

**PROPOSAL**  
**GROUND LEASE DEVELOPMENT OPPORTUNITY**  
**LOT 20/21**  
**FOLIO 4942-09-01-0200**



August 18, 2021

Mr. James Hemphill  
City of Fort Lauderdale  
100 North Andrews Avenue  
Fort Lauderdale, FL 33301

RE: Fort Lauderdale Industrial Airpark Land Lease – Lot 20/21

Midgard Group, Inc. (MGI) is pleased to present the attached proposal for the Lot 20/21 land lease in the Fort Lauderdale Industrial Airpark. We plan to construct and manage three (3) single story flex/warehouse buildings, with a total investment of \$ 8 to \$10 M.

Our company and this proposal will provide the following benefits:

- Midgard Group, Inc. ('MGI') currently owns and operates Fort Lauderdale Crown Center, a 24-acre business campus with 475,000 sq ft of office space, in the near vicinity of Lot 20/21.
- Our subsidiary, Crown Land Trust Inc., operates an existing land lease with the City on NW 12<sup>th</sup> Avenue & W Cypress Creek Rd. Crown Land Trust, previously Gateway Investments, has been the lessor for over thirty-five (35) years.
- MGI has cultivated a stable lease base with many notable tenants including CBS Interactive, Broward Sheriff's Office – Child Protective Services, Brown & Brown Insurance, and NOVA Southeastern Dental School.
- MGI is a local and long-term owner with a focus on quality development. Our diverse portfolio ranges from residential, work/live condominiums, medical centers to business campuses and industrial parks.
- A commitment to sustainability and green practices has earned Midgard Group numerous awards on projects throughout southeast Florida.
- There is currently 167,000 sf of small bay warehouses in the Cypress Creek/Commercial Boulevard submarket, with a 6.7% vacancy factor. It is forecasted that by 3rd quarter 2022 the vacancy will be at 3.3%. The proposed 68,000 sf project will help alleviate the demand for additional warehouse space.

We welcome this opportunity to again work with the City of Fort Lauderdale to develop a high-quality industrial park. Our existing portfolio combined with our local management team offer an 'on the ground' approach to a successful development.

Sincerely,



James Goldstein, President

**PROJECT DESCRIPTION**

**TIMELINE**

**LEASE TERMS**

## PROPOSED DEVELOPMENT KEY POINTS

- Site Area - 235,998 SF
- Total Building Area – 68,028 sf
  - Bldg. 1 – 41,360 sf
  - Bldg. 2 & 3 – 13,334 sf
- 1,500-2,500 sf Flex Warehouse bays with upscale office finishes
- Construction Cost - \$ 8,000,000- to \$10,000,000-
- Ample parking per code
  - 1/250 SF office = 24 spaces
  - 1/800 SF Warehouse = 78 spaces
- Design specifics
  - Efficient and flexible floor plans, with 16 – 18' ceilings and plentiful natural light in office areas
  - High image building with impact glass store fronts
  - Distinguishing architectural accents & custom paint colors
  - Natural landscape pallet to accent peaceful and attractive Florida environment from which to conduct business
  - Well designed and engineered to allow easy access in all weather situations
- Construction specifics
  - Tilt Wall concrete exterior
  - Steel bar joist & metal roof deck system covered by a R-19 rigid insulation & topped with a white Energy Star roofing system
  - All building systems to meet or exceed current code
  - Rear facing reinforced overhead doors to allow easy access for all types of storage and operations
  - Electric car charging stations
- Economic Benefits to City of Fort Lauderdale
  - Job creation – Construction Phase & Tenants
  - Land Lease Income
  - Real Estate & Sales Tax Revenue
- Marketing Program/ FXE Compatibility
  - Aviation and Aerospace companies
  - Local service industries
  - Light Manufacturing
  - Regional Wholesale Distributors

