



Friday, October 6, 2023

Redevelopment Advisory Committee (RAC) Appointment Application Form

Personal Information:

Full Name

Stephen DeMeo

Address (Please note: There shall be no more than one appointed member of the RAC representing one of the eight subareas within the Delray Beach CRA District at a given time. Subareas are based on address. See Resolution No. 2023-03 and <https://delraycra.org/property-map/>.)

321 SW 1st Ave
Delray Beach, FL, 33444
United States

Phone Number

(716) 570-0835

E-mail

Steve@SteveDeMeo.com

Are you over the age of 18 years old?

Yes

Date of Birth

Sunday, May 7, 1967

Are you a property owner within the Delray Beach CRA District? (See <https://delraycra.org/property-map/>)

Yes

Do you currently serve on any other advisory board or committee (Please note: No member of the RAC may concurrently serve on any other advisory board or committee)?

No

If you answered yes to the previous question and you do currently serve on another advisory board or committee, will you resign from the other advisory board or committee if you are appointed to the RAC?

Yes

Are you a U.S. citizen?

Yes

Are you aware of any potential conflict of interests that may arise from your serving on the Redevelopment Advisory Committee to which you are seeking appointment?

No

If yes, please explain:

Are you a vendor or employed by a vendor that does business with the Delray Beach CRA?

If yes, please explain:

Are you a lobbyist or employed by a lobbyist as defined in the Palm Beach County Registration Ordinance?

Do you, any member of your immediate family, your employer or your business (or any entity in which you have a controlling interest) currently have any contractual relationship with, or do business with, the Delray Beach CRA, or has there been any such relationship within the past 5 years?

If yes, please explain:

Have you ever been found to have violated, or had a complaint filed against you alleging a violation of, the Florida Code of Ethics for public officers and employees, Palm Beach County Code of Ethics (or any other ethics code)?

If yes, please explain:

Have you ever been filed a lawsuit against the City of Delray Beach or the Delray Beach CRA?

If yes, please explain (please include as much details as possible including case name, parties involved, subject matter of the lawsuit, year complaint was filed, etc.):

Have you ever served on the Delray Beach City Commission?

If yes, please provide dates of service:

Have you ever served on the Delray Beach CRA Board of Commissioners?

If yes, please provide dates of service:

Current Employment Information:

Current Employer Name Steve DeMeo Commercial Real Estate, Inc

Occupation/Job Title: (Please note: There shall be no more than one (1) appointed member of the RAC engaged in the same profession at a given time. See Resolution No. 2023-03) Commercial Real Estate

Employer Business Address 321 SW 1st Ave
Delray Beach, FL, 33444

Employer Business Phone Number (716) 570-0835

Start Date Monday, January 3, 2022

Number of years employed with this employer? 2

List any certifications or licenses:

New York Real Estate Brokers License (2012)
Florida Real Estate Brokers License(2022)

Briefly describe why you wish to serve as a member of the RAC and how your personal experience and background relate:

I have been a commercial real estate professional for the past 11 years with Cushman & Wakefield between NY and Florida. My main focus was retail tenant representation with many National Retailers and Plaza owners as well as buying and selling investment properties for various clients.

I have recently purchased a home and moved full time into the Delray community. Living in the Merritt Park neighborhood, I am interested in working on the future development of this area and the surrounding neighborhoods of Delray. I believe there is a great deal of potential that my skills and professional knowledge could bring to the CRA Redevelopment Advisory Committee for the upcoming West Atlantic Ave projects that are being planned.

List any other community/civic involvement which you would like the Delray Beach CRA Board to consider (If none, please write n/a):

I belong to the Delray Beach Chamber of Commerce.
Worked with the Orlando Rotary Club in 2001-2003

Educational Background:

Highest level of education completed: Undergraduate

Highest level of school attended: Rochester Institute of Technology

Number of Years Attended 5

Graduated?

Area of Study Business

Degree received Bachelor's

Trade School/Other

Number of Years Attended

Graduated?

Area of Study

Degree/Certificate received

Resolution No. 2023-03:

(A full copy of Resolution No. 2023-03 is available at delraycra.org)

Pursuant to Resolution No. 2023-03 which establishes the RAC, below are some highlights regarding an applicant's appointment to the RAC. Please refer to Resolution No. 2023-03 for full details regarding the RAC membership and duties.

