

Centennial Management Corp.

7755 NW 146th Street, Ste. 306
Miami Lakes, FL 33016
P:305.821.0330 F:305.821.0402

HAND DELIVERED

February 11, 2015

Patricia Greenstein, Purchasing Manager
Margate Community Redevelopment Agency
c/o City of Margate, Purchasing Division
5790 Margate Boulevard
Margate, FL 33063-3699

RE: RFQ MCRA 2015-03-Request for Qualifications (RFQ)
Margate CRA (MCRA) City Center Development

Dear Ms. Greenstein:

Centennial Management is pleased to submit this response to the RFQ to MCRA. We are developers and owner/managers of some 3,000 housing units, and multiple commercial properties in South Florida. As the attached materials will show, Centennial Management Corp. (and its affiliated entities) has extensive experience in working with public agencies/entities and private organizations in securing financing for and completing new and rehabilitation developments.

Our group is well capitalized and experienced in working with local municipalities.

We appreciate this opportunity and look forward to working with the City of Margate in the City Center Development. Attached you will find an original package along with 7 copies and a flash drive containing the submittal including all exhibits. Please contact me should have any questions.

Sincerely,



Lewis V. Swezy
President

RFQ MCRA 2015-03

Qualifications Submitted by Centennial Management Corp.

TABLE OF CONTENTS

		<u>PAGE</u>
Section 1	<i>Qualifications and Experience</i>	1
Section 2	<i>Sample Projects and References</i>	4
Section 3	<i>Financial Capacity and Capability</i>	8
Section 4	<i>Estimated Timeline</i>	9
<i>Exhibit 1</i>	<i>Corporate Entities and Licenses</i>	
<i>Exhibit 2</i>	<i>Organizational Chart</i>	
<i>Exhibit 3</i>	<i>Resume of Principal</i>	
<i>Exhibit 4</i>	<i>Team Member Resumes</i>	
<i>Exhibit 5</i>	<i>Town of Davie Reference</i>	
<i>Exhibit 6</i>	<i>Hallandale Beach Awards</i>	
<i>Exhibit 7</i>	<i>City of Miami Reference and Awards</i>	
<i>Exhibit 8</i>	<i>List of Private Projects</i>	
<i>Exhibit 9</i>	<i>Financial Statements</i>	
<i>Exhibit 10</i>	<i>Equity Partner References</i>	
<i>Exhibit 11</i>	<i>Lending Partner References</i>	

**RFQ MCRA 2015-03-Request for Qualifications (RFQ)
Margate CRA (MCRA) City Center Development**

Section 1: Qualifications and Experience

- a. *Primary Contact:* Lewis Swezy
7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016
Phone: 305-821-0330, 305-720-3350
Fax: 305-821-0402
Email: lswezy@centennialmgt.com
- b. *Primary Developer:* Centennial Management Corp. / Lewis Swezy, Pres.
7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016
Phone: 305-821-0330, 305-720-3350
Fax: 305-821-0402
Email: lswezy@centennialmgt.com

Centennial Management Corp – Summary

Years in Business: 30+
Number of Projects: 15 larger projects and numerous smaller
Legal/Operational Structure: a Florida Corporation; sole officer: Lewis Swezy

Centennial Management Corp. is a full service real estate development company with vast experience in all aspects of development. It is part of a family of companies owned and operated by Lewis Swezy. Mr. Swezy is the Principal of the Developer and Management company (Centennial Management Corp.), and the Principal and qualifier for the Certified General Contractor R.S. Construction of Dade, Inc. Lewis Swezy has been developing, constructing and managing real estate property in Miami-Dade and Broward counties for over 30 years

As a developer, licensed real estate broker and licensed general contractors Centennial Management handles every step of the development process: land acquisition, financing, construction, marketing and property management. Properties currently owned and managed include over 3,000 residential housing rental units, all of which we have constructed or rehabilitated, as well as approximately 900,000 square feet of commercial space. Vacant land owned in South Florida total roughly 250 acres of which two properties are in underwriting at this time.

As developers, we have extensive experience in working together with various lending institutions including Chase, SunTrust, Bank United, TD Bank, BB&T, Wells Fargo, US Century Bank, Bank Atlantic and equity providers like Boston

Financial and SunTrust. In addition, we have had the opportunity to work with many government agencies such as Florida Housing Finance Corporation, the Housing Finance Authorities of Miami-Dade and Broward in securing financing for new development and rehabilitation.

We have also worked directly with a number of Cities in meeting their housing objectives including land purchased from the City of Miami and the City of Hallandale Beach on which we built and manage rentals communities. We recently completed a rehab project in the Town of Davie funded by the Town.

Overall, our background and exposure to both the public and private sector has allowed us to grow a staff that has extensive experience in utilizing a variety of funding sources and completing projects of various organizational structures.. Our staff is well versed at ensuring compliance with associated restrictions and requirements. Having completed multiple development projects over 30 years, we have assembled an extensive list of vendors, contractors, and consultants.

Verification that Centennial Management Corp and R.S. Construction of Dade, Inc. are legally formed and active business entities in the State of Florida is provided as **Exhibit 1** together with Mr. Swezy's Real Estate Broker and General Contractor licenses.

c. Organizational Chart

The Organizational Chart for the City Center Development is attached as **Exhibit 2**. Additional team information is provided under e. below.

d. *Name of Principal:* Lewis Swezy
7735 NW 146 Street, Suite 306, Miami Lakes, FL 33016
Phone: 305-821-0330, 305-720-3350
Fax: 305-821-0402
Email: lswezy@centennialmgt.com

Lewis V. Swezy is the Principal of the Developer and Management Agent, Centennial Management Corp., and the Principal and qualifier for the Certified General Contractor RS Construction of Dade, Inc. Lewis V. Swezy has been developing, constructing and managing real estate property in Miami-Dade and Broward counties for over 30 years

His development experience is discussed throughout our RFQ Response and his compiled financial statements found at **Exhibit 9** speak to the financial strength he provides.

Mr. Swezy's resume is provided as **Exhibit 3**.

e. Team Members

Name, title and job description of the Centennial Management Corp development team is summarized below and **Exhibit 4** contains their individual resumes.

Paul Bilton , Project Director, has almost 30 years of experience in most aspects of real estate development including 17 years with Centennial Management Corp. where he has been overseeing construction and development as well working with financial partners. Mr. Bilton has a Bachelor's degree in Finance and holds a Florida real estate license.

Richard Grammig, Project Director, has 16 years of experience with Centennial Management Corp. He handles development loan procurement, due diligence and underwriting. Mr. Grammig has a Bachelor's degree in economics as well as an MBA. He is also in charge of human resources.

Alberto Urrechaga, Asset Manager, has been with Centennial since his MBA graduation in 2006. He is the group's asset manager handling commercial properties directly as well as overseeing residential management staff. He ensures compliance with loan and government stipulations and is involved with rehab/repair bidding and procurement.

Elsie Herrera, Accounting Supervisor, holds a Bachelor of Science degree in management and accounting. She is our accounting supervisor and has been with the company since 2012. She performs full cycle accounting functions, generating monthly financial statements and periodical financial reports as well as bank reconciliations. Ms. Herrera supervises accounts payable and receivable functions.

