

MIAMI BEACH

City of Miami Beach, 1700 Convention Center Drive, Miami Beach, Florida 33139, www.miamibeachfl.gov

MEMORANDUM

TO: Mayor Philip Levine and Members of the City Commission

FROM: Rafael E. Granado, City Clerk

DATE: January 8, 2016

SUBJECT: City Commission At-Large Nominations for January 13, 2016 – Release # 2

Below please find the City Commission At-Large Nominations received to date for the January 13, 2016 Commission Meeting. Changes made since Release # 1 are reflected in red.

BOARD AND COMMITTEES

1. AFFORDABLE HOUSING ADVISORY COMMITTEE – Vacancies (6)

No nomination received to date.

2. BOARD OF ADJUSTMENT– Vacancy (1)

- **Daniel J. Nagler** (Release # 1, Page 3)
 - Nominated for **appointment** (General Business category) by Commissioner Malakoff.

Clerk's Note: Mr. David E. Lancz withdrew his name from consideration to the BOA, as he accepted an appointment to the LGBT Committee made by Commissioner Rosen Gonzalez.

3. BUDGET ADVISORY COMMITTEE – Vacancy (1)

No nomination received to date.

4. HEALTH ADVISORY COMMITTEE – Vacancies (3)

No nomination received to date.

5. HISTORIC PRESERVATION BOARD: – Vacancies (2)

- **Jack L. Finglass** (Release # 1, Page 9)
 - ~~Nominated for **appointment** (Category 5 – Architect or Attorney registered in the U.S.) by Commissioner Gonzalez.~~
 - Category changed by Commissioner Rosen Gonzalez (Release # 2, Page 1) Nominated for **appointment** (Category 3 – At Large member who has resided in one of the City's historic districts for at least 1-year, and has demonstrated interest/knowledge in architectural or urban design and the preservation of historic buildings.) by Commissioner Rosen Gonzalez.

- **Stevan J. Pardo** (Release # 1, Page 19)
 - Nominated for **appointment** (Category 5 – Architect or Attorney registered in the U.S.) by Mayor Levine.

6. **MIAMI BEACH HUMAN RIGHTS COMMITTEE** – Vacancies (6)

- **Ivan Cano** (Release # 1, Page 25)
 - Nominated for **reappointment** by Commissioner Steinberg.
- **Bradley A. Ugent** (Release # 1, Page 31)
 - Nominated for **reappointment** by Commissioner Rosen Gonzalez.
- **William H. Warren Jr.** (Release # 1, Page 37)
 - Nominated for **reappointment** by Commissioner Steinberg.
- **Alan B. Fishman.** (Release # 1, Page 41)
 - Nominated for **reappointment** (Attorney Category) by Commissioner Steinberg.
- **Jarred L. Reiling** (Release # 1, Page 49)
 - Nominated for **appointment** by Mayor Levine.

7. **PARKS AND RECREATIONAL FACILITIES BOARD** – Vacancies (2)

- **Jenifer Caplan** (Release # 2, Page 3)
 - Nominated for **reappointment** (Golf Category) by Commissioner Steinberg.

8. **VISITOR AND CONVENTION AUTHORITY** – Vacancy (0)

Item R9A-1, in the January 13, 2016 Agenda, incorrectly indicated one vacancy for the Visitor and Convention Authority. There are currently no vacancies in the VCA.

Jenifer Caplan

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NAME: Caplan Jenifer
Last Name First Name Middle Initial

HOME ADDRESS: _____
Apt No. Home No./Street City State Zip Code

PHONE _____ jennscap1@aol.com
Home Work Fax Email Address

Business Name: JSC Investors LLC Position: _____

Address: 5660 Collins Ave Unit 9D Miami Beach FL 33140
Street City State Zip Code

Pursuant to City Code section 2-22(4) a and b: Members of agencies, boards, and committees shall be affiliated with the city; this requirement shall be fulfilled in the following ways: a) an individual shall have been a resident of the city for a minimum of six months; or b) an individual shall demonstrate ownership/interest for a minimum of six months in a business established in the city.

- Resident of Miami Beach for a minimum of six (6) months **Yes**
- Demonstrate an ownership/interest in a business in Miami Beach for a minimum of six (6) months: **Yes**
- Are you a registered voter in Miami Beach: **Yes**
- (Please circle one): I am now a resident of: **Middle Beach**
- I am applying for an appointment because I have special abilities, knowledge and experience. Please list below:
Played golf and have been around courses my entire life. I understand GC Management and played NCAA golf.
- Are you presently a registered lobbyist with the City of Miami Beach? **No**

Please list your preferences in order of ranking [1] first choice [2] second choice, and [3] third choice. **Please note that only three (3) choices will be observed by the City Clerk's Office.** (Regular Boards of City)

Choice 1: Parks and Recreation Facilities Board

Choice 2: Miami Beach Commission for Women

Choice 3: Sustainability Committee

Note: If applying for Youth Advisory Board, please indicate your affiliation with the Scott Rakow Youth Center: _____

1. Past service on the Youth Center Advisory Board: No Years of Service: _____
2. Present participation in Youth Center activities by your children No if yes, please list the names of your children, their ages, and which programs. List below:

- Have you ever been convicted of a felony: **No** If yes, please explain in detail: _____
- Do you currently have a violation(s) of City of Miami Beach codes: **No** If yes, please explain in detail: _____
- Do you currently owe the City of Miami Beach any money: **No** If yes, please explain in detail: _____
- Are you currently serving on any City Boards or Committees: **No** If yes, which board? _____
- What organizations in the City of Miami Beach do you currently hold membership in? _____
- List all properties owned or have an interest in, which are located within the City of Miami Beach:

Property
5660 Collins Ave 9D

• I am now employed by the city of Miami Beach: **No** Which department?

