

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARD APPOINTMENT SUMMARY**

Meeting Date: September 10, 2024

Department: Facilities Development & Operations

Advisory Board: Property Review Committee

I. EXECUTIVE BRIEF

Motion and Title: Staff recommends motion to approve: the reappointment of one (1) member to the Palm Beach County Property Review Committee (PRC) for a term of three (3) years beginning October 1, 2024 to September 30, 2027:

Reappointment Nominee	Seat No.	Seat Requirement	Term
Irma Qureshi, Esq.	3	Licensed attorney with expertise in land planning, eminent domain, and/or real estate law and with offices in Palm Beach County	October 1, 2024 – September 30, 2027


Summary: The PRC is an Advisory Board that is charged with reviewing, evaluating, and advising the Board of County Commissioners (BCC) regarding real estate transactions involving the purchase (including eminent domain), sale or exchange of real property upon certain triggers being met or value thresholds exceeded. On October 8, 2019, the BCC adopted Palm Beach County Resolution No. 2019-1585, which re-established the PRC comprised of three (3) members appointed at-large by the BCC and its term limits. Each member must meet specific seat requirements. Each seat is for a term of three (3) years. Seat No. 3 must be filled by a licensed attorney with expertise in land planning, eminent domain, and/or real estate law and with offices in Palm Beach County. On August 22, 2023, the BCC approved Ms. Qureshi to serve on the PRC for the duration of an initial one (1) year term, which expires on September 30, 2024. Ms. Qureshi has agreed, if reappointed, to continue to serve on the PRC for an additional term of three (3) years ending on September 30, 2027. The PRC has two (2) seats currently filled with a diversity breakdown of 1 (34%) African-American, 1 (33%) Caucasian, with a gender ratio of (female:male) 0:2. Staff is addressing the need to increase diversity within our boards and will continue to encourage this to expand this Advisory Board’s diversity. **(Property & Real Estate Management) Countywide (HJF)**

Background and Justification: The PRC is an Advisory Board that is charged with reviewing, evaluating, and advising the BCC regarding real estate transactions involving the purchase (including eminent domain), sale or exchange of real property upon certain triggers being met or value thresholds exceeded. The PRC has two (2) seats currently filled with a diversity breakdown of 1 (34%) African-American, 1 (33%) Caucasian, with a gender ratio of (female:male) 0:2. This reappointment would maintain that diversity breakdown.

Attachments:

1. Irma Qureshi, Esq. – Advisory Board Reappointment Form & Qualifications
2. Current List of PRC
3. Resolution No. 2019-1585
4. No Objection of Reappointment from Mayor Sachs

Recommended by:  8/7/24
 Department Director Date

Legal Sufficiency:  8/14/24
 Assistant County Attorney Date

Attachment #1
Irma Qureshi, Esq. – Advisory Board Reappointment Form & Qualifications

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARDS/COMMITTEES APPLICATION**

The information provided on this form will be used in considering your nomination. Please **COMPLETE SECTION II IN FULL**. Answer "none" or "not applicable" where appropriate. **Please attach a biography or résumé to this form.**

Section I (Department): (Please Print)

Board Name: Palm Beach County Property Review Committee Advisory Not Advisory

At Large Appointment or District Appointment /District #: _____

Term of Appointment: 3 Years. From: October 1, 2024 To: September 30, 2027

Seat Requirement: A Representative with expertise in land planning, eminent domain and/or real estate who is a licensed attorney with offices in PBC Seat #: 3

*Reappointment or New Appointment

or to complete the term of _____ Due to: resignation other

Completion of term to expire on: _____

***When a person is being considered for reappointment, the number of previous disclosed voting conflicts during the previous term shall be considered by the Board of County Commissioners: _____**

Section II (Applicant): (Please Print)

APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT

Name: Qureshi Irma
Last First Middle

Occupation/Affiliation: Real Estate Attorney
Owner Employee Officer

Business Name: Greenberg Traurig, P.A.

Business Address: 777 S. Flagler Drive, Suite 300 East

City & State: West Palm Beach, FL Zip Code: 33401

Residence Address: 9323 Savannah Estates Drive

City & State: Lake Worth, FL Zip Code: 33467

Home Phone: (305) 775-3148 Business Phone: (561) 650-7961 Ext. _____

Cell Phone: (305) 775-3148 Fax: ()

Email Address: qureshii@gtlaw.com

Mailing Address Preference: Business Residence

Have you ever been convicted of a felony: Yes _____ No

If Yes, state the court, nature of offense, disposition of case and date: _____

Minority Identification Code: Male Female
 Native-American Hispanic-American Asian-American African-American Caucasian

Section II Continued:

CONTRACTUAL RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-443 of the Palm Beach County Code of Ethics, advisory board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exemptions are described in the Code. This prohibition does not apply when the advisory board member's board provides no regulation, oversight, management, or policy-setting recommendations regarding the subject contract or transaction and the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. **To determine compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business.** This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.