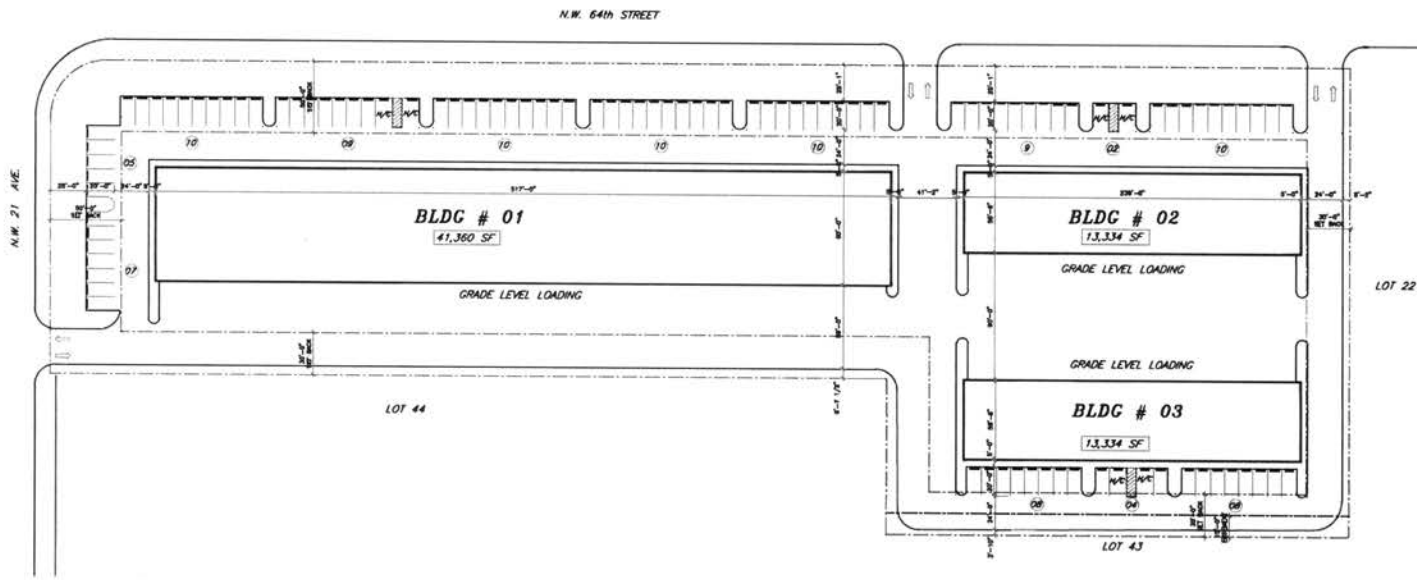


Lot 20/21

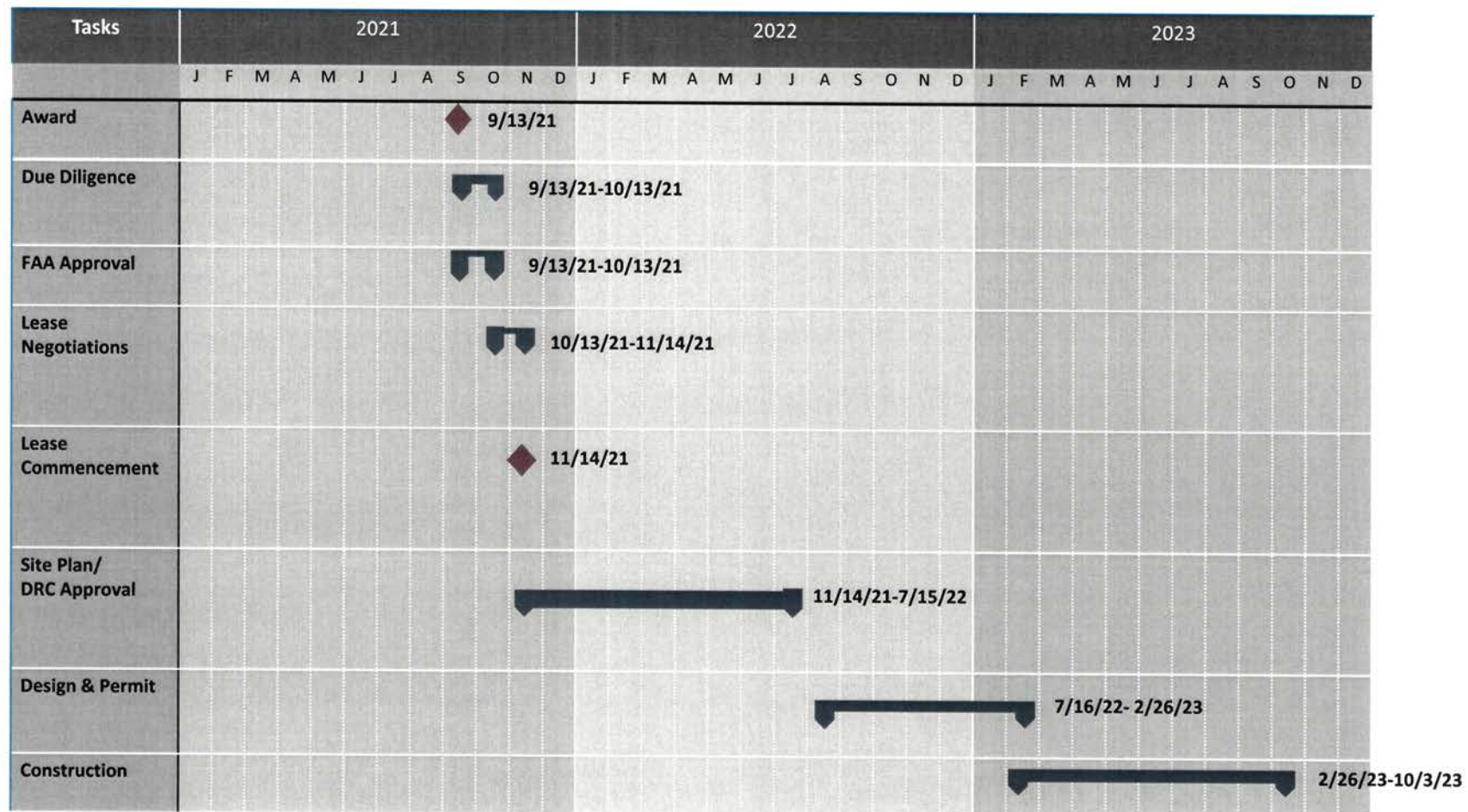
Fort Lauderdale Crown  
Center  
(MGI Corporate Offices)



LOCATION PLAN



## Midgard FXE Lot 20/21 Development



## TERM SHEET

Respondent agrees to lease Lot 20/21 in accordance with the terms, conditions and specifications contained in this proposal in addition to mutually acceptable lease contract.

Initial Lease Term:	50 Years
Base Rent:	\$330,000 annually with 3% rent increases.
Operating Expenses:	Tenant to pay all operating expenses, i.e. taxes, insurance, and common area maintenance.
Security Deposit:	\$33,000
Contingencies:	<b>Lease Commencement:</b> The lease commencement date shall be the day following approval of the execution of the lease by the City of Fort Lauderdale.
Sublease and Assignment:	<b>Subleasing:</b> The tenant may sublease any portion of the improvement to be constructed on Lot 20/21 to a subtenant whose uses comply with the applicable zoning code and any deed restriction which may be in effect.
Holdover:	In the event of a holdover by Tenant after the initial Lease Term or Option Term, as applicable, Tenant shall pay rent at 150% of the Base Rent for the first ninety (90) days and thereafter 200% of the Base Rent.

**MIDGARD CORPORATE INFORMATION**  
**EXECUTIVE STAFF**  
**PROJECTS & EXPERIENCE**





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

## Detail by Entity Name

Florida Profit Corporation  
MIDGARD GROUP, INC.