Jonathan Sherman, Project Manager, who has Bachelor of Arts in economics and history, joined the team in 2010. He is involved in planning, permitting and other due diligence functions as well as construction supervision and compliance matters. He also contributes to the commercial property management section.

Section 2: Sample Projects and References

a. Summaries of Developments completed within last 10 years:

- | | | |
|--------------------------|------------------|------|
| - La Joya Apartments, | New Construction | 2015 |
| - El Jardin Apartments | Rehab | 2013 |
| - Cielo Apartments | Rehab | 2012 |
| - Banyan Club Apartments | Rehab | 2009 |
| - Ives Dairy Townhomes | New Construction | 2009 |

La Joya Apartments is a 150 unit residential rental community located in South Dade, Florida which is about to be completed.

FINANCING STRUCTURE

Equity was provided by SunTrust Bank and Lewis Swezy as developer and construction and permanent loans were obtained from JP Morgan Chase and Miami-Dade County. Rezoning of the property was done by Miami-Dade County as a part of its creation of an Urban Center District, a process we contributed to and subsequently incorporated into our design as envisioned by the County.

TIMELINE

Required funding was secured and architectural plans completed during the second quarter of 2013. Platting, permitting, loan underwriting and the hiring of subcontractors were completed by the end of 2013. Site development started in January 2014, and the first Certificate of Occupancy was issued in November 2014. The last building will be complete in March.

PRINCIPALS

Lewis Swezy as principal of Centennial Management executed the planning, development, construction and lease-up together with the financial partners named above.

El Jardin Apartments is a 236 unit rehab project in Davie, FL.

FINANCING STRUCTURE

The Town of Davie financed the construction cost of a new entrance feature, renewed landscaping and rehab of the apartments.

TIMELINE

Funds were committed in early 2011, and the entire project was done a year later.

PRINCIPALS

Lewis Swezy as principal of developer and general contractor worked with the Town of Davie who funded the work. A reference letter from the Town is attached as **Exhibit 5**.

Cielo Apartments is an 18 unit rehab project in Miami-Beach, FL.

FINANCING STRUCTURE

Equity provided by the Centennial Management group was combined with a loan from Miami-Dade County.

TIMELINE

Design and subcontractor procurement was completed late 2011. Permits to replace the elevated concrete floors in two buildings were issued in April 2012. The first building was completed August 2012 and the second in October 2012

PRINCIPALS

Lewis Swezy as principal of developer and general contractor completed the work with funds provided by Miami-Dade County.

Banyan Club is a 147 unit rehab project in Pompano Beach, Fl.

FINANCING STRUCTURE

Equity provided by the Centennial Management and a first mortgage loan from Bank Atlantic were the sources of funds.

TIMELINE

The property, a failed condo conversion, was acquired in September 2008.

Rehabilitation and lease-up was completed within a year.

PRINCIPALS

Lewis Swezy as principal of owner and developer completed the acquisition and rehab with his own equity and the mortgage.

Ives Dairy Townhomes was a 124 unit new construction project of upscale townhomes in Miami-Dade County.

FINANCING STRUCTURE

Equity provided by the Centennial Management. A commitment issued by Bank of America to complete construction was not needed as the property was sold.

TIMELINE

The land was bought cash in late 2008. During the course of 2009 we secured construction financing and obtained site development and building permits before selling the partially developed land to a private developer.

PRINCIPALS

Lewis Swezy as principal completed the acquisition and land development with his own equity.

b. List of Public Private Projects

Developments Most Similar to City Center

Chaves Lake Apartments

Centennial Management successfully responded to a City of Hallandale Beach RFQ to acquire and develop a land parcel owned by the City. We went on to buy the land and develop 238 rental apartments using multiple funding sources including some from the City. We completed Chaves Lake Apartments in 2003 and we still own and manage it. The property is owned and managed by us and has twice

received the City's Gold Reward for outstanding beautification. Photos of the award plaques are attached as **Exhibit 6**.

Miami Stadium Apartments.

The City of Miami selected the Centennial Management group to demolish the old Bobby Maduro baseball stadium and to develop affordable rental housing on the property. Miami Stadium Apartments consist of 336 apartments. Attached as **Exhibit 7** is a reference letter from the City of Miami as well as copies of Certificates of Appreciation issued by the City to Miami Stadium Apartments three years in a row.

Complete Listing of public/private projects

Centennial Management Corp has extensive experience in working together with government agencies such as Florida Housing Finance Corporation, the Housing Finance Authorities of Miami-Dade and Broward in securing financing for new development and rehabilitation. We have also worked directly with Cities in meeting their housing objectives including the Cities of Miami and Hallandale Beach. Below is a summary of projects developed with the public sector:

<u>Name of Development</u>	<u>Location</u>	<u>Partner</u>
Chaves Lake Apartments	Hallandale Beach, FI	City of Hallandale Beach
Cielo Apartments	Miami Beach, FL	FHFC
Country Club Villas	Miami, FL	HFA of Miami-Dade, FHFC
Country Club Villas II	Miami, FI	HFA of Miami-Dade, FHFC
El Jardin Apartments	Davie, FL	Town of Davie
LaJoya Apartments	Naranja, FL	FHFC
Miami Stadium Apts	Miami, FI	City of Miami, FHFC, HFA
Naranja Villas	Naranja, FL	FHFC
Pembroke Gardens	Pembroke Park, FL	Broward Housing Finance, FHFC
Pembroke Park Apts	Pembroke Park, FL	Broward Housing Finance, FHFC
Pembroke Villas	Pembroke Park, FI	Broward Housing Finance, FHFC
Royal Palm Gardens	Homestead, FL	FHFC
Southwinds Apartments	Hialeah, FL	FHFC
Swezy Apartments	Miami Beach, FL	FHFC
Vizcaya Villas	Miami, FL	FHFC

List of Public Partners

- | | |
|---|--|
| <ul style="list-style-type: none">- Town of Davie
4700 SW 64 Ave, Suite D
Davie, FL 33314
Giovanni Moss, Director of Housing
954-797-1173- City of Hallandale Beach
400 South Federal Hwy
Hallandale Beach, FL 33009
Renee Miller, City Manager
954-457-1468- City of Miami
3500 Pan American Drive
Miami, FL 33133
Tomas Regalado, Mayor
305-854-4001- Florida Housing Finance Corporation (FHFC)
227 N. Bronough Street, Ste. 5000
Tallahassee, FL 32301
Ken Reecy, Director of Multifamily Programs
850-488-4197- Broward County Housing Finance and Community Development
110 NE 3rd Street, Suite 300
Fort Lauderdale, FL 33301
Ralph Stone, Director
954-357-4900- Housing Finance Authority of Miami-Dade
7855 NW 12 Street
Miami, FL 33126
Cheree Gulley, Esq., Executive Director
305-594-2518 | <p>El Jardin Apartments</p> <p>Chaves Lake Apartments</p> <p>Miami Stadium Apartments</p> <p>Numerous – see list above</p> <p>Numerous – see list above</p> <p>Numerous – see list above</p> |
|---|--|

A list of completed Public Private developments with additional information as well as a list of completed all private projects are provided as **Exhibit 8**.

