement (nor any officer, director, shareholder or partner of either party, as the case may be) shall have any obligation to submit or offer hereafter to the other any opportunity relating to any property (real or personal), whether similar or

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dissimilar to the project for which RREA shall be consulting, and each of them shall be free to pursue such other opportunities for its own account or for the account of any person, firm partnership, or corporation. Without limiting the generality of the foregoing, nothing contained in this Agreement shall be deemed to restrict in any way the freedom of any party to this Agreement (or any officer, director, any shareholder or partner of any party to this Agreement) to conduct any business or activity whatsoever without any accountability to the other, even if such business or activity competes with the potential business on the Property. RREA shall not have any exclusive rights in respect of the Property. The parties hereto have executed this Agreement effective as of the date first set forth above.

OWNER

By: \_\_\_\_\_

Printed Name: \_\_\_\_\_

Title: \_\_\_\_\_

Date: \_\_\_\_\_

RREA

By: \_\_\_\_\_

Its: \_\_\_\_\_

Date: \_\_\_\_\_

**Exhibit A- Deliverables**

**Exhibit B- Compensation**

**Exhibit C – W-9**

**Exhibit D – Invoice**



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### Exhibit "C"

Form <b>W-9</b> (Rev. October 2018) Department of the Treasury Internal Revenue Service		Request for Taxpayer Identification Number and Certification		Give Form to the requester. Do not send to the IRS.																																					
<b>Go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> for instructions and the latest information.</b>																																									
<b>1</b> Name (as shown on your income tax return). Name is required on this line; do not leave this line blank. <b>Republic Real Estate Advisors, Inc</b>																																									
<b>2</b> Business name/disregarded entity name, if different from above																																									
<b>3</b> Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only <b>one</b> of the following seven boxes. <input type="checkbox"/> Individual/sole proprietor or single-member LLC <input type="checkbox"/> C Corporation <input checked="" type="checkbox"/> S Corporation <input type="checkbox"/> Partnership <input type="checkbox"/> Trust/estate <input type="checkbox"/> Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ <b>Note:</b> Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is <b>not</b> disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner. <input type="checkbox"/> Other (see instructions) ▶																																									
<b>4</b> Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3): Exempt payee code (if any) _____ Exemption from FATCA reporting code (if any) _____ (Applies to accounts maintained outside the U.S.)																																									
<b>5</b> Address (number, street, and apt. or suite no.) See instructions. <b>55 Almeria Avenue</b>																																									
<b>6</b> City, state, and ZIP code <b>Coral Gables, FL 33134</b>																																									
<b>7</b> List account number(s) here (optional)																																									
<b>Part I Taxpayer Identification Number (TIN)</b>																																									
Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see <i>How to get a TIN</i> , later. <b>Note:</b> If the account is in more than one name, see the instructions for line 1. Also see <i>What Name and Number To Give the Requester</i> for guidelines on whose number to enter.																																									
<table border="1"><thead><tr><th colspan="9">Social security number</th></tr></thead><tbody><tr><td></td><td></td><td></td><td></td><td>-</td><td></td><td></td><td></td><td></td></tr></tbody></table> or <table border="1"><thead><tr><th colspan="9">Employer identification number</th></tr></thead><tbody><tr><td>2</td><td>0</td><td>-</td><td>2</td><td>1</td><td>5</td><td>4</td><td>3</td><td>1</td></tr></tbody></table>						Social security number													-					Employer identification number									2	0	-	2	1	5	4	3	1
Social security number																																									
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Employer identification number																																									
2	0	-	2	1	5	4	3	1																																	
<b>Part II Certification</b>																																									
Under penalties of perjury, I certify that:																																									
1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and																																									
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and																																									
3. I am a U.S. citizen or other U.S. person (defined below); and																																									
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.																																									
<b>Certification instructions.</b> You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.																																									
<table border="1"><thead><tr><th>Sign Here</th><th>Signature of U.S. person ▶</th><th>Date ▶</th></tr></thead><tbody><tr><td></td><td></td><td></td></tr></tbody></table>						Sign Here	Signature of U.S. person ▶	Date ▶																																	
Sign Here	Signature of U.S. person ▶	Date ▶																																							
<b>General Instructions</b>																																									
Section references are to the Internal Revenue Code unless otherwise noted.																																									
<b>Future developments.</b> For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to <a href="http://www.irs.gov/FormW9">www.irs.gov/FormW9</a> .																																									
<b>Purpose of Form</b>																																									
An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following:																																									
<ul style="list-style-type: none"><li>• Form 1099-DIV (dividends, including those from stocks or mutual funds)</li><li>• Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)</li><li>• Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)</li><li>• Form 1099-S (proceeds from real estate transactions)</li><li>• Form 1099-K (merchant card and third party network transactions)</li><li>• Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)</li><li>• Form 1099-C (canceled debt)</li><li>• Form 1099-A (acquisition or abandonment of secured property)</li></ul>																																									
Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.																																									
If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See <i>What is backup withholding</i> , later.																																									