<u>Contract/Transaction No.</u>	<u>Department/Division</u>	<u>Description of Services</u>	<u>Term</u>
<u>Example: (R#XX-XX/PO XX)</u>	<u>Parks & Recreation</u>	<u>General Maintenance</u>	<u>10/01/00-09/30/2100</u>
_____	_____	_____	_____
_____	_____	_____	_____

(Attach Additional Sheet(s), if necessary)
OR

NONE

NOT APPLICABLE/
(Governmental Entity)

My Employer, Greenberg Traurig, P.A., represents the County in some legal matters.

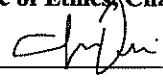
ETHICS TRAINING: All board members are required to read and complete training on Article XIII of the Palm Beach Code, the Palm Beach County Code of Ethics. Training on the Palm Beach County Code of Ethics can be found on the web at: <http://www.palmbeachcountyethics.com/training.htm>. Ethics training is on-going, and pursuant to PPM CW-P-80 is required before appointment, and upon reappointment. All board members must also be familiar with the State of Florida Code of Ethics, (Chapter 112, part III of the Florida Statutes), and the Florida Sunshine Law.

By signing below I agree to abide by the Palm Beach County Code of Ethics, and acknowledge that I have received the required Ethics training (in the manner checked below):

- By watching the training program on the Web, DVD or VHS on June 11 20 24
- By attending a live presentation given on _____, 20 _____

AND

By signing below I acknowledge that I have read, understand and agree to abide by the Florida Sunshine Law and the State of Florida Code of Ethics, Chapter 112, part III of the Florida Statutes:

*Applicant's Signature:  Printed Name: Irma Qureshi Date: 6/11/24

Any questions and/or concerns regarding Article XIII of the Palm Beach County Code of Ethics, please visit the Commission on Ethics website www.palmbeachcountyethics.com or contact us via email at ethics@palmbeachcountyethics.com or (561) 233-0724.

Return this FORM to: **Vaneeta Arora**
Administrative Assistant, FDO/PREM
varora1@pbcgov.org

Section III (Commissioner, if applicable):

Appointment to be made at BCC Meeting on: _____

Commissioner's Signature: _____ Date: _____

Pursuant to Florida's Public Records Law, this document may be reviewed and photocopied by members of the public.

Revised 01/09/2023

Irma Qureshi

SHAREHOLDER
qureshii@gtlaw.com

WEST PALM BEACH
D +1 561.650.7961
T +1 561.650.7900



Irma Qureshi handles commercial real estate transactions, including preparation and negotiation of purchase and sale agreements, declaration of restrictive covenants, easements, closing documentation, and condominium documents. She also represents clients in various forms of credit arrangements, including preparing and negotiating loan documents and preparing comfort letters for bond financing. As an Assistant County Attorney for Broward County, Irma handled the purchase and sale of multimillion dollar properties, and the leasing of space for government offices, customer service centers, and public safety communications. During her time at the County, she also drafted complicated land use agreements for multi-housing developments, park projects, and other County needs.

Capabilities

Real Estate

Experience

Representative Matters

- Acquisition of three-story office building located on 5.97 acres for the new offices of the Broward County Property Appraiser.°
- Leasing of property throughout Broward County, Florida for the new P-25 radio system relating to emergency services.°

°The above representations were handled by Ms. Qureshi prior to her joining Greenberg Traurig, P.A.

Government Experience

- Assistant County Attorney, Broward County Attorney's Office, 2017-2019

Recognition & Leadership

Awards & Accolades

- Listed, *Super Lawyers* magazine, *Florida Super Lawyers*, "Rising Stars," 2023

- Real Estate Scholarship, Crew Miami, 2016

Professional & Community Involvement

- Member, Palm Beach County Property Review Committee by the Palm Beach County Board of County Commissioners, 2023-Present
- Selected, Urban Land Institute, Leadership Institute Class of 2023
- Member, Palm Beach County Bar Association, 2019-Present
- Member, Real Property, Probate & Trust Law Section of the Florida Bar, 2017-Present
- Member, American Bar Association, 2014-Present

Credentials**Education**

- LL.M., Real Property Development, University of Miami School of Law, 2017
- J.D., *cum laude*, University of Minnesota Law School, 2014
 - International Law Certificate
- B.A., Florida International University, 2010