Section 3: Financial Capacity and Capability

a. Method and structure of financing of City Center

Centennial Management Corp is well capitalized and has established equity investment and development and construction lender relationships to handle whatever portion of City Center we are invited to develop.

The exact structure is subject to the size and type of product as well as unknown variables like land cost, impact fees and structural format preferred by the City.

b. Current or pending bankruptcies, disbarments, law suits, loan defaults:

NONE

c. Financial Information – Ability to Finance City Center

Financial Statement compiled by Luis Gonzalez, CPA (attached as **Exhibit 9**) demonstrate the financial strength of Lewis Swezy and his group.

In addition to our own liquidity, we have established relationships with equity partners such as Boston Financial and SunTrust Bank, both of whom have expressed interest in participating in City Center. We also have access to a number of lenders who have funded developments for us in the past and who also look forward to new real estate development opportunity involving Centennial Management Corp.

Reference letters from equity partners are at **Exhibit 10** and from mortgage loan providers are at **Exhibit 11**.

Section 4: Estimated Timeline for Development of Proposal

a. Timeline for due diligence, conceptual planning, pro forma development

Initial due diligence customarily conducted prior land acquisition includes review of work already completed by the City as noted in the RFQ and confirmation of remaining elements of ability to proceed, e.g. zoning regulations. We will need thirty (30) days from the date of invitation to proceed to complete these tasks.

To finalize conceptual plans and a corresponding pro forma and financing plan will take additional sixty (60) days.

b. List of additional information that would help expedite due diligence

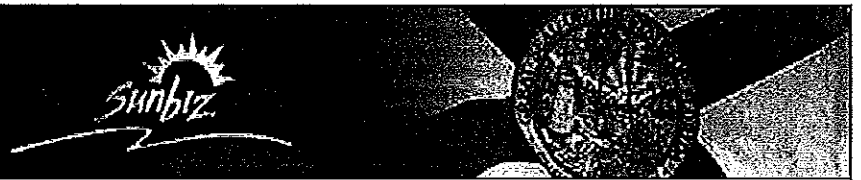
We have the experience and personnel to expedite due diligence, plan development, permitting and financial structuring.

c. Challenges to the development of City Center and expedition of the proposal process

One obstacle we see is possible relates to proposed Land Use Plan amendment which are subject to infrastructure issues like traffic concurrency as well as neighborhood opinions.

EXHIBIT 1

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

CENTENNIAL MANAGEMENT CORP.

Filing Information

Document Number	P01000006642
FEI/EIN Number	710885462
Date Filed	01/18/2001
State	FL
Status	ACTIVE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Address Changed: 03/31/2012

Officer/Director Detail

Name & Address

Title D

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

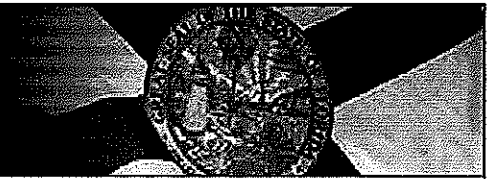
Report Year	Filed Date
2012	03/31/2012

2013	04/09/2013
2014	02/13/2014

Document Images

<u>02/13/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/15/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/06/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>09/04/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/18/2001 -- Domestic Profit</u>	View image in PDF format

FLORIDA DEPARTMENT OF STATE
DIVISION OF CORPORATIONS



Detail by Entity Name

Florida Profit Corporation

R.S. CONSTRUCTION OF DADE, INC.

Filing Information

Document Number	M50868
FEI/EIN Number	592795305
Date Filed	04/23/1987
State	FL
Status	ACTIVE

Principal Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 03/31/2012

Mailing Address

7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Changed: 03/31/2012

Registered Agent Name & Address

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Name Changed: 04/16/2010

Address Changed: 03/31/2012

Officer/Director Detail

Name & Address

Title DP

SWEZY, LEWIS V
7735 NW 146TH STREET, STE 306
MIAMI LAKES, FL 33016

Annual Reports

Report Year	Filed Date
2012	03/31/2012
2013	04/09/2013
2014	02/14/2014

Document Images

<u>02/14/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/09/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/31/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/04/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/16/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/03/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/17/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/17/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/14/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/12/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/10/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/02/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/12/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/22/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>05/01/1995 -- ANNUAL REPORT</u>	View image in PDF format

Licensee Details

Licensee Information

Name: **SWEZY, LEWIS VINCENT (Primary Name)**
R S CONSTRUCTION OF DADE INC (DBA Name)

Main Address: **7735 NW 146 STREET**
#306
MIAMI LAKES Florida 33016

County: **DADE**

License Mailing:

LicenseLocation: **7735 NW 146 STREET**
#306
MIAMI LAKES FL 33016

County: **DADE**

License Information

License Type: **Certified General Contractor**

Rank: **Cert General**

License Number: **CGC040308**

Status: **Current,Active**

Licensure Date: **03/16/1987**

Expires: **08/31/2016**

Special Qualifications **Qualification Effective**
Construction Business **02/20/2004**

View Related License Information

View License Complaint

1940 North Monroe Street, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. **Copyright 2007-2010 State of Florida. Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

Licensee Details

Licensee Information

Name: **SWEZY, LEWIS V JR (Primary Name)**
 (DBA Name)
 Main Address: **1817 SE 7TH ST**
FT LAUDERDALE Florida 33316
 County: **BROWARD**
 License Mailing:
 License Location:

License Information

License Type: **Real Estate Broker or Sales**
 Rank: **Broker**
 License Number: **BK172639**
 Status: **Current, Active**
 Licensure Date:
 Expires: **09/30/2016**

Special Qualifications Qualification Effective

[View Related License Information](#)

[View License Complaint](#)

1940 North Monroe Street, Tallahassee FL 32399 :: Email: **Customer Contact Center** :: Customer Contact Center: 850.487.1395

The State of Florida is an AA/EEO employer. **Copyright 2007-2010 State of Florida. Privacy Statement**

Under Florida law, email addresses are public records. If you do not want your email address released in response to a public-records request, do not send electronic mail to this entity. Instead, contact the office by phone or by traditional mail. If you have any questions, please contact 850.487.1395. *Pursuant to Section 455.275(1), Florida Statutes, effective October 1, 2012, licensees licensed under Chapter 455, F.S. must provide the Department with an email address if they have one. The emails provided may be used for official communication with the licensee. However email addresses are public record. If you do not wish to supply a personal address, please provide the Department with an email address which can be made available to the public. Please see our **Chapter 455** page to determine if you are affected by this change.