The following information is voluntary and is neither part of your application nor has any bearing on your consideration for appointment. It is being asked to comply with federal equal opportunity reporting requirements.

Gender: **Female**

Race/Ethnic Categories

What is your race? Mark one or more races to indicate what you consider yourself to be. **White**

Other Description:

Are you Spanish/Hispanic/ Latino? Mark the "No" box if not Spanish / Hispanic / Latino. **No**

Physically Challenged: **No**

NOTE: If appointed, you will be required to follow certain laws which apply to city board/committee members. These laws include, but are not limited to, the following:

- o Prohibition from directly or indirectly lobbying city personnel (Miami Beach City Code section 2-459).
- o Prohibition from contracting with the city (Miami-Dade County Code section 2-11.1).
- o Prohibition from lobbying before board/committee you have served on for period of one year after leaving office (Miami Beach Code section 2-26).
- o Requirement to disclose certain financial interests and gifts (Miami-Dade County Code section 2-11.1).
(re: CMB Community Development Advisory Committee): prohibition, during tenure and for one year after leaving office, from having any interest in or receiving any benefit from Community Development Block Grant funds for either yourself, or those with whom you have business or immediate family ties (CFR 570.611).

Upon request, copies of these laws may be obtained from the City Clerk.

"I hereby attest to the accuracy and truthfulness of the application and have received, read and will abide by Chapter 2, Article VII – of the City Code "Standards of Conduct for City Officers, Employees and Agency Members."

I Jenifer Caplan agreed to the following terms on 5/16/2014 4:55:56 PM

Received in the City Clerk's Office by:

Name of Deputy Clerk

Control No.

Date

Jenifer Resume

EDUCATION

New York University, Masters of Science in Real Estate – May 2004
Tulane University, BSM Accounting, May 1998

EXPERIENCE

JSC Investors, LLC and A1A Title Services, LLC Jan 2006 – Present
Owner

- **Lead Consultant – *Real Estate Related Transactions***
 - ◆ Arranged for financing for multimillion dollar properties located in VA, FL, and NY
 - ◆ Consulted clients on real estate Portfolio Management
 - ◆ Examined, Cleared, Settled and Closed all parts of the transaction from Start to Finish
 - ◆ Prepared all documents necessary to effectuate clear title including removal of liens, filing satisfactions and the like.
 - ◆ Coordinated all documentation for clients for several HUD acquisition and refinances.

Paradigm Funding Group LLC Feb 2005 – April 2006

- **Originator and Consultant - *Commercial Real Estate***
 - ◆ Analyzed, negotiated and prepared term sheets for developers and investors for financing purposes for clients located in Florida and New York.
 - ◆ In negotiations with several financing institutions for over \$ 60,000,000 in financing.
 - ◆ Coordinated all documentation for clients for several HUD acquisition and refinances.
 - ◆ Analyzed scenarios and structured deals in order to obtain best possible financing for clients.

M&T Bank Feb 2004 – Feb 2005

- **Lender & Financial Analyst -*Commercial Real Estate and Private Banking***
 - ◆ Analyzed, negotiated and prepared term sheets for private banking clients, REITS, fortune 500 companies, Real Estate Developers with high net worth individuals.
 - ◆ Analyzed and Underwrote the investment and the risk for Commercial Real Estate Mortgages and private banking loans, ranging from \$2MM to \$500MM for all property types including, condo conversions, ground up construction, hotels, assisted living, retail, warehouse- triple net sale leasebacks, and multifamily across for properties located all over the U.S.
 - ◆ Presented credits to Banks various committees
 - ◆ Supervised and trained Staff of 2-5 individuals.

Ackman-Ziff Real Estate Group

May 2003 - September 2003

- **Financial Analyst Intern - *Financial Analysis, Acquisitions and Dispositions***
 - ◆ Analyzed, underwrote and evaluated: retail, multi-family, office and hospitality properties ranging from \$10 million to \$100 million for the purpose of obtaining financing.
 - ◆ Prepared and analyzed on-site due diligence work, Argus runs and excel-based cash-flow models.
 - ◆ Created monthly, and annual budget projections for a multitude of property types.
 - ◆ Presented underwriting to lenders and equity sources.
 - ◆ Prepared presentations and originated real estate financing opportunities.

Ernst and Young LLP

Oct 2000- September 2002

- **Staff and Senior Auditor - *Public Auditor, SEC Clients***
 - ◆ Valued portfolios of section 8 and low income housing investments.
 - ◆ Audited section 8 investments ensured proper calculation of tax credits.
 - ◆ Analyzed leases and leasehold investments.
 - ◆ Prepared financial statements for SEC filings.
 - ◆ Researched SEC issues and effects of new SEC disclosures.
 - ◆ Supervised staff of 2-5 on each engagement.

MEMBERSHIPS & ACTIVITIES

- AIA Title Services, LLC, President, JSC Investors, LLC Owner, Intercoastal Realty Services, LLC. NY & FL Licensed real estate Broker 2004-2009, Florida Licensed Mortgage Broker, 2005-2009, IREM 2008, ULI –2005, YREP-2005, YMWRA 2003-2005, RESA, Real Estate Students Association- NYU, Social Chair- 2002- Present, United Jewish Federation- Young Real Estate Group- 2002-Present, Habitat for Humanity 1994- Present, Tulane Women's Golf Team- 1994-1996.