



Via email: Recruit35@cb-asso.com

Mr. Colin Baenziger
Colin Baenziger & Associates
and Dale Dougherty
City of Deltona City Manager

September 5, 2024

**LETTER OF INTEREST TO SERVE AS CITY ATTORNEY FOR THE CITY OF
DELTONA**

Dear Mr. Baenziger and City Manager Dougherty:

I am pleased to submit this letter of interest on behalf of TG Law to serve as City Attorney for the City of Deltona. We would be honored to have an opportunity to serve the City Commission, staff, and residents of Deltona. TG Law is committed to providing high quality legal services to our clients in the areas of municipal law, land use and zoning, labor and employment, code enforcement and contract law. We are uniquely qualified as a firm to serve as the attorney for the City with our unique combination of experience working for Florida local governments as both attorneys and government administrators.

As City Attorney, TG Law would provide experienced legal advice in a timely and efficient manner in the areas of municipal law, public governance (including Robert's Rules of Order and conducting meetings), public records, Sunshine Law, land use and zoning, environmental law, labor and employment, code enforcement, municipal finance, inter-local agreements, public private partnerships, state and federal funding for special projects (including the Davis-Bacon Act, NEPA, DBE, and Federal Transit Administration funding requirements), contract law, and civil litigation.

TG Law's core business is in municipal law, land use and zoning, and civil litigation. We provide legal advice to elected and appointed officials, boards, and employees on a variety of matters, whether in public meetings or in addressing daily legal issues. We pride ourselves on establishing and maintaining professional, efficient working relationships with each entity's officials and employees. We build and maintain these relationships through our use of effective interpersonal communication taking into account cultural and situational context, non-verbal as well as verbal behavior, and active listening.

TG Law attorneys regularly conduct training sessions and presentations on public records, Sunshine Law, and public governance. Our firm routinely provides legal advice to government officials, boards, and commissions on a variety of matters while addressing daily legal issues. In addition to providing legal advice to Deltona on public governance and conducting governmental

meetings, TG Law's attorneys can ensure that Robert's Rules of Order are followed in public meetings.

At TG Law, we understand that local governments require the same level of high quality, professional legal representation that corporations do. Our team is uniquely qualified to understand the important and time sensitive needs of Florida local governments, and is skilled at working with both elected officials and staff. Not only does our team have experience serving as counsel for Florida local governments, our attorneys have served as leaders of Florida local governments respectively as Executive Director of a Community Redevelopment Agency and as an Assistant City Manager.

TG Law is committed to making every effort to collaborate with all parties to use creative problem solving to find effective alternative solutions in order to avoid costly litigation. However, our attorneys have extensive and comprehensive civil litigation and appellate backgrounds, and we can and will skillfully and aggressively litigate on behalf of Deltona if required, when counsel is not provided by the City's insurers.

Our approach as City Attorney for the City of Deltona will be to provide full-service, specialized legal services in a cost-effective manner. While Ms. Torcivia will serve as the primary counsel for the City, we take a team approach to providing legal services. Our team approach ensures that we provide the most efficient and timely services to you. Additionally, the City will have seven day a week access to our attorneys via cell phone, text message and email. We are committed to providing prompt responses and solutions to all of the City's legal needs.

TG Law is sensitive to the costs involved in hiring a law firm to serve as City Attorney. We propose an hourly rate of \$275.00 for attorney services. We are open to providing a cap on our annual legal costs in order to ensure that we can meet the budgetary needs of the City.

We would be honored to be selected to serve the City of Deltona as City Attorney. If selected, we would be happy to closely consult with the outgoing attorney to preserve continuity of representation and ensure that the needs of the City are seamlessly met. TG Law is also happy to serve as interim City Attorney while the selection process is underway.

If you have any questions or concerns, please do not hesitate to contact me on my cell phone at (561) 602-6222 or via email at gtorcivia@tgjustice.com. Thank you.

Sincerely,



Gemma Torcivia, Esq.