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INVOICE

\$7,500 Retainer

**Republic Real Estate Advisors, Inc**  
**55 Almeria Avenue**  
**Coral Gables, Fl**  
**33134**



**Jeffrey B. Williamson**

Republic Real Estate Advisors, Inc

55 Almeria Avenue, Coral Gables, Florida 33134

(786) 225-5025 (O) 305 794 6839 (M) [jwilliamson@republicproperties.net](mailto:jwilliamson@republicproperties.net)

**EXPERIENCE:**

Over 30 years of real estate and construction experience with nearly two decades as the Director of Real Estate Development, Finance and Construction Management for Republic Real Estate Advisors, Inc. **Republic assists owners on a fiduciary basis with full service real estate capabilities to oversee the entitlement, permitting, design, construction, leasing, sales, property management, and finance of real estate projects, primarily in Southern Florida, but on a project basis in the Eastern United States.**

Mr. Williamson has served on the Boards of Florida Cargo Fresh Inc (FCFI) and Airglades International Airport, LLC, the Developers and Owners of a +/- \$1BB development to build a dedicated perishable cargo airport to serve as a Cargo Reliever for Miami International Airport (MIA). Mr. Williamson is the Past President of the Executive Association of Greater Miami (Founded in 1939), and has served as a trustee, executor or advisor to various investment groups and families. He is a Licensed Captain (USMM), Mortgage Broker (NMLS #363322), Real Estate Broker BK# 3030334 (FL), General Contractor (California #680811 and Florida #058753) and has taught, been published and or testified in construction matters in Florida, including 558 Litigation involving construction defects and damages.

**Experience with Project Types:**

**Leasing and Sales:** Oversight, management and or participation in over \$1BN in commercial transactions including Industrial, Retail, Charter Schools, Office, Land and Multifamily sales and leasing.

**Finance:** Oversight, management and or participation in commercial finance transactions including Industrial, Retail, Office, Land, Charter Schools, Residential and Multifamily via conventional, FHA, Bank, LifeCo, EB-5, Structured Notes, Mezzanine, Special Taxing Districts, Public Bond Issuances, and other private lending options.

**Construction:** Commercial Associations, Residential Associations, Special Taxing Districts, Community Development Districts, Seismic Retrofits, Fire Life Safety Retrofits, High Rise Construction, High Velocity Wind Zones, Earthquake Construction Zones, Common Area Renovations of occupied facilities, Sports Complexes, Educational Facilities, Bulk Industrial, Industrial Processing, Medical Office, Office, Surgical Centers, Clean Rooms, Mission Critical Facilities, Telecommunications Facilities, Multi Family Development, Land Development, Public Financing, Private Financing, 558 work, Tax Exempt Bond Issuances, USCIS approval and GSA projects.