- The RAC shall consist of five (5) members, who shall be appointed by the CRA Board and shall serve at the pleasure of the CRA Board without compensation.
- The term of them member of RAC shall be for one (1) two-year term. Initially, three (3) members shall be appointed for an initial term of two (2) years, with the balance of the members being appointed for an initial term of three (3) years. Thereafter, all appointments shall be for one (1) two-year term.
- No member shall be appointed for more than one (1) term.
- Upon completion of the maximum allowable two-year term of membership, no RAC member shall be eligible for reappointment to the RAC for a period of two (2) years.
- The RAC shall service only in an informational advisory capacity with no voting powers and shall hear matters that are assigned by the CRA Board.
- The CRA Board must approve, by majority vote, any assignment given to the RAC.
- When matters are assigned to the RAC, reliance on CRA staff should be minimized to the extent possible. The RAC may not assign work to CRA staff members. Research by the members of the RAC should be done independently and with as minimal reliance on CRA staff as possible.
- The RAC shall hold quarterly regular meetings.
- Inadequate Attendance: A RAC's member's absence at two (2) or more regular meetings of RAC during the twelve (12) month period shall be grounds for removal from the RAC.
- The RAC members serve at the pleasure of the CRA BOard and may be removed with or without cause at any time by a majority vote of the CRA Board.
- No member of the RAC derivces any property rights in the position on the RAC.
- The RAC shall be subject ot the Florida Sunshine Laws, Public Records Act, and the Palm Beach County Code of Ethics.

Did you read the above highlights from Resolution No. 2023-03?

Declaration of Personal Information Exemption:

Personal information provided in this application is public information unless the applicant qualifies for an exemption pursuant to Florida Statutes.

You are encouraged to thoroughly read the applicable sub-sections of section 119.071, Florida Statutes (http://www.leg.state.fl.us/statutes/index.cfm?App_mode=Display_Statute&Search_String=&URL=0100-0199/0119/Sections/0119.071.html).

If you qualify, your address and phone number are protected information.

You may contact the Delray Beach CRA Legal Advisor, Kim Phan, Esq., at 561-276-8640 if you have any questions.

Do you qualify for an exemption under Florida Statutes?

No

If yes, please indicate below which statutory provision you are citing for the exemption.

Curriculum Vitae/Resume:

Curriculum Vitae/Resume



DeMeo Resume Sep-- 2023.docx

Please agree with the following statement: I understand the duties and responsibilities of the RAC for which I am applying.

I agree

By signing below, I certify that all of the information provided by me on this application is true and complete, and I understand that if any false information, omissions, or misrepresentations are discovered, my application may be rejected.

E-Signature of Applicant:

Stephen DeMeo

Today's Date

Friday, October 6, 2023

Commercial Real Estate Broker (Florida and New York)

Experienced Commercial Real Estate Broker focused on client goals of acquisition, disposition, or leasing of all commercial real estate verticals; Licensed and active in both New York and Florida markets, offering creative real estate solutions and a common-sense approach to business working with clients across the spectrum, from start-ups through mature national and global companies.

President, Steve DeMeo Commercial Real Estate

2022 - Present

- Founder of an Upstate New York brokerage firm specializing in retail, industrial and investment properties
- Expertise in site selection and landlord & tenant representation, from letter of intent to complex lease negotiations, performance of due diligence and collaboration with municipalities, and full-service commercial transaction management
- \$7 million in current active listings for sale; \$1 million and 110,000 square feet of active listings for lease
- 2022 expansion into the Florida market, serving both as an independent broker and as the Executive Acquisitions Director for a California-based private equity firm seeking premier investment properties in the \$10M-\$100M range
- Premier clients/deals include Skechers (exclusive tenant representative for leasing throughout Upstate New York from Buffalo-Albany), Citizens Bank (Upstate NY), Lennox International and McDonalds (triple net deal closed in 2022)

Retail Services, Cushman & Wakefield Upstate NY

2012 – 2021

- Lead member of Cushman Wakefield's Upstate New York Retail and Industrial Team; High volume of successfully-negotiated transactions
- Exclusive representation of many prominent national retail clients, including Duluth Trading Company, Hyatt Hotels, Morton's Steakhouse, McAlister's Deli, Home Depot, Citizens Bank, Yankee Candle, CSL Plasma, and Skechers USA
- Local Producer/Guest of Cushman & Wakefield's "Cool Streets Buffalo": [Cushman & Wakefield Cool Streets Buffalo](#)

Founder/President, Team HotShots Sports Photography, Inc.

1991-2011

- Professional sports photographer and corporate photography business
- Noteworthy events include: NFL (Buffalo Bills 1992-1994, including 3 Super Bowls, Pro Bowl); NHL; PGA Tour West Coast Swing, Bob Hope Desert Classic, Torrey Pines, AT&T Pebble Beach, Riviera Genesis Open; Official photographer for Waste Management Phoenix Open; USA Hockey National Championships; US Olympic Trials; Vince Gill Celebrity Golf Tournament and Woodstock '99 (Kodak).
- Traveled across the country for two decades, managing all aspects of a mobile, on-site business, leading a team of 15 employees and making lifelong networking connections throughout the sports, entertainment and corporate world.

Education

Rochester Institute of Technology (Bachelor's Degree)

- Varsity Lacrosse 4 years

Licenses/Affiliations

Licensed Real Estate Broker, New York and Florida

ICSC (International Council of Shopping Centers)

Member, City of Delray Beach Chamber of Commerce

Competitive amateur golfer playing in local, state and USGA competitions for over 40 years