Admissions

- Florida

Languages

- English, Native
- Hindi, Conversational
- Urdu, Conversational

May 4, 2023

Palm Beach County
Facilities Development & Operation Department
2633 Vista Parkway
West Palm Beach, FL 33411
Attention: Purvi A. Bhogaita, Director of Property & Real Estate Management Division
Email: pbhogaita@pbcgov.org

RE: Pending Nomination to Palm Beach County Property Review Committee

Dear Mrs. Bhogaita:

As previously discussed, I am interested in serving on the Palm Beach County Property Review Committee (“**Committee**”), subject to certain conditions that are required by my employer, Greenberg Traurig, P.A (“**GT**”). I have outlined these conditions below, and request that you submit a copy of this letter to the Palm Beach County Board of County Commissioners (“**Board**”) in connection with your recommendation that I be nominated to serve on the Committee.

1. I will be serving in my personal capacity as a member of the Committee, and not as a GT lawyer.
2. As a member of the Committee, I will not give any legal advice.
3. The Palm Beach County Attorney’s Office has confirmed that my service on the Committee will not be considered a factor in whether GT is or could be conflicted out of either (a) representing the County (in, for example and without limitation, bond matters), or being conflicted out of representing a client adverse to the County (e.g., in, for example and without limitation, land use/zoning); and that no conflict of interest arises from my serving on the Committee.
4. I will participate on the Committee only on transactions that involve a buyer of property from the County or seller of property to the County. Before I could participate in any other types of matters, I would need to be informed about them in advance so that GT could decide whether I am cleared to participate in them.
5. The Director of Property & Real Estate Management Division has confirmed that I can recuse myself from participation when the Committee reviews transactions in the following situations:
 - a. GT is representing a client (either a buyer or seller) in a transaction and making a presentation to the Committee or the Board regarding that transaction.

- b. A GT client, not through GT but rather through other counsel or pro se, is appearing before the Committee or Board with respect to the transaction to be reviewed by the Committee. This means that I would be permitted to read the Agenda in advance of Committee meetings and run conflicts on the parties through GT to determine which parties, if any, with transactions with the County are GT clients.
- c. A matter before the Committee was not on the Board's Agenda and was not previously vetted by me for conflicts, unless I could determine at that time that the party seeking to enter into the transaction with the County was not a GT client.
- d. A party that is a GT client – even if not represented by GT in the matter before the Committee – were to appear before the Committee or Board to oppose a transaction, whether or not the transaction involved a GT client.

Please let me know if the abovementioned conditions are acceptable to the Board. Should you have any questions, please contact me.

Very truly yours,



Irma Qureshi, Esq.

ADMIN 687185264v2

Attachment # 2
Current List of PRC Members

2024 PBC PROPERTY REVIEW COMMITTEE

Contact List

Appointment Member	Seat No.	Seat Requirement	Term
Grady Cecil Jackson, RES, AAS	1	Representative from the Palm Beach County Property Appraiser's Office	August 22, 2023- September 30, 2026
Neil Merin	2	Representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate.	August 22, 2023- September 30, 2025
Irma Qureshi, Esq.	3	Representative with expertise in land planning, eminent domain and/or real estate who is a licensed attorney with offices in Palm Beach County	August 22, 2023- September 30, 2024

RESOLUTION OF THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, REPEALING AND REPLACING RESOLUTION R-2013-1421; PROVIDING FOR THE PALM BEACH COUNTY PROPERTY REVIEW COMMITTEE; PROVIDING FOR MEMBERSHIP; PROVIDING FOR MEETINGS AND ORGANIZATION; PROVIDING FOR REMOVAL; PROVIDING FOR DUTIES AND FUNCTIONS; PROVIDING FOR BOARD ACTION ADVISORY ONLY; PROVIDING FOR ASSISTANCE TO THE COMMITTEE; PROVIDING FOR SEVERABILITY; PROVIDING FOR UNIFORM POLICIES AND PROCEDURES; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Board of County Commissioners of Palm Beach County adopted Ordinance No. 2009-052 on December 15, 2009, which ordinance, among other things, required the Board to create by resolution a committee to be named the "Property Review Committee" to review, evaluate and advise the Board regarding real estate transactions involving the purchase (including eminent domain), sale or exchange of fee simple title to real property if certain triggers or thresholds are met; and

WHEREAS, the Board established the Property Review Committee on February 23, 2010, pursuant to Resolution R-2010-0292; and

WHEREAS, Resolution R-2010-0292 was repealed and replaced by Resolution R-2013-1421 in order to be in compliance with the Board of County Commissioners' uniform policies and procedures on advisory boards as provided for in Resolution R-2013-0193; and

WHEREAS, there is a need to reduce the number of members of the Property Review Committee in order to find sufficient members willing to serve on the Committee; and

WHEREAS, repealing and replacing Resolution R-2013-1421, pertaining to the Property Review Committee will simplify future reference.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COUNTY COMMISSIONERS OF PALM BEACH COUNTY, FLORIDA, that:

Section 1. Repeal and replacement of Prior Resolution. Resolution R-2013-1421 is hereby repealed and replaced in its entirety.

