

# MIAMI BEACH

## COMMISSION MEMORANDUM

TO: Honorable Mayor and Members of the City Commission

FROM: Rafael E. Granado, City Clerk

DATE: May 3, 2019

SUBJECT: City Commission – At-Large Nominations for May 8, 2019 – Release # 1

---

Below please find the City Commission At-Large Nominations received to date for the May 8, 2019 Commission Meeting.

### BOARD AND COMMITTEES:

#### ART IN PUBLIC PLACES COMMITTEE

*At-Large*  
*(One Vacant Seat Available)*

- **Aaron Resnick**  
Nominated for **appointment** (At-Large category) by Commissioner Góngora.  
*(Application pending.)*  
(Release # 1, Page 1)

#### HUMAN RIGHTS COMMITTEE

*At-Large*  
*(One Vacant Seat Available)*

- **Jessica Londono**  
Nominated for **appointment** (At-Large category) by Commissioner Góngora.  
(Release # 1, Page 3)

#### TRANSPORTATION, PARKING, AND BICYCLE-PEDESTRIAN FACILITIES COMMITTEE

*Mid-Beach Business Association*  
*(One Vacant Seat Available)*

- **Yechiel S. Ciment**  
Nominated for **appointment** (Mid-Beach Business Association category) by Commissioner Alemán.  
(Release # 1, Page 9)

**THIS PAGE INTENTIONALLY LEFT BLANK**



**Jessica Londono**



THIS PAGE INTENTIONALLY LEFT BLANK





NAME: Londono Jessica  
Last Name First Name Middle Initial

HOME ADDRESS: 1100 Venetian Way #1F Miami Beach Florida 33139  
Apt No. Home No./Street City State Zip Code

PHONE: (305) 299-0466 (305) 358-0745 jessica@theadvantaged.com  
Home Work Email Address

Business Name: The Advantaged Position: V.P.

Address: 1800 Sunset Harbor Miami Beach Florida 33139-  
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: **South Beach**
- I am applying for an appointment because I have special abilities, knowledge and experience. Please list below:  
**Delegate for Fujisawa trip with Mayor Bower, I donate a yacht to every delegation that comes into town, I am computer savvy a**
- 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: Sister Cities Program

Choice 2:

Choice 3:

\* Board members are required to file Form 1 – "Statement of Financial Interest" with the State.

If you seek appointment to a professional seat (e.g., lawyer, architect, etc.) on the Board of Adjustment, Design Review Board, Historic Preservation Board or Planning Board, attach a copy of your currently-effectively license, and furnish the following information:

Type of Professional License \_\_\_\_\_ License Number \_\_\_\_\_

License Issuance Date \_\_\_\_\_ License Expiration Date \_\_\_\_\_

**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:

Child Name	Age	Program



- 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: **Yes** If yes, which board?

**Sister Cities**

- What organizations in the City of Miami Beach do you currently hold membership in?

- I am now employed by the city of Miami Beach: **No** Which department?
- List all properties owned or have an interest in, which are located within the City of Miami Beach:

**Gender: Female**

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.

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. **Yes**

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 Jessica Londono agreed to the following terms on 1/11/2018 11:53:46 AM**

Received in the City Clerk's Office by: \_\_\_\_\_

_____	_____	_____
Name of Deputy Clerk	Control No.	Date



## Jessica Londono

1800 Purdy ave MS3  
Miami Beach FL 33139  
3052990486  
jessica@theadvantaged.com

### **PROFILE**

Miami Beach resident for over 16 years, local business owner , community activist and an all around professional and young addition to Sister Cities Miami Beach.

### **EXPERIENCE**

#### **Sister Cities Miami Beach board member — 2009- Present**

I have been on the Sister Cities board when Mayor Matti Bower was in office. I also sat on the board during Mayor Philip Levine's tenure. I have the most experience and personal contacts related to Consulates and other Sister Cities related actions. I have supplied a yacht charter for every delegation and have been involved in all social media tasks.

#### **The Advantaged Yacht- 2006- Present**

VP and co founder of one of the largest yacht charter companies in Miami Beach and South Florida

#### **Assistant to Tom Daly/Related Group — 2004-2006**

Facilitated day to day items on Mr. Daly's work agenda along with personal assistant tasks such as his home and personal requests

### **EDUCATION**

NorthEast High Ft Lauderdale — HS Diploma

### **SKILLS**

Licensed FL Yacht Broker

Licensed Notary







**Yechiel S. Ciment**



THIS PAGE INTENTIONALLY LEFT BLANK





NAME: CIMENT YECHIEL S  
Last Name First Name Middle Initial

HOME ADDRESS: 4101 PINE TREE DR APT. 1414 MIAMI BEACH FL 33140  
Apt No. Home No./Street City State Zip Code

PHONE: 3059171070 YCIMENT@GMAIL.COM  
Home Work Email Address

Business Name: PROPERTY MARKETS GROUP Position: REAL ESTATE

Address: 1441 BRICKELL AVENUE SUITE 1510 MIAMI FL 33131  
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: **No**
- 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:  
**I was born and raised in Miami Beach and aside for my college years have lived here my entire life. I have served on the 41st Str**
- 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:** Mayor's General Obligation (G.O.) Bond Oversight Committee

**Choice 2:** Design Review Board

**Choice 3:** Police/Citizens Relations Committee

\* Board members are required to file Form 1 – "Statement of Financial Interest" with the State.