Enclosures

Gemma Torcivia, Esq. – Managing Partner (Florida Bar Number 1009366)



Gemma Torcivia is the founding member and managing partner of TG Law. She currently serves as the CRA Attorney the Belle Glade Community Redevelopment Agency (CRA), outside counsel for the City of Belle Glade, General Counsel for the West Palm Beach Downtown Development Authority, and General Counsel for the Early Learning Coalition of Osceola County, the Early Learning Coalition of Polk County, the Early Learning Coalition of Lake County, the Early Learning Coalition of the Nature Coast, the

Early Learning Coalition of Pasco and Hernando, the Early Learning Coalition of the Emerald Coast, and the Early Learning Coalition of Marion County.

She boasts substantial government-focused experience working as an attorney on several major cases for municipal governments and as the former Director of the Homestead Community Redevelopment Agency (CRA) . Her understanding of the important and complicated work that local governments and special districts perform makes her an outstanding asset to multiple public-sector clients. She has extensive experience in civil litigation and, prior to founding TG Law, served as a defense attorney for a law firm that represented a number of municipalities and special districts in litigation including Town of Palm Beach, Town of Jupiter, Town of Ocean Ridge, the City of Boynton Beach, the City of Delray Beach, Pal-Mar Water Control District, and Hobe-St. Lucie Conservancy District.

A Florida native, Gemma attended the University of Florida in Gainesville, Florida for undergraduate studies. She went on to receive a Masters of Business Administration (MBA) and Juris Doctor (JD) from Florida International University in Miami, Florida.

Gemma also worked in economic development and community redevelopment for the City of Homestead and the Homestead Community Redevelopment Agency (CRA) providing direct support to startup companies and small businesses for almost ten years. While working in government, Gemma was involved in the development of over \$200 million of construction projects, and in a \$65 million public private partnership for a transit-oriented development. Gemma has negotiated multi-million dollar deals and helped small business access capital, grow, and relocate.

Gemma's professional background in business, economic development and education has provided her with a wide array of experience that will ensure that the Town's needs are met by someone with real world and business experience as well as substantial experience in municipal law. Gemma is devoted to public service and has served for many years as a volunteer Guardian

ad Litem. She is active as the Vice Chair of the Florida Bar's Advertising Committee and a member of the Governmental and Public Policy Advocacy Committee, the Palm Beach County Bar, the Palm Beach County chapter of Florida Association of Women Lawyers (FAWL) and the Craig S. Barnard American Inn of Court.

Gemma Torcivia

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EXPERIENCE

TG Law, PLLC, West Palm Beach, Florida

2020-present

Founder/Managing Partner

- Founder and managing partner of a civil practice firm emphasizing local government law, business and corporate matters, land use, employment law, community redevelopment agencies, administrative law and legislative issues.
- Litigation in Federal and State Trial Courts and before administrative agencies.
- Representative 2024 government and non-profit clients: City of Belle Glade, Belle Glade Community Redevelopment Agency, Downtown Development Authority of West Palm Beach, Early Learning Coalition of Osceola County, Early Learning Coalition of Polk County, Early Learning Coalition of Lake County, Early Learning Coalition of the Nature Coast, Early Learning Coalition of Pasco and Hernando, Early Learning Coalition of the Emerald Coast, and Early Learning Coalition of Marion County.

City of Delray Beach, Delray Beach, Florida

2020

Economic Development Director

- Direct the City's economic development response to COVID-19 and provide resources and support for area businesses during COVID-19 closure, Phase 1 and Phase 2 re-openings.
- Serve as a member of the Executive Leadership Team and provide critical guidance for emergency management operations.

Roberts, Reynolds, Bedard & Tuzzio, West Palm Beach, Florida

2018-2020

Associate Attorney

- Provided vigorous defense for a variety of insurers in personal injury, first party property, governmental liability, eminent domain and construction defect cases.
- Represented a variety of governments in civil litigation including City of Boynton Beach, City of Delray Beach, Town of Palm Beach, Town of Jupiter, Pal-Mar Water Control District, and Hobe-St. Lucie Conservancy District.
- Prepared and managed insurance defense cases proceeding to trial, including developing and guiding case plans, drafting pleadings, managing discovery, conducting and defending depositions of fact and expert witnesses, attending hearings and participating in settlement negotiations.