### Filing Information

**Document Number** P98000102692  
**FEI/EIN Number** 65-0886798  
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**Event Date Filed** 04/04/2000  
**Event Effective Date** NONE

### Principal Address

1475 WEST CYPRESS CREEK ROAD  
SUITE 202  
FORT LAUDERDALE, FL 33309

Changed: 05/08/2000

### Mailing Address

1475 WEST CYPRESS CREEK ROAD  
SUITE 202  
FORT LAUDERDALE, FL 33309

Changed: 05/08/2000

### Registered Agent Name & Address

HERTZ, CLIFFORD I, Esq.  
360 SOUTH ROSEMARY  
SUITE 1410  
WEST PALM BEACH, FL 33401

Name Changed: 04/15/2020

Address Changed: 06/28/2021

### Officer/Director Detail

#### **Name & Address**

Title PD

GOLDSTEIN, JAMES E  
5882 N.W. 23 WAY  
BOCA RATON, FL 33496

Title D

SCHROEDER, ANDERS U  
1475 w cypress creek road  
202  
fort lauderdale, FL 33309

Title VT

SILVERMAN, ELIA  
1475 W. CYPRESS CREEK ROAD STE. 202  
FORT LAUDERDALE, FL 33309

Title S

SILVERMAN, MARTHA E  
1475 WEST CYPRESS CREEK ROAD  
SUITE 202  
FORT LAUDERDALE, FL 33309

#### Annual Reports

Report Year	Filed Date
2019	04/03/2019
2020	04/15/2020
2021	04/12/2021

#### Document Images

<a href="#">06/28/2021 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">04/12/2021 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2020 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/03/2019 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">03/08/2018 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">02/09/2017 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/08/2016 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2015 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/09/2014 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/22/2013 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/17/2012 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/15/2011 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/14/2010 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/20/2009 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/01/2008 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">11/02/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/23/2007 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>

<a href="#">04/21/2006 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/03/2005 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/28/2004 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
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<a href="#">05/23/2002 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/10/2001 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">05/08/2000 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">04/04/2000 -- Amendment and Name Change</a>	<a href="#">View image in PDF format</a>
<a href="#">05/07/1999 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">05/07/1999 -- Reg. Agent Change</a>	<a href="#">View image in PDF format</a>
<a href="#">05/06/1999 -- ANNUAL REPORT</a>	<a href="#">View image in PDF format</a>
<a href="#">12/09/1998 -- Domestic Profit</a>	<a href="#">View image in PDF format</a>

*Florida Department of State - Division of Corporations*

## MIDGARD GROUP, INC. BACKGROUND & PROJECTS

Midgard Group, Inc. ("MGI") is a leading and respected Florida real estate investment, redevelopment and development company. In 35 years, the partners along with their affiliates and companies have acquired, developed and re-developed more than 3.0 million square feet of commercial properties, 100,000 acres of land for commercial and residential land development, 3,000 residential units and lots, with the overall holdings valued at more than \$1.0 billion.

### Midgard Management, Inc.

MGI through its affiliate Midgard Management, Inc. has managed over 2.0 million square feet of assets. Midgard Management, Inc. is one of South Florida's premier commercial property management companies with managed properties including office buildings, retail centers, industrial buildings, and commercial condominium associations. It provides services directly with The Midgard Group, Inc. and to third party owners.

### Midgard Green First

MGI has been, and will continue to be, a leader in energy conservation and environmental awareness as it relates to the construction, management and operation of its buildings. With the elevated awareness globally, and more recently nationally, of this issue, and the importance of sustainability and energy independence, MGI has increased its efforts in this area.

Midgard Management was one of South Florida's first developers to embrace the sustainability movement and premiered the 1401 Building at Fort Lauderdale Crown Center as a Silver LEED New Construction building in 2009. This was only South Florida's second LEED Certified Building. From there, on our 24-acre campus we have taken three more buildings to a LEED and/or Green Globe Certification thus making Crown Center one of the very few privately held campuses within the United States to have multiple LEED Certified buildings.

Fort Lauderdale Crown Center's 24 acres is irrigated via city water; thus we embarked on an ambitious program over five years ago to return our campus to a Florida Native environment and wean ourselves off of city water. Currently more than 60% of our campus is now solely irrigated by natural rain water and we have turned sod into a native Florida naturescape.

We also provide tenant improvements and finishes that meet the strict LEED and Green Globe criteria and thus provide a more natural; healthy environment for our tenants and their employees. We strive to provide natural light and use glass rather than drywall in our build outs. Not only does this provide a more natural environment; but it allows our tenants to easily reconfigure their spaces as their needs change.



Our efforts have not gone unnoticed and we have received the following sustainability awards:

Inaugural Earth Award – Ft. Lauderdale Building Owners and Managers Association The Office Building of the Year Award.

LEED Certifications – 1401 Silver New Construction; 1475 LEED EBOM and 1451 LEED Silver EBOM (Existing Building Operations and Maintenance).

Green Globes Certifications – 1475 and 1201 Crown Center – Three Green Globes the equivalent to LEED Gold Certification

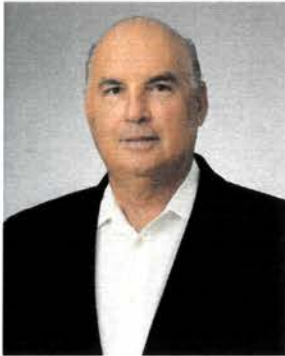
Ft. Lauderdale Community Appearance Award – 1451 and 1475 Crown Center for the relandscaping of the buildings to a Florida Naturescape.

Broward County Naturescape Award - 1401 Crown Center for the natural landscape.

Broward County Emerald Award- Recognizing Crown Center's overall reduction of irrigation campus wide.

From our Energy Star rated roofs; to our electric car charging stations, every aspect of our design; development and ongoing management reflects our commitment to respect our community and to provide the very best environment for our tenants and their employees.

## Midgard Executive Staff



**JAMES E. GOLDSTEIN**

**President**

James Goldstein is a South Florida native. Born on Miami Beach, he graduated from Miami Beach High and graduated in 1974 from the University of Miami with a Bachelor of Sciences degree. He then lived, traveled and attended graduate school in Europe, after which time he returned to South Florida and obtained his real estate Salesman and Broker's licenses in 1977.

Mr. Goldstein began work with The Miller Group where he traveled the State overseeing land development, including roads, water, sewer, golf courses as well as land and home sales on over 100,000 acres located in over 15 Counties. His responsibilities also included coordinating with engineers, attorneys, land planners, architects and local, State and Federal Governments to obtain approvals for subdividing, platting and improving raw land and constructing planned communities. He has built houses, business and industrial parks, offices and warehouses (including self-storage) condominiums and hotels. As a developer of those projects he was also responsible for marketing, sales, leasing and finance.