If you seek appointment to a professional seat (e.g., lawyer, architect, etc.) on the Board of Adjustment, Design Review Board, Historic Preservation Board or Planning Board, attach a copy of your currently-effectively license, and furnish the following information:

Type of Professional License \_\_\_\_\_ License Number \_\_\_\_\_

License Issuance Date \_\_\_\_\_ License Expiration Date \_\_\_\_\_

**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: **Yes** If yes, which board?

**The 41st Street Committee**

- What organizations in the City of Miami Beach do you currently hold membership in?

- I am now employed by the city of Miami Beach: **No** Which department?
- List all properties owned or have an interest in, which are located within the City of Miami Beach:

Property
4333 Adams Avenue

**Gender: Male**

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.

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 YECHIEL CIMENT agreed to the following terms on 1/24/2019 4:14:45 PM**

Received in the City Clerk's Office by:

\_\_\_\_\_  
Name of Deputy Clerk

\_\_\_\_\_  
Control No.

\_\_\_\_\_  
Date

# YECHIEL S. CIMENT

4101 Pine Tree Drive Apt. 1414, Miami Beach, FL 33140 ▪ (305) 458-8332 ▪ YCiment@gmail.com

## EDUCATION

Syms School of Business, Yeshiva University, New York, NY

Bachelor of Science in Accounting, May 2011

Study abroad: Yavneh, Israel, 2007-2008

## LICENSURE

Real Estate Sales Associate Licensure, State of Florida, 2010 - Present

## EXPERIENCE

Director, 02/2015-Present

### Property Markets Group, Miami, FL

- Responsible for leasing strategy, budgeting, reporting, and operations for X Miami, a 590-lease luxury high rise in Downtown Miami; Project is currently ahead of lease-up schedule and achieving higher than projected rents
- Responsible for interfacing with all investors; updating budgeting, reporting, distribution schedules and overseeing the raising over \$200MM in equity for various condominium and multifamily projects
- Oversee the condominium closeout process of over 450 units
- Participating in the due diligence and loan closing for loans in excess of \$1BB; directly overseeing the closing of \$80MM worth of loans and the paydown of approximately \$416MM worth of loans
- Responsible for tax analysis and structuring of new acquisitions including REIT's
- Oversight and coordination of Tax Reporting and tax return preparation between in-house and outside accounting teams
- Responsible for the preparation of Principal Personal Financial Statements including management of liquidity, real estate holdings, and liability/recourse management

Investment Analyst, 10/2014- 02/2015

### Royal Meridian, Plantation, FL

- Responsible for finalizing of term sheets relating to acquisition of real estate in excess of \$50M
- Prepared Discounted Cash Flow Models and Pro-Formas using Microsoft Excel; potential buildings have been in markets across the USA with values in excess of \$275M

Tax Associate, 1/2012-10/2014

### Berkowitz Pollack Brant, Miami, FL

- Tax compliance for individuals, partnerships, and corporations; working extensively with multiple multi-national real estate development firms containing total development in excess of \$5B; usage of sophisticated tax strategies such as Percentage of Completion method and Interest Capitalization
- Managed client relationship and tax compliance for Retail Property owner with investments in excess of \$1B; usage of new Tangible Property Tax laws and compliance for the sale of various properties with value of approximately \$200M
- Consulted for High-Net worth individuals; especially with year-end tax planning strategies including preparation of year-end projection to analyze present year vs. prior year variances
- Effectively and efficiently contacted and communicated with Client and Client representatives regarding financial transactions and tax issues
- Compiled working papers using advanced Excel modeling to assist in the preparation of all tax returns
- Created, summarized, and reviewed loan schedules based on origination documents for various multi-million dollar loans in an effort to support upper management's efforts to advise clients on tax saving procedures

Summer Intern, Summers 2006 - 2010

### Crescent Heights, Miami, FL

- Prepared extensive financial analysis and modeling for expansive luxury retail development in South Beach, FL, with planned development costs of over \$300M
- Assisted the Director of Acquisitions in researching and valuating commercial properties in order to determine present and future values in Miami, Chicago, New York, California, London, Russia, and Hungary
- Modeled and reviewed pro formas using advanced Excel formats to ascertain deal viability for all asset classes; presented deals to Managing Principals and Acquisitions team based on underwriting assumptions

## VOLUNTEER WORK

Member, Mayor of Miami Beach's 41<sup>st</sup> Street Committee

Board Member, Israel and Overseas Committee at The Greater Miami Jewish Federation

Former Board Member, Treasurer, Beth Israel Congregation

Graduate, Miami Beach Citizens Police Academy

## SKILLS

Dynamic individual with strong communication, listening, and interpersonal skills

Conversational Hebrew

Proficient in CoStar, Excel, Word, PowerPoint, Access, and MLS

Interested in Water Sports, Golfing, and Traveling





**THIS PAGE INTENTIONALLY LEFT BLANK**