Legal Aid Society of Palm Beach County, West Palm Beach, Florida

2018

Law Clerk and Staff Attorney

- Served as the Delray Beach Courthouse based member of the Injunction Initiation team of the Domestic Violence Project and provided injunction assistance for victims of domestic violence.

Homestead Community Redevelopment Agency (CRA), Homestead, Florida

2016-2018

Executive Director

- Directed the Homestead CRA, managed five employees and a \$2.5 million annual budget.
- Managed contract negotiations and project plans for over \$75 million of capital projects.
- Negotiated a \$60 million public private partnership to develop a multi-modal transit development, including working with bond counsel on a \$30 million taxable municipal bond.
- Planned, drafted, and managed contracts for professional services including legal services, accounting services, HUD, grants management, New Market Tax Credits, landscaping and architecture services.
- Project manager for New Market Tax Credits, including securing funding and developing contracts.

- Negotiated with property owners and worked with City Attorney for property acquisition for public projects, including working on eminent domains, closings, and implement federal takings requirements.

City of Homestead, Homestead, Florida

2011-2016

Economic Development Manager

- Designed the City's five-year economic development plan and built political will and community support for implementation.
- Served as a team member on \$55 million of capital projects that were completed on time and on budget.
- Drafted and presented agenda items, resolutions and ordinances for planning and zoning board meetings, historic preservation meetings and City Council meetings.

Charter School Management, Florida

2010-2012

Independent Consultant

- Provided management consulting and turnaround expertise for charter schools in need of turnaround support with an emphasis on regaining stakeholder confidence.
- Designed and implemented innovative strategies to address identified liabilities and implemented cost-cutting strategies.

Rise Schools, Florida City, FL

2006-2010

Executive Director

- Led a college-preparatory charter school.
- Led real estate negotiations for three capital improvement projects and managed all land use issues related to the projects, including rezoning, project financing, and build out.
- Oversaw all day-to-day operations of a school with a \$2.4 million budget and managed forty staff members.

Teach For America, Miami, Florida

2004-2006

High School Teacher

- Led special education students at Miami Central to an average of two years of reading growth.

EDUCATION

Florida International University College of Law, Juris Doctor

December 2016

Florida International University College of Business, Masters of Business Administration

April 2012

University of Florida, Bachelors of Arts

August 2004

ADMITTED

Florida Bar, 2018

United States District Courts for the Southern District of Florida, 2018

COMMUNITY

Alumni, Wm. Reece Smith Jr. Leadership Academy, Class IX, Florida Bar

Vice-Chair of Advertising Committee, Florida Bar

Member of Governmental and Public Policy Advocacy Committee, Florida Bar

Member, PBC Chapter, Florida Association for Women Lawyers (FAWL)

Member and former Treasurer of the Craig S. Barnard American Inn of Court

Member and former Chair of the Solo and Small Firm Committee, Palm Beach County Bar Association

Board Member, Palm Beach County Human Rights Council

Zackery Good, Esq. (Florida Bar Number 1031414)

Zackery Good is an experienced government professional and lawyer that understand the ever-changing landscape of local government law. His journey to becoming a lawyer began while working for local government, earning his juris doctor from Florida International University while simultaneously heading communications and marketing for the City of Homestead.

Mr. Good boasts a significant understanding of the challenging and important work local governments and special districts must undertake every day. His daily work involves complex local government problems like land use and zoning, procurement and contracts, utilities, bond referendums and non-ad valorem assessments.

This substantial experience informs Mr. Good's perspective as a lawyer, allowing him to keep in mind the many challenges and opposing forces local government professionals must balance.