EXHIBIT 2

Organizational Chart
Key Personnel

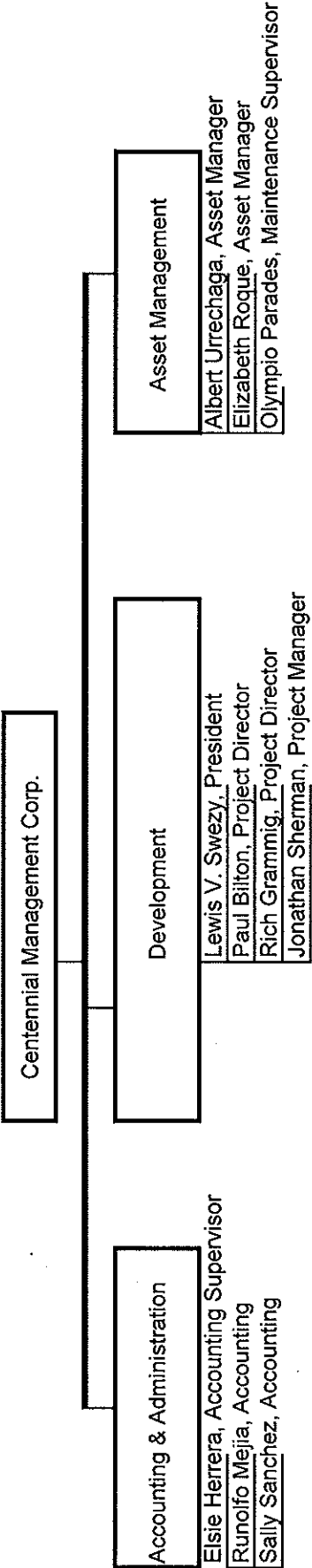


EXHIBIT 3

Lewis V. Swezy
5709 NW 158 Street, Miami Lakes, Fl 33014
Ph: 305-821-0330 Fax: 305-821-0402
swezyrealty@aol.com

SUMMARY

Accomplished Real Estate Developer with 25 years experience in property acquisition, land development, construction, real estate finance, real estate brokerage and property management specializing in Affordable Housing development and management.

Owns and manages almost 3,000 apartments, 465,580 square feet of warehouses and over two hundred acres of vacant land.

Well over one hundred million dollars in real property developed and constructed or rehabilitated.

Net Worth of over one hundred million dollars.

PROFESSIONAL EXPERIENCE – HIGHLIGHTS

1992-Present Owner and Chief Executive Officer

- Centennial Management Corp.
- R.S. Construction of Dade, Inc.

Head of a sophisticated full service real estate development organization engaged in every aspect of development and specializing in Affordable Housing:

- Vacant land acquisition
- Developed property acquisition
- Facilitation of acquisition and development financing, combining multiple funding sources and specializing in Affordable Housing loans and grants
- New construction, Affordable Housing multifamily rental communities
- Rehabilitation
- Demolition
- Federally funded construction, compliance with Davis-Bacon, Section 3, etc.
- Property management
 - Multifamily rentals
 - Warehouses
 - Retail
 - Vacant land, farming ventures
 - Single family homes
 - Affordable housing management including compliance with Federal, State and local requirements
- Private lending
- Operations and managerial accounting, computerized and on-line

1981 - 1992 Vice President, Real Estate Broker

- Swezy Realty, Inc

Multifaceted real estate brokerage

- Real estate sales
- Property acquisition
- Section 8 property management
- RTC property management
- Rehabilitation of Affordable Housing

LICENSES

- Real Estate Broker, State of Florida
- General Contractor, State of Florida

EDUCATION

- Bachelor of Business Administration
Florida State University, 1980

EXHIBIT 4

Paul Bilton
245 NW 86 Street, El Portal, FL 33150
Ph: 786-399-4210 Fax: 305-758-2137
biltonp@bellsouth.net

EMPLOYMENT HISTORY

- 1998 – Present Vice President of Development and Construction,
RS Construction of Dade, Inc. – Miami, FL**
In charge of all aspects of development:
- Construction management, bidding, compliance
 - Site development
 - Acquisition, zoning, platting, concurrency, permitting, municipal relations
 - Market evaluation, feasibility studies
 - Development proforma
 - Loan applications, loan underwriting, closing coordination
 - Property management
- 1997 – 1998 Project Manager, F&R Development Corp. – Miami, FL**
In charge of land acquisition and evaluation:
- Construction management, bidding, compliance
 - Development proforma
 - Acquisition, zoning, platting, concurrency, permitting, municipal relations
 - Market evaluation, feasibility studies, lot fit studies, product design
- 1994 – 1997 Project Manager, Excel Development Corp. – Miami, FL**
In charge of all aspects of development:
- Construction management, bidding, compliance
 - Site development
 - Acquisition, zoning, platting, concurrency, permitting, municipal relations
 - Market evaluation, feasibility studies, lot fit studies, product design
 - Development proforma
 - Cash flow analysis, cost control, draw requisitions
 - Financial projections and reports, project accounting, financial partners relations
 - Sales and marketing management, price determination, contract approval
 - Closings, HOA management, customer service
- 1991 – 1994 Sales Manager, Excel Development Corp. – Miami, FL**
On-site Sales Manager in Charge of Sales and Marketing:
- Commission based home sales
 - Purchase agreement negotiation and execution
 - Promotional material creation, model decorating, event coordination
 - Purchaser pre-qualification, mortgage calculations, closings
 - Advertising including media selection, ad design and cost control
 - Market assessment, price determination, competition studies
 - HOA management, customer service

1987 – 1991

Financial Officer, Icon Development Corp. – Miami, Fl

Manager of corporate and construction project financial matters and accounting:

- Accounting, financial projections and budgeting, payroll, taxes, insurance
- Construction project budgeting, proformas, bid summaries
- Financial partners relations, construction draw requisitions, cost control

LICENSES

- Real Estate Broker, State of Florida

LANGUAGES

- English, Spanish, Norwegian

EDUCATION

1995 – 1996

Courses towards MBA, Florida Atlantic University, Boca Raton, Fl

1988 – 1989

Courses towards MBA, University of Miami, Coral Gables, Fl

1983 – 1986

Bachelors degree in International Finance and Marketing

Graduated cum laude, University of Miami, Coral Gables, Fl

SUMMARY

Financial professional with accounting experience in Commercial and Residential Real Estate, Small Business and International Banking seeking a position where my skills can be utilized and further developed.

PROFESSIONAL EXPERIENCE

Centennial Management Corp. – Miami Lakes, Florida

September 2012 - Present

Property Accountant

- Perform full cycle accounting functions for over forty five Residential and Commercial Properties working closely with Property Managers to assure prompt month-end closings.
- Prepare and process monthly journal entries for recurring accruals and any other required General Ledger adjustments.
- Reconcile General Ledger, review classification of capital, expenses and revenue entries.
- Monthly Bank Statement reconciliations for operating and security deposit accounts.
- Generate monthly Financials Statements.
- Submit Quarterly Financial Statements and other required reports to Lenders and Florida Housing Authority.
- Prepare Report to tie Deposits per Bank Statement and Deposits posted to Tenants' Ledgers.
- Reconcile Miscellaneous Income such as Washer & Dryers, Late Fees, Attorney Fees and NSF Fees.
- Prepare annual budgets to submit to Florida Housing Authority and Lenders on a yearly basis.
- Prepare work papers for assigned properties for external auditors and CPA to assist in the preparation of corporate tax returns.
- Review and prepare 1099 as applicable.
- Assisted and finalized conversion of about twelve entities to OneSite Accounting.
- Work with Property Manager during CAM Reconciliation for commercial properties.
- Assist Owner in the preparation of Personal Financial Statements.
- Calculate and file Sales Tax on a monthly basis.