Since the beginning of his real estate development career, he continued his activities as he was developing multiple projects. In 1995 formed the predecessor to Midgard Group with his partner, Anders Schroeder. Midgard Group originated in 2006 and they continued to invest in and develop property with a concentration in South Florida. In 1999 they moved Midgard's corporate headquarters to Fort Lauderdale at Fort Lauderdale Crown Center where it remains today. Mr. Goldstein is a Director and President of Midgard Group. There are currently 24 subsidiaries under Midgard Group, Inc. including Midgard Management Inc., Fort Lauderdale Land Trust, Inc., and Fort Lauderdale Crown Center, Inc. and Mr. Goldstein is the President and Director of all subsidiaries.

James Goldstein continues to reside in South Florida with his wife. He has five children and, as of this date, 4 grandchildren.



**ELIA SILVERMAN**

**Chief Financial Officer**

Ms. Silverman has led our Accounting Department since 2009 and has valued experience with both government regulated and private companies. Ms. Silverman has over 25 years of experience in public accounting and the private sector where she provided a wide array of services to clients in various industries including construction, real estate development, government, hospitality, software and finance. Ms. Silverman obtained her Bachelor's Degree in Public Administration from the University of Hawaii – West Oahu and her Masters of Science in Administration from Central

Michigan University.

Ms. Silverman oversaw the accounting of 30 properties including 22 third party managed properties. She also oversaw the construction accounting of One Flagler Development from due diligence through acquisition. She continued to manage the accounting for the property throughout the development and sale of each unit.

Ms. Silverman served as Honorary Consul of Mexico to Hawaii for five years and as treasurer of the Hawaii Consular Corps.



**Manny Hadad**

**Vice President - Construction and Development LEED Accredited Professional**

Mr. Hadad directs Midgard Group's construction activities, including designing, bidding, selecting third party professionals, and administering overall project performance. He is at the forefront of green construction and has overseen the construction of LEED-Registered hurricane resistant buildings. In addition, he is part of MGI's acquisition and development team, using 15 years of contacts throughout Florida and 10 years of residential multi-family development experience to perform deal analysis, site assessment, and feasibility studies for acquisition of properties.

As a construction management consultant prior to joining Midgard, Mr. Hadad represented developers in the management of their general contractors and construction-related activities, ensuring that projects were done to specifications, on time and on budget. Formerly, he served as Vice President of Construction Management for Carlisle Development Group, an affordable housing developer in Miami.

Mr. Hadad is a lifelong resident of South Florida, bilingual and has earned a bachelor's degree in Industrial Engineering from the University of Florida, a master's degree in Construction Management from Florida International University, a State of Florida Certified General Contractor's license and LEED AP accreditation from United States Green Building Council.



**SABRINA ARNOLD**  
**Controller**

Ms. Arnold is an accounting professional with 10+ years of widely varied accounting practice and knowledge. She has demonstrated a well proven ability to handle substantial workloads while maintaining the integrity, ethics and standards of the work required. She possesses strong communication and interpersonal skills that contribute to a cohesive work environment.

Ms. Arnold was a vital member of accounting team who oversaw the One Flagler Development Condo Conversion and Sale of that commercial entity. She is employed in a supervisory capacity and performs her daily accounting duties with the high standard that she has set for herself as well as for the staff members she supervises.



In 2011, Ms. Arnold earned a BBA International Finance and Marketing Degree with a Minor in Political Science from the University of Miami.



**Karen Everett**  
**Property Manager**

Prior to joining Midgard Management, Inc., Karen was with CP group (FKA Crocker Partners) as the General Manager at Boca Raton Innovation Campus, the largest single use office complex in Florida. It totals 1.7 million square feet. She was a Senior VP for 20+ years at JLL, responsible for multiple assets in the Central Business District of Atlanta.



Karen's skills are well rounded and include strengths in the oversight of tenant improvement projects, financial reporting, tenant relations and retention, as well as capital planning and oversight. She has the ability to establish strong vendor and contractor relationships, manages revenue and expenses, and is genuinely customer service focused. Karen fully understands the benefits of working as part of a cohesive team at the highest level to get the job done. She is a welcome addition to our "Midgard Family" based here at Fort Lauderdale Crown Center.

Karen earned her Bachelor of Business Administration from Western Michigan University in Business Management. She currently holds a real estate license in the State of Georgia, and previously held a LEED-GA designation. She has been an active member for over 20 years in BOMA and CREW-Atlanta.



## MIDGARD DEVELOPMENT PROJECTS

	DESCRIPTION	AWARDS/ACCOMPLISHMENTS
 <p><b>Fort Lauderdale Crown Center</b> Midgard Group Headquarters</p>	<ul style="list-style-type: none"> <li>• Six Buildings on 24 acres consisting of 475,000 sf of office space</li> <li>• Suburban Low Rise</li> </ul>	<ul style="list-style-type: none"> <li>• TOBY Award Winner for the Inaugural Earth Award</li> <li>• TOBY Award Winner for Low Rise Suburban Office Park (2)</li> <li>• TOBY Aware Winner for Renovated Building - 1451</li> <li>• Ft. Lauderdale Recipient for Community Appearance Award – 2010 Renovated Building</li> <li>• Ft. Lauderdale Recipient for Community Appearance Award – 2013 – Sustainable Landscaping</li> <li>• LEED Certified Silver New Construction</li> <li>• LEED Certified EB&amp;OM (2 buildings)</li> <li>• Three Green Globes Certification for 1201 &amp; 1475 Crown Center</li> </ul>
 <p><b>One Flagler</b> Miami, FL</p>	<ul style="list-style-type: none"> <li>• 15 story boutique office building designed by Morris Lapidus</li> <li>• Distressed property purchase</li> <li>• \$12M renovation</li> </ul>	<ul style="list-style-type: none"> <li>• LEED Silver certification</li> <li>• City of Miami Historic Designation</li> <li>• Midgard partnered with Miami-based Newgard Development Group, offering the sale of One Flagler as Office Condos with Tenant Leases offering immediate returns to investors, selling out with 12 months.</li> </ul>
 <p><b>The Bank Building</b> Miami, FL</p>	<ul style="list-style-type: none"> <li>• 6-story 1960's abandoned Office Building</li> <li>• Demolished all nonstructural components and rebuilt structure into 84 modern live/work lofts</li> </ul>	<ul style="list-style-type: none"> <li>• 2006 Platinum Award for Pre-Construction-Remodeling/Conversion for Units \$500,001 &amp; Over – Builders Association of South Florida</li> <li>• Project sold out in 5 months</li> <li>• “The Bank” is a recognized landmark building and a cornerstone of the renaissance of the uptown Miami market (a.k.a. MiMo)</li> </ul>
 <p><b>Biscayne Arts Plaza</b> Miami, FL</p>	<ul style="list-style-type: none"> <li>• Acquisition &amp; assemblage project</li> <li>• Over 3 net acres in Downtown Miami</li> </ul>	<ul style="list-style-type: none"> <li>• Petitioned City of Miami for a Major Use Special Permit which allows for multiple towers w/ mixed uses.</li> </ul>