EXPERIENCE

TG LAW PLLC, West Palm Beach, Florida

2023–Present

Counsel

- Practice focus on local government law, land use and zoning, environmental issues and water law, and human resources law
- Civil litigation practice in Florida state court.
- Representative 2024 government and non-profit clients of the firm: City of Belle Glade, Belle Glade Community Redevelopment Agency, Downtown Development Authority of West Palm Beach, Early Learning Coalition of Osceola County, Early Learning Coalition of Polk County, Early Learning Coalition of Lake County, Early Learning Coalition of the Nature Coast, Early Learning Coalition of Pasco and Hernando, Early Learning Coalition of the Emerald Coast, and Early Learning Coalition of Marion County.

CITY OF HOMESTEAD, FLORIDA, Homestead, Florida

October 2014–Present

Assistant City Manager

October 2021–Present

- Oversees the City's departments of Public Works, Parks & Recreation, Public Information, Economic Development, and the Community Redevelopment Agency
- Leads the City's construction team, which involves implementing projects, developing funding plans, and other financing

Assistant to the City Manager

December 2019–October 2021

- Project Managed multiple high-profile construction projects
- Coordinated legislative priorities and managed lobbyist relations

- Oversaw the City's Communications & Marketing across all channels

Public Information Officer

September 2016–November 2019

- Drafted City communications, updated social media accounts, performed public outreach, performed crisis communications, and organized City events
- Created communication strategies with other City departments to carry out special projects

Public Information Coordinator

October 2014–August 2016

- Drafted City communications, updated social media accounts, and performed public outreach
- Created communication strategies with other City departments to carry out special projects

VIRGINIA CONSERVATION NETWORK, Richmond, Virginia January 2014–March 2014

Climate and Energy Organizing Fellow

- Lobbied on Virginia state legislation, testified at committee meetings, and tracked legislative bills
- Organized and participated in engagement efforts

OCEANA, Miami, Florida

January 2013–December 2013

Policy Intern

- Produced community and outreach planning reports, photo petitions, and articles for local media
- Performed community outreach by lobbying local politicians, meeting with organizations, and recruiting volunteers

EDUCATION

Florida International University College of Law, Miami, Florida

Juris Doctor, May 2020

University of Miami, Coral Gables, Florida

Master of Professional Studies in Marine Conservation, X 2013

Stony Brook University, Stony Brook, New York

Bachelor of Science in Marine Sciences, X 2011

ADMISSIONS

Florida Bar

Shlomo “Sam” Hecht, Esq. – Of Counsel (Florida Bar Number 127144)



Shlomo Y. Hecht, also known as Sam, is TG Law’s attorney focused on appellate practice. As a results-driven lawyer, he boasts numerous appellate wins for his clients.

Sam is a graduate of Florida International University College of Law with honors and holds a degree from the Wilkes University School of Mathematics and Computer Science, with honors.

Sam has been involved with local and small business development since 2003. Sam served as chief technology officer for a variety of small and medium size companies, this has led to a career in results-driven problem solving, which is based on a thorough analysis and deep understanding of the underlying issues. Sam has applied that experience to help clients with their legal issues as well, by zealously advocating and representing individuals, and businesses alike, and providing counseling, guiding, litigating, and defending in all civil matters. He is also experienced in local government law.

Notably, he is also the first ever recipient of FIU Law’s Murray A. Greenberg Prize for excellence and highest academic achievement in the area of local government law.

EXPERIENCE

TG LAW PLLC, West Palm Beach, Florida May 2023–Present
Of Counsel

- Draft and review contracts and agreements for local governments, nonprofits and business clients
- Lead the firm’s appellate practice

SHLOMO Y. HECHT, P.A., Miramar, Florida April 2017–Present
Founder and Managing Partner

- Provides legal representation in multiple fields, including collections, landlord-tenant, insurance, antitrust, and real estate from pre-litigation stages through to appeals
- Serves as general counsel for outside companies

OJ COMMERCE, LLC, Miramar, Florida August 2009–April 2017
Chief Technology Officer

- Handled all aspects of company technology, including overseeing a team of developers
- Designed and implemented customized solutions for the company’s business operations

BABYAGE.COM, Wilkes-Barre, Pennsylvania March 2004–August 2009
Chief Technology Officer

- Handled all aspects of company technology, including overseeing a team of developers

- Designed and implemented customized solutions for the company's business operations

