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Steven W. Deutsch  
Steven C. Elkin  
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Steven H. Lang  
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Constantina A. Mirabile  
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Maria P. Spiliopoulos  
David Neal Stern  
Leanne B. Wagner  
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May 5, 2015

**VIA EMAIL: dcolonna@margatefl.com**

Diane Colonna, Executive Director  
Margate Community Redevelopment Agency (CRA)  
5790 Margate Boulevard  
Margate, FL 33063

**RE: FRANK, WEINBERG & BLACK, P.L.  
LEGAL SERVICES**

Dear Diane:

Please allow this correspondence to confirm our Firm's continued representation of the Margate Community Redevelopment Agency (the "CRA") with respect to the proposed City Center redevelopment (the "Engagement Agreement"). We have enjoyed our relationship thus far and look forward to continuing to represent the CRA as this exciting Project moves forward.

We would be available to assist the CRA in the negotiation of the Development Agreement, attending meetings before the CRA and to facilitate the City Center redevelopment and any other matters requested by the CRA having to do with the proposed City Center redevelopment.

The CRA will be billed on a regular periodic basis from our office. The statements will reflect legal services rendered and costs incurred for the billing period. Our schedule of hourly rates for attorneys and other members of our professional staff is based upon years of experience and specialization. We review and revise the schedule from time to time in order to keep it current.

Please note that both Edward Deutsch and myself will have primary responsibility in working with the CRA and, though each of us customarily bills at the hourly rate of \$375.00 an hour, in an effort to be mindful of the CRA's budgetary

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constraints, beginning as of May 1, 2015 we will bill at the rate of \$275.00 per hour. Hourly Rates for Associates in our Firm currently range from \$295.00 to \$350.00 per hour and time spent by any legal assistant and paralegal is currently charged at \$125.00 per hour, though again, attorney fees will be capped at \$275.00 per hour. Hourly rates shall be applied to all tasks we perform, such as time spent reviewing and drafting documents, legal research, telephone conferences, negotiations, and for travel to and from locations away from our office. You will not be billed for secretarial time.

Our billings for the proposed City Center redevelopment Project will not exceed \$25,000.00 unless approved by the CRA. We will provide notification to the CRA as our bills approach \$25,000.00, but if the CRA elects not to approve billings in excess of \$25,000.00, we have the right to terminate our representation.

The bills will include, in addition to attorneys' time, costs that are expended on the CRA's behalf. These costs may include: photocopying/printing, long distance telephone charges and facsimile transmissions. In order to allocate these costs fairly and keep billing rates as low as possible in matters which do not involve such expenditures, these costs are charged directly to clients who use these services. The Firm may, in its sole and absolute discretion, call upon you to advance outside out-of-pocket costs, such as: large copy jobs, filing fees, courier services, overnight delivery charges, and the like; or the Firm may call upon you to pay out-of-pocket costs directly to a vendor.

The CRA and/or the Firm each have the right to terminate the Engagement at any time and for any reason whatsoever. In the event the Firm's legal services are terminated at any time for any reason whatsoever, the Firm will submit its statement for accrued services and costs, and expect that it will be promptly paid. We reserve the right to retain the CRA's files and our work pending the Firm's receipt of the full payment of our outstanding bill. In addition, if appropriate, reasonable charges may be imposed to provide a copy of any file to a successor lawyer. In the event the CRA's account becomes delinquent past 60 days at any time, and/or following the date our final invoice is rendered to you, the Firm, in its sole and absolute discretion, may deem it necessary to institute suit for the collection of our fees and expenses and you will be responsible for any and all attorney fees and expenses necessitated by same. This includes payment of attorneys' fees to us for our time spent on such litigation, both in the trial and appellate courts. You also agree not to interpose any counterclaim against us in such litigation; any such claim you wish to assert must be asserted in a separate lawsuit.



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Page 3 of 3

As always, our primary objective will be to ensure that you are pleased with the quality and efficiency of our work. While we cannot guarantee the success of any given task, we strive to represent the interests of our clients as vigorously and as effectively as possible. We appreciate the opportunity to represent you in this business matter.

Very truly yours,

**FRANK, WEINBERG & BLACK, P. L.**



**STEVEN W. DEUTSCH, ESQUIRE**  
For the Firm

SWD/cjh

cc: Eugene M. Steinfeld, Esq. ([cityatty@margatefl.com](mailto:cityatty@margatefl.com))

Margate Community Redevelopment Agency - Engagement Agreement

**APPROVED, ACCEPTED, AND AGREED:**

**MARGATE COMMUNITY REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_  
Date: \_\_\_\_\_



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