PROJECT	DESCRIPTION	AWARDS/ACCOMPLISHMENTS
 <p><b>Jupiter Park of Commerce</b> Jupiter, Florida</p>	<ul style="list-style-type: none"> <li>State of the Art Business Park</li> <li>70,000 sf Office/Warehouse</li> </ul>	<ul style="list-style-type: none"> <li>Midgard assembled ownership through acquisition from over 25 different owners and by cooperative agreement to assemble the 100-acre parcel.</li> <li>Property was platted into a modern business park design with full improvements, covenants, and restrictions to protect value.</li> </ul>
 <p><b>Twin Lakes I &amp; II</b> Boca Raton, FL</p>	<ul style="list-style-type: none"> <li>82,000 sf Office Building renovation</li> </ul>	<ul style="list-style-type: none"> <li>Repurposed building with 40% vacancy to a sold-out medical condominium facility</li> <li>Vacant adjoining 6 acre lots were developed and sold. Three new office buildings containing a total of 80,000 square feet of Class "A" office space now occupy this formerly unbuildable parcel.</li> </ul>

## MIDGARD INDUSTRIAL MANAGEMENT EXPERIENCE

PROPERTY	DESCRIPTION	AWARDS/ACCOMPLISHMENTS
<b>Bristol Distribution Center</b> Miami Gardens, FL	<b>200,000 sf</b> Industrial Center	<b>Miami Gardens Beautification Award</b>
<b>Seneca Industrial Park</b> Pembroke Park, FL	<b>1,000,000 sf</b> Industrial Park	<b>TOBY Award Winner for Industrial Park</b>
<b>Palmetto Lakes</b> Miami Gardens, FL	<b>125,000 sf</b> Office/Warehouse	
<b>The Pointe at Sawgrass</b> Sunrise, FL	<b>70,000 sf</b> Office/Warehouse	
<b>High Ridge Comm1erce Center</b> Boynton Beach, FL	<b>70,000 sf</b> Office/Warehouse	
<b>High Ridge Commerce Center II</b> Boynton Beach, FL	<b>133,000 sf</b> Office/Warehouse	
<b>Monarch Commerce Center</b> Miramar, FL	<b>135,000 sf</b> Industrial Park	<b>TOBY Award Winner for Industrial Park</b>
<b>Park Centre</b> Miami Gardens, FL	<b>130,000 sf</b> Office/Warehouse	
<b>Fort Knox Self Storage</b> Pompano Beach, FL	<b>56,000 sf</b> Self Storage Facility	
<b>Jupiter Park Self Storage</b> Jupiter, FL	<b>60,000 sf</b> Self Storage Facility	

## PROJECT SUPPORT





## FIRM OVERVIEW



### SERVICES

Site/space Planning  
Programming  
Specifications  
Project Phasing  
Cost Estimating  
Planning & Scheduling  
Feasibility Studies  
Conceptual Design  
Architectural Design  
Historical Preservation  
ADA Analysis & Design  
Engineering/Consultant  
Coordination  
Bidding/Permitting  
Construction  
Administration  
LEED Design  
Sustainable Design  
Computer-Aided Design  
Building Information  
Modeling (BIM) 3-D  
Renderings

### PROFESSIONAL AFFILIATIONS

American Institute of  
Architects  
County Business  
Enterprise (CBE)  
Plantation Chamber of  
Commerce

### REPRESENTATIVE CLIENTS

St. Lucie County  
Broward County  
City of Coral Springs  
City of Fort Lauderdale  
City of Lauderdale  
Lakes  
City of Margate  
City of Miami Gardens  
City of Sunrise  
City of Coconut Creek  
City of Miramar  
City of Dania  
City of Tamarac  
City of Hollywood CRA  
Town of SW Ranches  
Town of Davie  
Midgard Management  
Crimson Services  
Patrinely  
U.S. Federal Reserve  
Bank  
Broward Sheriff's  
Office  
NSU

Founded in 2002, CPZ is a small firm where the Firm Owner and Principal, Chris P. Zimmerman, is involved and overseas all projects. Chris's personal history includes **growing up in Fort Lauderdale and having**

**over 38 years of GOVERNMENTAL experience in providing Architectural Services IN South Florida.** Chris P. Zimmerman, AIA, your Firm Principal, will be involved in all aspects of your projects and will be your Project Architect. **Chris has over 35 years of municipal experience in Broward County** and was the Senior Project Architect for the City of Fort Lauderdale for 10 years. Since 1983, Chris P. Zimmerman has provided design expertise to local governmental and private clients. This expertise includes over 75 municipal projects. **He is also a licensed General Contractor.** **Joseph Barry, Senior Architect** has over 25 years of experience in architectural design, project development and owner's representation. His past project experience extends to various market sectors, including municipal, commercial, retail and industrial. Mr. Barry graduated from Pratt Institute with a Bachelor's degree in Architecture, and he is registered in the State of Florida and New York. As a Team Member, Mr Barry brings his experience as a strategic thinker with a proven ability to manage projects, motivate teams, cultivate strong professional relationships and implement quality control methods that exemplifies CPZ's motto: "Designing Quality Architecture that Builds Lasting Relationships."