EDUCATION

Florida International University College of Law, Miami, Florida

Juris Doctor (with honors), December 2016

Honors:

Wilkes University, Wilkes-Barre, Pennsylvania

Bachelor of Science in Computer Science (with honors), December 2008

SELECT ADMISSIONS

Florida Bar

United States District Court for the Southern District of Florida

United States District Court for the Northern District of Florida

Rick Ammirato, M.A. – Chief Operations Officer

Rick Ammirato is TG Law’s Chief Operations Officer and is responsible for the day-to-day operations of the Firm, driving sustainable growth and profits, and designing and implementing business strategies, plans, and procedures. He is a proven municipal government and non-profit leader with extensive experience in government administration, nonprofit management, government relations, grant acquisition, and economic development.



Rick also manages TG Law’s government relations practice. As Assistant City Manager for the City of Homestead, Florida, Rick managed over \$100 million in redevelopment projects and initiatives. In that role, he secured over \$25 million in People’s Transportation Plan (PTP) funding for Homestead Station and over \$1.5 million in cultural grants for the Seminole Theatre. He is experienced at securing and managing large scale local, state, and federal grants.

Rick has led nonprofit industry associations such as the DC Business Improvement District Council as well as urban districts, and community redevelopment agencies.

EXPERIENCE

TG LAW PLLC, West Palm Beach, Florida January 2023–Present
Chief Operations Officer

- Responsible for day-to-day operations of the firm
- Supports clients with government relations and grant management

FMCA CONSULTING, Bethesda, Maryland September 2019–Present
President

- Consults with public and private organizations in the areas of board management, operations, government relations, strategic planning, crisis communications, and constituent relations

DC B.I.D. COUNCIL, Washington, D.C. September 2020–September 2022
Executive Director

- Implemented the Board’s goals in areas such as economic development, homelessness, parks and public space funding, and gun violence prevention
- Updated the organization’s governing documents (bylaws, conflict of interest policy, etc.)

BETHESTA URBAN PARTNERSHIP, Bethesda, Maryland September 2016–September 2019
Executive Director

- Worked with the Board of Directors to formulate and implement goals with respect to services and programs

- Coordinated staff to implement the Board of Directors' policies and priorities
- Navigated the organization's five-year reauthorization

CITY OF HOMESTEAD, Homestead, Florida

October 2014–August 2016

Assistant City Manager

- Oversaw the Finance department, City-owned electric utility, Development Services department, Public Information Office, and Community Redevelopment Agency (CRA)
- Planned and executed a \$100 million economic revitalization effort in the City's Historic Downtown district, including public and private investment and construction
- Coordinated the City's legislative agenda
- Managed the City's lobbyists

HOMESTEAD C.R.A., Homestead, Florida

July 2011–October 2014

Executive Director

- Implemented the CRA Board's economic redevelopment policies within the City's historically underdeveloped and underserved neighborhoods
- Created and implemented an economic development plan for the City's Historic Downtown district
- Represented the City and CRA Board in front of state and county governmental bodies
- Worked with state and federal lobbyists to create and implement a legislative agenda

WHITE PLAINS B.I.D., White Plains, New York

October 2004–August 2011

Executive Director

- Represented 145 commercial property owners and over 300 small business owners
- Worked with the Board of Directors to formulate and implement strategic goals concerning services, programs, marketing, and board development
- Managed government relations with municipal, county, and state officials
- Coordinated media plan to promote the Board's strategic agenda
- Managed the day-to-day operations of the City's Downtown B.I.D.

OFFICE OF THE MAYOR, White Plains, New York

April 2002–October 2004

Policy Specialist/Public Affairs

- Managed development projects aggregating \$1.6 billion
- Coordinated projects with commissioners and department heads
- Managed government relations with local, state, and federal officials
- Created and implemented the Mayor's public affairs initiatives, and managed constituent relations

EDUCATION

Georgetown University, Washington, D.C.

Master of Arts in Communication, Culture, and Technology

Pace University, Pleasantville, New York.

Bachelor of Arts in Literature and Communication