Premier Commercial Realty, Inc. - Aventura, Florida

2000 – June 2012

Property Accountant

- Prepare General Ledger account analysis on a monthly basis for over 25 entities.
- Prepare journal entries for recurring accruals and other required General Ledger adjustments.
- Prepare work papers and related reports required by company's independent CPA in connection with the completion of annual corporate and personal income tax returns.
- Prepare, review and submit Quarterly Financial Statements to Mortgage Lenders to comply with terms of Loan Agreements.
- Prepare monthly cash flow reports and bank reconciliations for corporate, personal and investment accounts.
- Monitor short term cash investments for owners; work closely with local and foreign banks to obtain new rates and terms of renewals when applicable.
- Administer on-line banking functions for corporate and personal accounts.
- Calculate and prepare monthly and quarterly distribution checks and reports for owners.
- Review and approve payment of corporate and personal invoices.
- Prepare invoices to bill-back expenses paid on behalf of other entities or owners.
- Prepare domestic and international wire transfers and coordinate necessary approvals.
- Ensure compliance with tax calendar in the filing of quarterly, multi-state and federal tax payments for corporate and personal tax returns.

ELSIE HERRERA

8921 SW 57 Street, Cooper City, FL 33328

Home (954) 434-0580

Cell (954) 701-0510

elsieh9@gmail.com

-
- Prepare annual budgets for several rental properties; prepare annual maintenance reconciliation reports to be submitted to tenants; collect rents; assist tenants with maintenance issues and work closely with on-site maintenance personnel.
 - Calculate and file monthly sales tax on rentals.
 - Print and review Monthly Rent Statements; calculate rent increases where applicable.
 - Negotiate and setup credit accounts with vendors.
 - Monitor account balances and lockbox rent payments.
 - Prepare 1099 Forms.
 - Hire and supervise office staff; drivers and maintenance personnel. Submit time sheets for payroll processing; submit additions/changes to health insurance for employees.

Comprehensive Business Systems, Inc. – Dania, Florida

1995 – 2000

Bookkeeper/Office Manager

- Responsible for daily bookkeeping operations.
- Processed invoices; receivables, payables; bank deposits and bank reconciliation.
- Processed semi-monthly payroll for twelve employees; prepared and transmitted payroll tax payments; prepared quarterly payroll taxes; and completed 1099's and W-2 Forms.
- Assessed clients' support needs and directed call to appropriate technical support member.
- Prepared and transmitted monthly sales tax payments.
- Assisted with General Ledger reconciliation for month-end and year-end closings.

OTHER PROFESSIONAL EXPERIENCE

Hollywood Federal Savings Bank – Hollywood, Florida

Operations Department Assistant Manager (Part-Time)

University of Florida (Ft. Lauderdale Research and Education Center) – Davie, Florida

Business Manager

JP Morgan Chase (Formerly Chemical Bank) – New York, New York

Credit Lending Officer – International Division

Administrative Assistant – International Division

EDUCATION AND PROFESSIONAL REGISTRATIONS

Bachelor of Science Degree in Business Management/Accounting – Saint Francis College, New York

Notary Public, State of Florida since 1991

Accredited Property Manager (APM) Designation since 2004

SKILLS

Proficient in Microsoft Office – Word, Excel and PowerPoint.

Working knowledge of Skyline Property Management, QuickBooks, Macola Accounting Software, Peachtree, Quicken, TrustFile Sales Tax, OneSite Accounting.

Excellent communication and strong interpersonal skills.

Fluent in Spanish.

RICHARD P. GRAMMIG

84 Davis Blvd., # 202
Tampa, Florida 33606

Primary: (813) 253-8910

Email: richgrammig@aol.com

Mobile: (813) 404-2415

SUMMARY

M.B.A., Business Manager/Consultant, with over fifteen years of successful experience in project and process management, and in securing funding/approvals to achieve organizational goals. Areas of concentration include: general business, community development, early school success, non-profit management, health care, and affordable housing development. *Possess the ability to determine needs and to define, establish, and direct appropriate solutions.* Additional strengths include:

- Evaluating & Addressing Financial Expectations
- Community Outreach
- Develop Financial/Operating Procedures
- Grant Writing & Program Development
- Vendor Relations & Contract Management
- Review Documents & Complete Due Diligence

SELECTED ACCOMPLISHMENTS

FUNDING APPROVALS & RESEARCH ANALYSIS

- Directed strategic planning process, and worked closely with a Hillsborough County community based CDC staff to conduct focus groups & fundraising, review organizational structure, determine goals and develop procedures. **Results:** Developed a 3-Year Strategic Plan and raised over \$1 million.
- Conducted interviews for operations and personnel reviews for hospitals and other state/federal agencies, including: The Florida Medical Examiners Office, Delaware State Mental Hospital and the U.S. Veterans Hospital in Tampa, Fl. **Results:** Documentation in support of requests for additional funding and staffing.
- Directed and/or Assisted in the preparation and submission of HMO applications and Certificate of Need Applications. **Results:** Approval of applications in Florida, Georgia, Alabama and Tennessee.
- Successfully directed the preparation and submittal of applications for various housing subsidies and grants in thirteen states. **Results:** Received twelve housing subsidy awards and six tax-exempt bond allocations over a five-year period, ranging in value from \$5.5 million to \$15 million.
- Prepared market and operational reviews for state and county programs. **Results:** Author or contributing author to the following publications: "Priority Outcome Neighborhood-Based Funding Initiative: Evaluation Report," "Neighborhood Network for Early School Success," "Unlocking Home Equity for Florida's Elderly," "The Impact of Florida's Growth on Housing Affordability," & "Duval County Primary Health Care Need/Demand Analysis & Outline for a Comprehensive, Integrated Health Care System."
- Co-Developer of Palm River 1st Campaign to develop a community plan and to improve water service for Palm River area of Hillsborough County. **Results:** Completed community plan and secured approvals and \$6.5 million in funding from County to install water & sewer lines on Causeway Blvd.

PROJECT MANAGEMENT

- Coordinated and prepared operational, and due diligence reports for: underwriters, lenders, and various state and local agencies in 13 states. **Results:** Contributed to the successful operation and continued compliance of over 6,000 housing units in developments ranging in value from \$9 million to \$33 million.
- Directed and performed: research, focus groups, surveys and personal interviews. **Results:** Developed family related community programs, including: Palm River 1st (neighborhood empowerment), Women's Investment Network (financial literacy), Freedom Club (home ownership), Go-4-Kids (parent's club).

- Conducted site visits to multiple properties throughout Broward, Dade and Indian River Counties, Florida. **Results:** Monitor the progress of new construction, review the physical condition of existing properties and evaluate the overall performance of management and maintenance staff.
- Managed daily operations of medical claims insurance billing and consulting service. **Results:** The successful collection, data entry and submission of Medicaid, Medicare and Private Insurance claims.