CPZ Architects is a (17) person. The office staff includes (3) Registered Architects including a registered General Contractor, (4) Senior Project Managers including (1) LEED® AP and (1) LEED GA Professionals, (9) Associate Architects and (2) office support staff. This comprehensive staff provides a wide variety of design and construction experience to assist the Town in the successful completion of your projects. A project manager(s) is also assigned to each "Client" and not just to a project. This establishes a relationship with our clients and over time helps assist our clients with a genuine understanding of their needs. You will have the same Project Manager(s) from the start of a project through the end of construction, also providing the continuity required for a successful project completion.

**RESPONSIVE DESIGN.** CPZ Architects' design approach centers on the philosophy, proven by experience, that even the most basic building can be designed to provide an economical, innovative and award-winning solution. Toward this end, we work in full collaboration with our client to achieve the optimum design solution and desired project results. Functionality, image, and quality requirements are balanced with budgetary and schedule parameters. The results of this approach are seen in the success of the diverse designs of the firm, from public safety complexes to parks and recreational facilities that foster pride in the communities they serve. We have even won awards for our design of a Fire Station and a restroom. We continually strive for design excellence, transforming our clients' vision into a striking expression of their mission and principles – delivered on time and in budget with value added each step of the way.

**EFFECTIVE PROJECT MANAGEMENT.** Communication and coordination are key elements in CPZ Architects' approach to project management. CPZ serves as the project team's single point of contact for all client communications. The engineering and other professional consultants are chosen for their direct experience and expertise for the specific project.

## CPZ ARCHITECTS, INC.

4316 WEST BROWARD BOULEVARD, PLANTATION, FLORIDA 33317

200 N. EL MAR DRIVE, SUITE 200, JENSEN BEACH, FLORIDA 34957

CAM22-08595

AA# 26000685

WWW.CPZARCHITECTS.COM

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**BUILDING LASTING RELATIONSHIPS.** Our commitment to client satisfaction has built more than 20 long-term client/CPZ relationships and a reputation for superior, responsive client service. We strive to not only meet but exceed our clients' expectations at all levels. Our goal is a project that our clients, their community, and we can be proud of. As testament to our professionalism, design quality, and dedicated service, we take pride in our record of repeat work for multiple clients – a 75% repeat client rate. CPZ can provide comprehensive professional architectural services for all your projects.

- Our office provides architectural services from programming through each phase of design to construction. If required we release drawing sets for review at stages including 30%, 60%, 90% and 100% development. We customarily schedule design review meetings within a week of the release of each set of documents. This week allows you the client to review the documents and provide feedback at the meetings.
- Our office is proud to have **several completed LEED projects** ranging from LEED certified to Silver and 2 LEED Gold Fire Stations. We are familiar with submittals for the current versions and have managed these projects in house. Additionally, we have relationships with several vendors for completing items such as daylighting analysis. **CPZ has completed over 25 LEED projects.**
- As an architecture firm with the Principal having over 30 years of experience in the South Florida building market, we are well versed in submitting plans to local and state agencies for permit. As part of our design process, we will meet with your Building officials as needed both during the design phase and during the permitting process to assist in a smooth permitting process.
- As part of our basic services, our contracts include bid services with each project. Our office will prepare documents and specifications for bidding. We will attend pre-bid informational meetings, respond to request for information from contractors, prepare addendums for issuance by our office or your procurement department, and assist in bid reviews.
- For over 2 years, **CPZ Architect has been committed to using BIM** (Building Information Modeling) for 90% of their projects. The learning curve associated with the initial implementation is NO longer an obstacle. We look forward to using REVIT and meeting the Broward County requirements for this process.
- CPZ has performed construction administration services on hundreds of projects. Most notable is our construction administration services provide for the Miami Gardens Betty T Ferguson Community Center. ***We were hired by the city of Miami Gardens to take over this project after construction had begun. Our services on this project enabled us to become a continuing services architect for the City of Miami Gardens and helped us obtain the contracts for the remaining phases of the Park, including the perimeter fence and the amphitheater.***
- Another service that CPZ can provide is completing peer reviews for our clients. For example, our office and consultants were contracted by the City of Miami Gardens to complete a peer review of their new city hall building. Among other items, we found that the designers specified baseboard heaters in stairwells which were never needed.
- As a diverse architectural practice, our office completes several tens of thousands of square feet in renovation projects each year. ***Our office designs renovations for park facilities, fire stations, police stations, childcare centers, businesses, banks, community centers, and more.*** We provide complete services for these renovation projects from schematic design through bidding and construction administration.

## CPZ ARCHITECTS, INC.

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AA# 26000685 CAM-22-08595  
WWW.CPZARCHITECTS.COM Exhibit 9M



## CHRIS P. ZIMMERMAN, AIA

PRESIDENT / PRINCIPAL-IN-CHARGE

### PROFESSIONAL PROFILE

The founder of CPZ Architects, Inc., Mr. Zimmerman serves as principal-in-charge of all projects undertaken by the firm, ensuring quality delivery of services and client satisfaction. In addition, he serves as lead architect/project manager on designated projects, providing day-to-day leadership of multidisciplinary project teams.

Mr. Zimmerman's client-focused commitment to project success – from precise documentation of measurable client goals and objectives, building code verification and project planning, to fully detailed construction documents, through final punch list – has earned him the reputation as a quality architect in the south Florida community. To his design work, Mr. Zimmerman also brings in-depth constructability knowledge and application to projects through his certification as a general contractor, a faculty that assures his clients that his designs have been developed to be economically buildable.

Mr. Zimmerman brought to his own firm the unique perspective of both architect and client. In his prior position as vice president of Scharf & Associates, he designed and managed more than \$50 million of new and renovation projects for both public and private sector clients. Earlier, he served in the owner's capacity, as Senior Project Architect for the City of Fort Lauderdale, creating award-winning designs on City projects. Through this combination of experience, Mr. Zimmerman brings a distinctly client point of view, coupled with architectural expertise and management efficiency, to each CPZ project.