**Property Management:** Commercial, Industrial, Office, Mixed Use. Establishment of new and replacement of existing.

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**Board Positions (Past and Present)**

*Florida Cargo Fresh*, Inc (Board Member), *AIA, LLC* 'Airglades International Airport' (Board Member), South Florida Federal Credit Union (Executive Advisory Board), Beacon Tradeport Community Development District (Vice Chairman), Kendall Oaks Phase IV (Board member), Executive Association of Greater Miami (Past President, Board Member), Industrial Association of Greater Miami -Now Commercial and Industrial Association (Vice President, Board Member), Biscayne Bay Yacht Club (Officer, Board Member, Audit Chair).

**Professional Activities and Affiliations (Past and Present)**

National Association of Corporate Directors, Commercial Real Estate Women (Committee Chair), Historical Museum of South Florida (Committee Member), Coconut Grove Playhouse (Committee Member), Barnacle Society, Fairchild Tropical Garden (Fellow), Villa Maria Nursing Home (Construction Committee), Greater Miami Chamber of Commerce - Leadership Miami, Leadership Florida, 200 Club, National Fire Protection Association.

**Partial List of Project Awards**

NAIOP Office Building of the Year (Plaza San Remo), NAIOP Build to Suit of Year (Finalist) 2000, Latin Builders Association Mixed use Project of the Year-Gables Grand Plaza (1998), NAIOP Project of the Year- Beacon Tradeport (1998), NAIOP Project of the Year – Beacon at 97th Avenue (1997), South Florida Business Journal—Sale of the Year (1996) Beacon Industrial Park, NAIOP Project of the Year—Beacon Industrial Park (1995), South Florida Business Journal - Best New Development— Beacon Industrial Park (1994)

**Publications & Education Positions**

University of Miami Graduate School of Engineering: Construction Management – guest lecturer on the role of Lenders Construction inspectors in the construction.  
Continuing Education Class: Construction Lien Law and Contracting.

## Work Experience

### 2001-Current

#### Republic Real Estate Advisors Inc , Director

Coral Gables, Florida

**Development Management** of office, industrial, retail, sports venues, charter schools, and marine related projects as raw land.

**Fiduciary Advisor/ Owners Representative** to Trusts, privately held companies, Offshore Corporations, Private Investors, and non-traditional lenders.

**Mortgage Brokerage** for private investors and partnerships.

**Brokerage** (leasing, sales and acquisition) for private and national firms as well as investment groups.

**Served** as VP of Gibson Development Partners in the development of mixed use and industrial projects for publicly traded (PSBP, TRNO) and private firms.

2000-2001     **ABR Infocom** (Member Included Alex Brown Realty)  
Executive Vice President

Miami, Florida

1994-2000     **Codina Group**  
Vice President, Project Director, Project Manager

Coral Gables, Florida

1991-1994     **Charles Dunn Company** (Real Estate Management and Construction)  
Project Manager, Estimator, Superintendent

Los Angeles, CA

#### Education:

1989-1991     **University of Southern California** BA's in Economics and History

1987-1988     **Davidson College** (North Carolina)

1980-1987     **The Hotchkiss School** (Connecticut), **The Ransom Everglades School** (Florida)



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## REAL ESTATE ADVISORS

Jeffrey B. Williamson is the Director of Development for Republic Real Estate Advisors (Coral Gables, FL). **Republic assists property owners and businesses with full service real estate capabilities to oversee the entitlement, permitting, design, construction, leasing, sales, property management, and finance of real estate projects primarily in South Florida but on a project basis in the Southeastern United States and New England.**

RREA has recently been working for ownership managing the 558 Claim for 'Design 41', an Enrique Norton (Mexico) designed landmark seven story mixed use building in Miami's Design District and after completing its seventh major Orange Bowl branded project Orange Bowl Pioneer Park - Belle Glade, in 2022 RREA started its eight major project for the 'Orange Bowl Committee', the development of 'Orange Bowl Field at Mitchell Moore Park' in a public/private venture between Pompano Beach the Orange Bowl Committee with sponsorship of the NFL. In 2023 the firm looks to continue with the development oversight of multiple projects and continuing to advise its publicly traded and institutional clients on select industrial and commercial projects.