ADMINISTRATION

- Served as payroll officer and human resources director. **Results:** Managed payroll of \$1.5 million annually as well as benefits for 50 employees at 14 locations.
- Responsible for maintenance of liability and builder's risk policies, warranty claims, and corporate health policies. **Results:** Overall increase in insurance coverage and limits while simultaneously reducing annual costs by over \$10,000.
- Administered the budget and conducted the leasing of a 176 mid-rise apartment development in Miami, FL. **Results:** Completed the pre-leasing of all 176 units more than one month prior to completion of construction.
- Directed purchasing and contract negotiation/management. **Results:** Secured labor & services, and compiled a preferred vendor list for computer hardware/software, CATV, gas, waste disposal, communications, etc.

PROFESSIONAL EXPERIENCE

Management Consultant (2003-), Richard P. Grammig, Tampa, Miami, and Orlando, FL
Project Development Director (2002-03), R.S. Construction of Dade, Inc., Miami, FL
Asst. Vice President/Consultant (1998-2001), Housing Trust Group of Central Florida, Inc., Orlando, FL
Community Developer/Project Manager, R.S. Construction of Dade, Inc., Miami, FL
Consultant/Assistant Dir of Community Development, CED Construction Companies, Orlando, FL
Director of Operations, Medical Reimbursement, Inc., Tallahassee, FL
Senior Analyst, MGT of America, Inc., Tallahassee, FL

EDUCATION

M.B.A., Business Administration, Florida State University, Tallahassee, FL

B.A., Economics, Tulane University, New Orleans, LA

TECHNICAL EXPERTISE

Software: Spreadsheets, Database, Word Processing, Demographics

Certifications: Microsoft Certified Professional, Association of Fund Raising Professionals

ALBERTO URRECHAGA

16900 North Bay Rd.
Sunny Isles Beach, Fl 33160
Unit 2305

Objective

Seeking challenging position with a progressive company prepared for the challenges of the 21st century, which embraces vision and diversity in the workplace an environment; this demands a vigorous, focused candidate with excellent interpersonal skills and ability to deal effectively with management, marketing, sales, people oriented and customer service satisfaction.

Position : Regional Manager

Qualifications

Proficient with property manager programs: rent-roll, skyline, one site, yardi, Sharepoint, property Boss.

Standard property manager accounts procedures, financial reports, month - end and quarterly reports.

Organizational skills, highly motivated, detail oriented, set priorities and deadlines, able to self-manage. Problem solver and people oriented individual. Experienced hands - on Regional Manager

Education

M.B.A University of Miami -2006

B. A (Management) F.I.U 2003

Bilingual – Spanish / English.

Relevant Management Experience

Negotiate and get leases signed. Trained, supervised, and evaluated staff, coached improvement management skills. Procure and supervised 3rd party vendors; Monitor vendor performance through regular inspection. Prepare month end report, quarterly report, an annual property operating and capital budgets; Managed Expenses control reports as well. Constantly meet or exceed weekly and monthly leasing and occupancy. (Closing ratio 96% to 98%). Complete marketing plans and market survey, monitor rental rates, competitor and local economic market.

Current Employer

Centennial Management Corp. 2005-Current

For this position I oversee the day to day operation of managing residential 700 + multifamily Rental Units, 500,000 sq feet of commercial units, 500 acres of farmed vacant land for a Private investor. I host annual inspections of multifamily communities for Department of Florida and other 3rd party monitoring agencies with a 99% record of complete compliance with no deficiencies. Including, but not limited to, leasing, collections, maintenance and administration. This is a fast-paced, ever changing environment that requires working closely with management to facilitate services and solutions, also work independently and yet with many different teams including owner as well as colleges. Assist owner with new acquisitions and annual capital improvements.

POSITION RESPONSIBILITIES:

Regional Property Management

- Manage a portfolio of properties and assets to include market and tax credit , scattered rental, single and multifamily properties, land and other commercial assets
- Responsible for assessing condition of properties and recommending major and minor repairs
- Responsible for maintaining occupancy levels, ensuring positive tenant relations and complying with all reporting requirements
- Responsible for coordinating marketing and leasing of properties
- Responds to tenant needs promptly
- Supervising and training 5 managers 5 leasing agents and over 25 maintenance workers
- Conduct property inspections
- Responsible for assisting with business growth
- Administers paperwork accurately and on time
- Responds to all problems and concerns and ensures compliance with rules and regulations
- Follows safety procedures and maintains a safe work environment
- Provides a five-star customer service at all times by attending to all calls and messages immediately.
- Action and results-oriented, enthusiastic
- Resourceful, creative, decisive

- Ability to deal effectively with a diversity of individuals at all organizational levels
- Strong customer service, communication and interpersonal skills required
- Excellent organizational skills
- Ability to work independently & as a member of various teams and committees with sound judgment
- Positive, can-do attitude with a commitment to excellence
- Pioneering spirit/drive.
- Constantly motivating growth and improvement

Training:

First Housing Annual Compliance Course

Community Association Management

PROFESSIONAL EXPERIENCE

Centennial Management Corp.

Miami, FL

Associate Asset Manager, June 2010 – Present

- Associate in charge of all facets of management and performance of portfolio inclusive of approximately 3,000 low-income housing apartments, 850,000 square feet of industrial warehouse, and over 200 hundred acres of vacant land.
- Responsible for all phases including planning, permitting, concurrency, and facilitation of financing through multiple sources of new 150-unit tax-credit development - La Joya Apartments.
- Managed and coordinated all aspects of large scale construction and rehab projects inclusive of bidding, design, permitting, budgeting, implementation, and final compliance.
- Evaluation and analysis for new acquisitions inclusive of short sale, bank owned, and vacant land assets.
- Organized all private lender accounts, including underwriting, insurance, property taxes, foreclosures, and pay-offs.
- Tracked, monitored, and ensured compliance for properties subject to Section 8, HUD, Florida Housing Finance Corporation, and additional county and municipal housing authority regulations.
- Experience with tax credits, county bonds, and local loans and grants such as SURTAX, SHIP, HOME, and CDBG funds.
- On team tasked with due diligence requirements to re-finance several affordable developments through HUD programs.
- Assisted in the largest growth of industrial portfolio through the recent acquisitions of 3 properties totaling 350,000 SF, as well as 22-acre vacant land parcel for future multi-family development.

Holly Real Estate

Miami, FL

Analyst – Senior Landlord Group, June 2009 – June 2010

- Responsible for obtaining and implementing all market and economic data while also providing real estate advisory services for large private development clients.
- Performed qualitative assessment of investment strategies and evaluated investment holdings in order to develop and formulate target investment strategies, markets, and criteria for Latin American fund.
- Prepared analysis matrices on property acquisitions as well as SBA loan analysis for potential buyers.
- Developed pro forma cash flow projections for lender meetings and loan applications for future developments.
- Analyzed potential distressed property acquisitions in order to develop complete forecast of latent risks and returns.
- Sustained track record of executing transactions with highest value-add proposition on behalf of clients.

CB Richard Ellis

Miami, FL

Investment Properties – Institutional Group, May 2008 – August 2008

- Served on team in charge of investment sales for local/national client base, introduction to pro forma analysis.
- Published portfolio and mapping database of foreign institutional acquisitions/dispositions in the Miami market.
- Attended meetings with prospective buyers/lenders and participated on conference calls regarding money markets and CMBS loans with national banks and institutional investors.