Mr. Zimmerman has been an active member of the Architectural Community having served in numerous roles in the local Fort Lauderdale American Institute of Architects. He served as President in 2014. The State of Florida American Institute of Architects recognized Chris for his local government involvement with the 2013 Citizen Architect Award.

Chris believes that Architects have the creative and intellectual knowledge that can help their communities. As such he decided to run for political office in his home city of Plantation. In 2012 he successfully won a seat on the City of Plantation City Council, where he served for 4 years. A record of meeting his clients' objectives for their project's underscores Mr. Zimmerman's commitment to quality architecture, personalized service, and effective project management. His broad project experience ranges from governmental, commercial/office, cultural, healthcare, and public safety facilities, to parks and recreation, resorts, and private residences. Notable among them:



YEARS' EXPERIENCE: 36

#### REGISTRATION

Architect:  
Florida, #10,995, 1985  
North Carolina #9716, 2004  
Louisiana #6826, 2008  
NCARB Certification, 1986  
Licensed General  
Contractor-Florida,  
#CGC1507035, 1986

#### EDUCATION

Carnegie-Mellon  
University-Bachelor of  
Architecture, 1983

#### AFFILIATIONS

American Institute of  
Architects  
Boy Scouts of America -  
Eagle Scout  
Plantation Chamber of  
Commerce

#### COMMUNITY

Council Member, City of  
Plantation  
Leadership Broward



#### Casino Beach Redevelopment, City of Lake Worth, FL

Chris is currently working with the City of Lake Worth to renovate their Casino Complex at the Beach. CPZ has been hired to completely renovate the entire complex incorporating new beach access, water features, retail, beach amenities and associated parking. The design team is providing (4) conceptual designs and cost estimates for the renovation, refurbishing and/or new construction of facilities at the City's beach complex. The City's beach complex consists of the City's Casino Building, the pool and supporting facilities and surrounding property.

Cost: \$TBD

Completed: 2018



#### South Broward Drainage Maintenance Facility

CPZ Architects, Inc provided architectural services for the design and construction of the new maintenance facility for the South Broward Drainage District. The facility consists of a 2,800

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**CHRIS P. ZIMMERMAN, AIA**

**PRESIDENT / PRINCIPAL-IN-CHARGE**

SF garage building for the storage and maintenance of the SBDD boats and equipment and a 1,000 SF covered parking are for storage and protection of SBDD trucks. The building is CMU construction and concrete double tee roof structure.

Cost: \$586,00

Completed: 2018



#### **City of Plantation Public Works Facility, Florida**

CPZ Architects was hired to renovate and bring the existing two facilities up to current building code. The first facility is the Vehicle Storage Building, which is a Prefabricated Metal Building and the Craft Shop to include a Prefabricated/Pre-engineered industrial spray booth, a Compressor and dust collection room, an Office, Breakroom and accessible bathroom and a Mezzanine for storage. Cost: \$1.8 million Completion: 2020



#### **City of Delray Beach Police Station, City Hall and Public Works, Delray Beach, Florida**

CPZ Architects has completed a needs basement of the Delray Beach Police Station outlining their current needs and providing an estimate of the future space needs for the next 10 years. A conceptual master plan was developed for two possible solutions to their space needs along with budgetary estimates. Option 1 included using the existing facility and expanding around the facility along with construction of parking garage. The second option was to construct a completely new multi-story facility on the back part of the site, while maintaining operation in the existing facility. Upon completion of the new facility, demolish the existing facility and construct the new parking garage. CPZ Architects has now been retained to provide a needs assessment for the City Hall and Community Center Site.

Cost: \$68 million

Completed: TBD



#### **Westside Maintenance Facility Master Plan, Coral Springs, Florida**

CPZ Architects Inc. was retained to provide master planning and harden their Existing Public Works Building for the City of Coral Springs. The existing Public Works Building is a metal building that does not meet current hurricane code. Since this is a public works facility the city needed to keep this facility in operation at all times. The most economical way to keep this facility in operation is to design a new building in another location on the site. Based on the city's funding and budget the project was designed in phases.

The facility was designed to be built in the following phases:

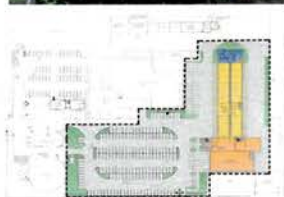
Phase I: Central Stores Building (17,741 SF)

Phase II: Fleet Services and Public Works Street Addition (11,700 SF)

Phase III: Demo Existing Metal Building and Add New Parking Lot

Cost: \$10 million

Completed: 2018



#### **Big Cypress Public Works and Housing Maintenance Facility, Clewiston, Florida**

This project will be the new home of the Seminole Housing Maintenance Offices and workshop and the Big Cypress office and shop for the Seminole Tribe Public Works Department. A 3200sf metal building will include warehouse and woodshop facilities as well as offices, and a public works workshop.

Cost: \$500,000

Completion Date: Summer 2014



#### **Miami Shores Vehicle Maintenance Facility, Florida**

To build a Maintenance Facility for the Town's Service Vehicle Fleet. 7,500 square feet 1-Story (6)-vehicle bays (with two lifts) masonry facility, Depressed area for temporary storage of used and new flammable fluids used for vehicle maintenance, Mezzanine area for non-flammable storage, Office, Break Room, Restroom & fenced-in secure storage space, Exterior Storage Room for Compressors, Floor Drainage System.

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## JOSEPH J. BARRY, AIA

SENIOR ARCHITECT

### PROFESSIONAL PROFILE

Mr. Barry has over 25 years of experience in architectural design, project development and owner's representation. His past project experience extends to various market sectors, including municipal, commercial, retail and industrial.