Prior to founding Republic Real Estate Advisors with owners of Republic Properties (MA), Mr. Williamson was with The Codina Bush Group (Now Flagler Development) where Mr. Williamson was the Vice President in charge of the complete land development for the Beacon Tradeport and Dolphin Mall. While at Beacon Tradeport, he was in charge of over 1,250,000 Sq. Ft. of constructed developments including a prototype facility for The United States Postal Service. While with Codina Group he oversaw projects such as the 80 Acre Beacon Industrial Park, portions of the 205 Acre Beacon Centre as well as numerous build to suit projects. Prior to joining the Codina Group, Mr. Williamson worked with Charles Dunn Company, a large California Property Company. Mr. Williamson's past projects have been innovative and received numerous accolades in the industry including Best New Office Development (NAIOP), Best New Development (South Florida Business Journal), Project of the Year (NAIOP), and Mixed Use Project of the Year (Latin Builders Association). Mr. Williamson was the Vice Chair of Dade County's first Community Development District which ultimately issued \$80,000,000 in tax exempt bonds to finance regional infrastructure improvements.

Mr. Williamson recently served on the Boards of Florida Cargo Fresh Inc (FCFI) and Airglades International Airport, LLC, the Developers and Owners of a +/- \$1BB development to build a dedicated perishable cargo airport to serve as a Cargo Reliever for Miami International Airport (MIA). The project is jointly owned by three parties that form "AIA" : FCFI (49%) with remaining 51% is split between US Sugar Corporation and The Hilliard Brothers, a diversified agricultural operation. Mr. Williamson is the Past President of the Executive Association of Greater Miami (Founded in 1939) and serves as a trustee, executor and advisor to various investment groups and families. He is a Licensed Captain (USMM), Mortgage Broker (NMIS #363322), Real Estate Broker BK# 3030334 (FL), General Contractor (California #680811 and Florida #058753) and has taught, been published and testified in construction matters in Florida.



## Mixed Use and Retail Projects



### Downtown Dadeland

Kendall, Florida

418 Residential Units, 100,000 Sq.Ft. retail

Owners Representative for off shore investment trust involved with the initial development of the project.



### Johnson Square

Hollywood, Florida

65,000 Sq. Ft. retail redevelopment

Development manager and General contractor for renovation of shopping center. Assisted with asset management and property management. Center Anchored by Bravo Foods



### Plaza San Remo

Coral Gables, Fl

179,000 Sq. Ft.

Development manager for project that was Whole Foods anchored on the ground floor retail space.



### One Riverview Square

Miami, Fl

225,000 Sq. Ft. Gross

Ground up project including Entitlement and Development Management for a private investment group. Ground floor Retail was required by City Code



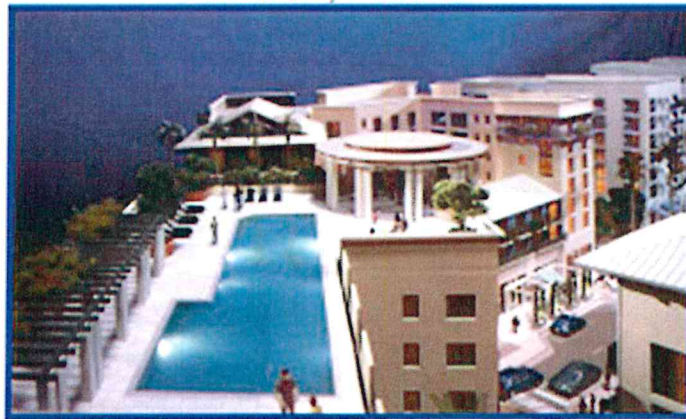
## **Downtown Dadeland**

A Village within a City

Eight Buildings

416 Condominium Units, 100,000 Sq. Feet of Retail  
Space

Kendall, Florida



Owners Representative for a Private Investor  
Representative of OffshoreTrust







#### THE PROJECT:

An Enrique Norton Designed Seven Story Iconic 47,398 RSF Structure consisting of 6,852 SF of street level retail, structured parking, 29,413 RSF of Class A Office Space topped off with a 11,132 SF + exterior showroom space.