CB Richard Ellis

Miami, FL

Office Properties Brokerage – Senior Landlord Group, May 2007 – August 2007

- Served on the team in charge of landlord representation for major institutionally owned real estate developments.
- Focused on strategically converting the Mayfair in the Grove shopping mall from retail use to office use.
- Interfaced with property managers and ownership to assist in the drafting of LOI's and proposals for clients.
- Conducted extensive local market analysis in order to work with prospective companies interested in leasing space.

EDUCATION

University of Michigan

Ann Arbor, MI

May 2009 – Bachelor of Arts

- Double Major in Economics & History
- Graduated Distinction with Honor – May 2009
- Supplemental Coursework: Corporate Strategy, Money and Banking, Real Estate Development, & Real Estate Finance
- Additional: Fluency in Spanish, technical expertise in business software such as: Word, Excel, PowerPoint, and Adobe

REFERENCES available upon request

EXHIBIT 5



OFFICE OF COMMUNITY DEVELOPMENT

4700 SW 64TH AVENUE- SUITE D

DAVIE, FLORIDA 33314

PHONE: (954) 797-1173 FAX: (954) 797-2058 WWW.DAVIE-FL.GOV

February 10, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, Fl 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

The Town's Office of Community Development and Centennial Management Corp recently completed the rehabilitation of a 236 unit apartment community called El Jardin Apartments located in the Town of Davie.

Mr. Swezy, the President of the Centennial Management Corp provided the development and construction expertise and the Town provided funding for the project which was successfully completed as planned. Centennial Management Corp is currently managing the property and maintains it in excellent condition.

Lewis Swezy and Centennial Management Corp have extensive real estate development, construction and property management experience and we believe they are well qualified to work with the City of Margate in its development endeavors.

Please contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Giovanni Moss", is written over a horizontal line.

Giovanni Moss, Community Development Director

EXHIBIT 6



Gold Award

*In Recognition
For*

Outstanding Improvements

*In Beautification
Of*

Multiple Dwelling Property

In The City Of

**Hallandale
Beach**

2006





CITY OF CHOICE

Gold Award

In Recognition
For

Outstanding Improvements

In Beautification
Of

Multiple Dwelling Property

In The City Of
Hallandale
Beach



2003



EXHIBIT 7

City of Miami, Florida

TOMÁS P. REGALADO
MAYOR



3500 PAN AMERICAN DRIVE
MIAMI, FLORIDA 33133
(305) 250-5300
FAX (305) 854-4001

February 4, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MRCA City Center Development

Centennial Management Corp and its president, Lewis Swezy, are valued partners of the City of Miami.

The Bobby Maduro Baseball Stadium, then located on City of Miami Property, was in the 1990s a blighted, dilapidated eyesore. The City sought a developer partner who could provide both the financial capacity and development experience needed to take on the task of demolishing the stadium and building affordable rental housing as envisioned by the City.

Mr. Swezy and his team acquired the property from the City and went on to develop 336 beautiful rental apartments called Miami Stadium Apartments. Centennial Management Corp continues to manage the property, and Miami Stadium Apartments has been awarded the City's Special Certificate of Appreciation proclamation three years running.

Lewis Swezy and his team are accomplished developers, contractors and property managers. Surely the City of Margate would benefit as we did from working with Mr. Swezy.

Feel free to contact me should you have any questions

Sincerely,

A handwritten signature in blue ink that reads "Tomás Regalado".

Tomás Regalado

THE CITY OF MIAMI

Certificate of Appreciation

Presented to

Jenny C. Guzman
Manager, Stadium Apartments

It is our pleasure, on behalf of our citizens to honor your wonderful commitment to civic responsibility and communal welfare through generous donations and support for neighborhood projects in the City of Miami by a community partner whose philanthropy serves as a source of inspiration.

On this third day of December, 2014

Tomas P. Regalado

Tomas P. Regalado, Mayor

Wifredo "Willy" Gort

Wifredo "Willy" Gort, Commission Chair





*

A Special
Certificate of Appreciation
for

*

Jenny C. Guzman
Manager, Stadium Apts.

Honoring a wonderful commitment to civic responsibility
and communal welfare through generous donations and support for
neighborhood projects in the City of Miami by a community partner
whose philanthropy serves as a source of inspiration

*

On this, the tenth day of January of 2013

Tomás Regalado
Tomás P. Regalado, Mayor

Wifredo "Willy" Gort, Commission Vice Chair





*

A Special
Certificate of Appreciation
for

*

Jenny C. Guzman
Manager, Stadium Apts.

Honoring a wonderful commitment to civic responsibility
and communal welfare through generous donations and support for
neighborhood projects in the City of Miami by a community partner
whose philanthropy serves as a source of inspiration

*

On this, the twelfth day of January of 2012

Tomás P. Regalado, Mayor

Wilfredo "Willy" Gort, Commissioner



EXHIBIT 8

PRIOR EXPERIENCE CHART: Public/Private Ventures

NAME OF PRINCIPAL:

Lewis Swezy, President of Centennial Management Corp.

Name of Development	Location (City & State)	Total # of Units	Year Completed	Dates Participated	Currently managing or formerly managed	Length of Time (# of years)
Chaves Lake Apartments	Hallandale Beach, FL	238	2002	12/1998 - Present	Currently	12 Years
Cielo Apartments	Miami Beach, FL	18	1990	3/1990 - Present	Currently	4 year
Country Club Villas	Miami, FL	216	2001	7/1998 - Present	Currently	13 Years
Country Club Villas II	Miami, FL	214	2003	7/1999 - Present	Currently	11 Years
El Jardin Apartments	Davie, FL	236	1990	12/1993 - Present	Currently	24 Years
LaJoya Apartments	Naranja, FL	150	2014-15	3/2014 - Present	Currently	<1 Year
Miami Stadium Apartments	Miami, FL	336	2003	4/1996 - Present	Currently	11 Years
Naranja Villas	Naranja, FL	90	1997	2/1994 - Present	Currently	18 Years
Pembroke Gardens	Pembroke Park, FL	198	2000	7/1998 - Present	Currently	14 Years
Pembroke Park Apartments	Pembroke Park, FL	244	1999	12/1994 - Present	Currently	16 Years
Pembroke Villas	Pembroke Park, FL	180	2003	5/1999 - Present	Currently	11 Years
Royal Palm Gardens	Homestead, FL	145	1997	12/1994 - Present	Currently	19 Years
Southwinds Apartments	Hialeah, FL	68	1996	5/1993 - Present	Currently	18 Years
Swezy Apartments	Miami Beach, FL	10	1990	1/1990 - Present	Currently	19 Years
Vizcaya Villas	Miami, FL	174	1997	2/1994 - Present	Currently	15 Years

1. B. Listing of private projects:

Centennial Management Corp has extensive experience in working on its own or with various private sources to develop, own and manage properties. Below is a summary of projects developed with private sources:

<u>Name of Development</u>	<u>Location (City & State)</u>	<u>Type</u>
Country Club Condos LLC	Miami Lakes FL	Office Condos
Bellini of Country Club LLC	Miami FL	Office Condos
356-395 Palm Avenue	Miami FL	Shopping Plaza
7600 Medley Industrial	Miami FL	Commercial / Industrial
7700 Industrial	Miami FL	Commercial / Industrial
LVS Hialeah Industrial LLC	Miami FL	Commercial / Industrial
185 Industrial	Miami FL	Commercial / Industrial
2678 I ndustrial, LLC	Miami FL	Commercial / Industrial
2950 Stirling Road	Hollywood FL	Commercial / Industrial
2699 Industrial LLC	Miami FL	Commercial / Industrial
LVS Medley	Miami FL	Commercial / Industrial
Palmetto Industrial, LLC	Miami FL	Commercial / Industrial
5111 NW 159 Street LLC	Miami FL	Commercial / Industrial
Ludlum Industrial LLC	Hialeah FL	Commercial / Industrial
TOB Centennial LLC	Hialeah FL	Commercial / Industrial
Banyan Club Apartments	Pompano FL	Residential
Alma Apartments	Hialeah, Fl	Residential
Banyan Club	Pompano Beach, Fl	Residential
Chateaux Apartments	Hialeah, Fl	Residential
Florence Manor	Miami Beach, FL	Residential
Oasis Villas	Miami, FL	Residential
R & L Apartments	Hialeah, Fl	Residential
Swezy Holdings (241 E 2 St)	Hialeah, Fl	Residential
Swezy Holdings (476 E 28 St)	Hialeah, Fl	Residential
Swezy Holdings (995 W 74 St)	Hialeah, Fl	Residential
Swezy Ptnrship (1005 W 76 St)	Hialeah, Fl	Residential
Swezy Prop (5-35 E 37 Street)	Hialeah, Fl	Residential
Swezy Properties (55 E 3 Stt)	Hialeah, Fl	Residential
Swezy Properties (187 W 10 St)	Hialeah, Fl	Residential
Swezy Properties (261 E 2 St)	Hialeah, Fl	Residential
Swezy Properties (310 E 16 St)	Hialeah, Fl	Residential
Swezy Properties (344 W 15 St)	Hialeah, Fl	Residential
Swezy Properties (462 E 18 St)	Hialeah, Fl	Residential
Swezy Properties (474 E 18 St)	Hialeah, Fl	Residential
Swezy Properties (541 Minola)	Miami Springs, Fl	Residential
Swezy Properties (1000 NW 27 St)	Miami, Fl	Residential
Swezy Properties (1485 W 28 St)	Hialeah, Fl	Residential
Swezy Properties (6645 NW 39 St)	Hialeah, Fl	Residential
Swezy Properties	Palm Beach Co, Fl	Residential
Swezy Properties	Boca Raton, Fl	Residential

EXHIBIT 9

EXHIBIT 10



BOSTON FINANCIAL
INVESTMENT MANAGEMENT

Boston Financial
Investment Management, LP
a Limited Partnership

101 Arch Street
Boston, Massachusetts 02110
T: 617.439.3911
F: 617.439.9978
www.bfim.com

February 7, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

Boston Financial Investment Management, LP is a national leader in syndication and portfolio and asset management. Over the course of its 43 year history, Boston Financial Investment Management has syndicated in excess of \$10 billion in assets and currently asset manages a significant portion of that portfolio, almost a \$1 billion of which consists of properties in Florida.

We have over the past twenty years provided equity through joint venture partnerships with Lewis Swezy, Centennial Management Corp. and affiliated entities to complete development projects valued at about \$190 million.

Every development we have done with Mr. Swezy was completed successfully, and we look forward to the opportunity to do deals together in the future as well. We have capital available for investment in projects like City Center and would appreciate being considered as an equity partner for that development.

Feel free to contact me should you have any questions at 502-212-3819.

Sincerely,

Bob G. Courtney
Senior Vice President



February 10, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

SunTrust has over the years provided both equity and debt money to fund multiple development projects for Lewis Swezy, Centennial Management and its affiliates.

Mr. Swezy and his development group have demonstrated that they have the expertise and capital to complete developments in a timely manner. All transactions involving Mr. Swezy and his group have been conducted and finalized to our complete satisfaction.

We would most certainly entertain further lending opportunities with Mr. Swezy and Centennial Management.

Please contact me at 305-579-7213 should you have any questions

Sincerely,



Leslie Ann Maduro
First Vice President

EXHIBIT 11



February 10, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

Bank United is glad to write this letter of reference to Lewis Swezy, Centennial Management Corp and its affiliates. We have provided lending services to Mr. Swezy and his group since 2013, although I have done business with Mr. Swezy at previous institutions for over 20 years.

Mr. Swezy has the financial strength and development expertise you would look for in a development partner. He is a very good client of ours who has always met his obligations.

We would be happy to consider financing to Centennial Management Corp for the MCRA City Center Development.

Feel free to contact me at 305-231-6511 should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read 'Robert E. Hummel', with a stylized flourish at the end.

Robert E. Hummel
Executive Vice President

February 9, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

Please let it be known that Mr. Lewis Swezy, Centennial Management Corporate and several other related corporate entities have been a customer of Branch Banking and Trust Company since 2009. In all that time he has handled his accounts and loans as agreed and is considered a top tier customer of the Commercial Real Estate Group.

I personally originated his first real estate loan with Branch Banking and Trust Company and have knowledge of his extensive real estate development experience.

We look forward to providing construction and permanent financing to Centennial Management Corp for the City Center Development in Margate.

Please feel free to contact me at 305-523-1731 should you have any questions.

Sincerely,



Carlos A. Moore
Senior Vice President
Business Services Officer
Commercial Real Estate Division



February 10, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

SunTrust has over the years provided both equity and debt money to fund multiple development projects for Lewis Swezy, Centennial Management and its affiliates.

Mr. Swezy and his development group have demonstrated that they have the expertise and capital to complete developments in a timely manner. All transactions involving Mr. Swezy and his group have been conducted and finalized to our complete satisfaction.

We would most certainly entertain further lending opportunities with Mr. Swezy and Centennial Management.

Please contact me at 305-579-7213 should you have any questions

Sincerely,



Leslie Ann Maduro
First Vice President



Commercial Real Estate Banking
21845 Powerline Road, 2nd Flr
Boca Raton, Florida 33433

February 5, 2015

Margate Community Redevelopment Agency
c/o City of Margate Purchasing Division
Patricia Greenstein, Purchasing Manager
5790 Margate Boulevard
Margate, FL 33063-3699

Re: RFQ MCRA 2015-03 MCRA City Center Development

Dear Ms. Greenstein:

TD Bank, N.A. is happy to provide this letter of reference. I have personally known and have provided banking, including lending services, to Lewis Swezy, Centennial Management Corp and its affiliates since 1994.

I have had the pleasure of financing numerous projects developed and constructed by Lewis Swezy, Centennial Management Corp and its affiliates. I find Mr. Swezy and the team he has built extremely knowledgeable, well capitalized and very capable in all aspects of their business. They have handled all accounts with me over the years as agreed and I consider Mr. Swezy an excellent client.

We look forward to providing construction and permanent financing to Centennial Management Corp for the City Center Development in Margate.

Feel free to contact me should you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Mario Facella". The signature is fluid and cursive, with a large initial "M" and "F".

Mario Facella
Senior Lender