Mr Barry graduated from Pratt Institute with a Bachelor's degree in Architecture, and he is registered in the State of Florida and New York. As a Team Member, Mr Barry brings his experience as a strategic thinker with a proven ability to manage projects, motivate teams, cultivate strong professional relationships, and implement quality control methods that exemplifies CPZ's motto:

"Designing Quality Architecture that Builds Lasting Relationships."



### Port Everglades Facilities Maintenance and Operations

CPZ Architects, Inc. was selected to provide design, permitting, planning, engineering, and construction administration services for a new facility to consolidate Port Facilities Maintenance and Operations from the current functions that are located within various buildings throughout the

Port Everglades campus into a central location. The Project is intended to take place in three phases. The first phase will be the programming phase. The second phase will be the design and preparation of construction documents and permitting phase. The third phase will be the construction of the facility.

Phase: Schematics

Scheduled Completion: 2023

### Flamingo Gardens Welcome Center, Davie, Florida

CPZ provided design services for the Welcome Center at the Flamingo Gardens, a botanical garden and bird sanctuary park in Davie, Florida. The facility will include a Visitors Center, gift shop, restaurant, multi-purpose rooms, and administrative offices and supporting spaces. Site improvements include new parking, site lighting and landscape upgrades.

Phase: Schematics

Scheduled Completion: 2021

### Crown Center Parking & Retail, Fort Lauderdale, Florida

The four-story parking structure will expand to over 200,000 square feet and the one-story masonry structure retail shopping center shall range to 25,000 square feet. The new Crown Center Plaza construction will be an additional LEED certified project to the existing campus, which holds rank as the largest LEED certified privately owned campus in the state of Florida.

Cost: \$20 million

Completed: 2017

### Fusion Center - Emergency Management Services, Seminole Tribe of Florida

Design for new 4,600sf Fusion Center will consist of 6-person monitoring stations, Office of Emergency Management with support offices, break room and conference rooms. Project design commenced early 2020 with anticipated construction to be completed Fall 2020.



YEARS' EXPERIENCE 25

### REGISTRATION

Architect:

Florida, #AR96502

NYS #030787

NCARB Certification,

### EDUCATION

Bachelor of Architecture

Pratt Institute 1994

### AFFILIATIONS

American Institute of Architects



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 RICK SCOTT, GOVERNOR JONATHAN ZACHEM, SECRETARY 

STATE OF FLORIDA  
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BOARD OF ARCHITECTURE & INTERIOR DESIGN

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 Ron DeSantis, Governor Halsey Beshears, Secretary 

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CPZ ARCHITECTS, INC.  
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Ron DeSantis, Governor

Halsey Beshears, Secretary

Florida  
dbpr

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**DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION**  
**BOARD OF ARCHITECTURE & INTERIOR DESIGN**

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**BARRY, JOSEPH JAMES**  
10354 BRASILIA ST  
COOPER CITY FL 33026

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### *State of Florida Department of State*

I certify from the records of this office that CPZ ARCHITECTS, INC. is a corporation organized under the laws of the State of Florida, filed on December 2, 2002.

The document number of this corporation is P02000128253.

I further certify that said corporation has paid all fees due this office through December 31, 2021, that its most recent annual report uniform business report was filed on March 16, 2021, and that its status is active.

I further certify that said corporation has not filed Articles of Dissolution.

*Given under my hand and the  
Great Seal of the State of Florida  
at Tallahassee, the Capital, this  
the Eighth day of June, 2021*



*Randy Be*  
Secretary of State

Tracking Number: M92645570C

To authenticate this certificate visit the following site, enter this number, and then follow the instructions displayed.

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## Industrial Services

Industrial real estate professionals at Colliers bring specialized knowledge to their area of focus, whether that is in-depth knowledge of a defined geographic area or expertise in a subtype of industrial property. The real estate professionals at Colliers advise developers, owners and occupiers in the acquisition, disposition, leasing, management, and development of industrial space.

Our platform of more than 600 industrial focused advisors work in a manner that transcends industry basics in order to achieve the greatest success possible for you. Year after year, our clients benefit from the value that comes from working with our entrepreneurial professionals in an organization where bureaucracy is minimized, and optimal results are paramount

### Ronald Schagrin, SIOR | Senior Director, South Florida

Ron Schagrin is a 32-year commercial real estate veteran in sales and leasing of Downtown and Suburban office and industrial properties. His knowledge and expertise of all real estate industry services is an invaluable asset to the organization in coordinating and implementing marketing proposals, including budgets for institutional and entrepreneurial clients, market research, and investment ventures.

#### Professional Accomplishments

- Costar Power Broker- 2002 - 2006; 2008 - 2011
- Chairman's Circle - Prudential Commercial Real Estate - 2007, 2008
- Top Producer - Coldwell Banker Commercial - 1999
- Top 3 Producers - Colliers Lehrer - 1998
- NAIOP Award of Excellence - Design Build Industrial Over 50,000 SF - 1996
- Best Real Estate Deal of the Year - E & Y Kenneth Leventhal - Best New Development - 1995
- South Florida Business Journal "Best Real Estate Deal of the Year" for Best New Development Industrial
- Recipient of the JC Penney "Golden Rule" Award in 1995
- Recognized for his service to the community and ran the Olympic Torch in 1996 as a "Community Hero"

#### Ronald and Elias Highlighted Industrial Transactions:

- Represented Canadian Investment Development firm in the leasing and disposition of an 800,000-SF multi-tenant industrial/flex space in Fort Lauderdale and Pompano Beach, Florida
- Represented Balcor Company, Chicago, IL in the leasing and disposition of a 250,000-SF multi-tenant Industrial Park in Fort Lauderdale, Florida
- Represented the lease up and disposition of a 125,000-SF multi-tenant warehouse in Sunrise, Florida





# Colliers at a Glance



All statistics are for 2020, are in U.S. dollars and include affiliates

Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our more than 15,000 enterprising professionals work collaboratively to provide expert advice to real estate occupiers, owners and investors.

For more than 25 years, our experienced leadership with significant insider ownership has delivered compound annual investment returns of almost 20% for shareholders. With annualized revenues of \$3.3 billion (\$3.6 billion including affiliates) and \$45 billion of assets under management, we maximize the potential of property and accelerate the success of our clients and our people.