The Design District: spans an 18-square block neighborhood that is currently home to more than 60 luxury boutiques and a dozen restaurants occupying approximately 700,000 square-feet of mixed-use commercial space. The transformation into the ultimate destination for cutting-edge fashion, art, design and culture continues. Construction on Phase III of development will be completed by 2017. Among the highlights is the extension of the pedestrian Paseo Ponti north to 41st Street, anchored by Paradise Plaza. The new art-filled plaza will feature retail buildings designed by Daly Genik, Freeland Buck, Tolila+Gilliland, Johnston Marklee and MOS.

Building is in final stages of lease up and buildout- completion 2023

#### Tenants



amyris

B/S/H/



GALIA LAHAV  
HAUTE COUTURE



BREITLING

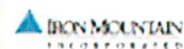


GAUCHO  
BUENOS AIRES



## Owners Representative Projects

Winware	Marietta, GA	70,000 SF
Goodyear	Atlanta, GA	80,000SF
Hughs Supply	Norcross, GA	80,000SF
Laney and Duke	Tampa, FL	70,000SF
Iron Mountain	Houston, TX	>50,000 SF
Coloplast	Marietta, GA	>50,000 SF
HVBAE Power Systems	Suwanee, GA	>50,000SF
Brazilian Consulate	Miami, FL	22,000 SF
Dr. Flores	Miami, FL	6,000 SF
Selden Investments	Miami, FL	4,000 SF





## CHARTER SCHOOLS



Charter School Dunn Avenue  
2100 Dunn Avenue  
Jacksonville, FL



## Orange Bowl Committee Head Quarters

22,500 Sq. Ft. Corporate Headquarters for the Orange Bowl Committee

Miami Lakes, FL



Managed the acquisition, design and re-development of the project on behalf of the real estate committee. Full coordination of the museum quality lobby and full move in management including phones, furniture and equipment.



## Industrial Projects



### Florida Silica Sand

Opa Locka, Florida

225,000 Sq. Ft. Gross

Ground up entitlement and project development of an 8 acre materials processing and bagging facility. Complete coordination of rail service and material handling equipment including custom bagging equipment.



### 1901 Building

Doral, Florida

75,500 Sq. Ft.

Ground up development of a facility on surplus land for a publically traded company. Special landscape and other zoning concessions obtained to allow more parking and 25,000 sq. ft. of additional building.



PS BUSINESS PARKS



### 1801 Building

Doral, Florida

60,000 Sq. ft.

Redevelopment of a 60,000 sq. ft. building into small bay street level warehouse.



## Sports Facilities



**Orange Bowl Field at Mitchell Moore Park**  
**Pompano, Florida**  
**Completed 2023**  
New Synthetic Football  
with scoreboard, Press Box



**Orange Bowl Field at Pioneer Park**  
**Belle Glade, Florida**  
**Completion 2021**

New Synthetic Football and Soccer field with  
scoreboard, Phase II Buildings



**Orange Bowl Field Harris Field Park**  
**Homestead, Florida**  
**Completion 2018**

New Synthetic Football with scoreboard, building  
renovations.



**Orange Bowl Field at Ives Estates**  
**Miami Gardens, Florida**  
**Completion 2015**

New Synthetic Football and Soccer field with  
scoreboard installed over a closed landfill site.

**Orange Bowl Field at Carter Park**  
**Ft. Lauderdale, Florida**  
**Completed 2013**

Redevelopment of a baseball and football field to a  
world class track and field facility with artificial turf  
football field and 750 seat covered stadium seating.

**Orange Bowl Field at Moore Park**  
**Miami, Florida**  
**Completed 2010**

Redevelopment of an existing track and field to a 1500  
seat Stadium Venue with Concessions, Locker Rooms,  
Press Box, Fitness Course and Synthetic Field.