Section 2. Creation. There is hereby established a committee to be known as the Palm Beach County Property Review Committee.

Section 3. Membership.

- a. The Property Review Committee shall consist of three (3) members. Appointments shall be based upon nominations of individuals with the following qualifications:
1. One (1) representative from the Palm Beach County Property Appraiser's Office;
 2. One (1) representative licensed as a real estate broker with an office in Palm Beach County and expertise in Palm Beach County commercial real estate.
 3. One (1) representative with expertise in land planning, eminent domain and/or real estate law who is a licensed attorney with offices in Palm Beach County.
- b. Appointment of new members to fill vacancies and reappointment of members whose terms have expired shall be made at large by the Board of County Commissioners. Should a vacancy occur among the three (3) member categories identified in 3.a. that cannot be filled by that group, that vacancy may be filled by a county resident having experience in real estate valuation or eminent domain. Vacancies occurring during a term shall be filled for the unexpired portion of the term, and shall not count toward the member's term limits.
- c. Members shall serve for staggered terms of three (3) years, with a limit of three (3) consecutive terms. Terms shall begin on October 1st and end on September 30th. Current members' terms shall expire on September 30th of the year in which their term expires. The property appraiser representatives appointed as members shall have discretion to delegate authority to other staff members of such property appraiser's office to represent such office on the Property Review Committee as such representatives deems appropriate.
- d. No member may serve on more than three (3) boards at any one time, except that no member may serve on any other board if doing so would violate Article II, Section 5(a) of the Florida Constitution, which prohibits dual-office holding.

Section 4. Meetings and Organization. The Committee shall establish a time and place for holding meetings as may be necessary and shall adopt such rules of organization and procedure as

may be required. A majority of members of the Committee shall constitute a quorum for the transaction of business and the concurrence of a majority of the members present and voting shall be required to take any official action. All meetings of the Committee and any of its sub-committees shall be open to the public, duly advertised and otherwise comply with all applicable requirements of Florida's "Sunshine" Law as set forth in Chapter 286 Florida Statutes. Minutes shall be taken at each meeting.

Section 5. Removal. All members serve at the pleasure of the Board of County Commissioners and may be removed without cause upon majority vote by the Board of County Commissioners. Any member that fails to attend three (3) consecutive meetings or that fails to attend more than one-half of the meetings scheduled during a calendar year shall be automatically removed for lack of attendance. Participation for less than three-fourths of a meeting shall be the same as failure to attend a meeting.

Section 6. Duties and Functions. The Committee shall have the following duties and functions:

- a. To review, evaluate and advise the Board of County Commissioners regarding real estate transactions required to be reviewed by the Property Review Committee pursuant to Palm Beach County Ordinance No. 2009-052, as may be amended, or which may otherwise be presented to the Property Review Committee by the County.

Section 7. Committee Action Advisory Only. The actions, decisions, and recommendations of the Property Review Committee shall not be final or binding on the Board of County Commissioners but shall be advisory only.

Section 8. Assistance to the Committee. The Property Review Committee may call upon any department or other agency of the County, regional, state, federal, or local governments for information or advice in the performance of its duties and function. County government will provide legal, administrative and consultant support and facilities as needed which is hereby declared to be a County purpose. Staff from the Property and Real Estate Management Division of the Facilities Development and Operations Department shall provide administrative support to the Committee. The County Attorney's office shall act as legal counsel to the Property Review Committee at all its meetings and shall provide such legal advice and assistance as may be requested by the Committee.

Section 9. Uniform Policies and Procedures of Advisory Boards. The Property Review Committee shall be subject to the uniform policies and procedures established by the Board of County Commissioners for Advisory Boards as currently set forth in Resolution No. 2013-0193, as may be amended by action of the Board of County Commissioners.

Section 10. Severability. If any section, sentence, clause, phrase, or word of this Resolution is held to be invalid or unconstitutional by any court of competent jurisdiction, then said holdings shall in no way affect the validity of the remaining portions of this Resolution.

Section 11. Future Review. The Board shall review the effectiveness of the Property Review Committee on or about February 23, 2025 to determine whether a public need exists for the continuation of such Committee.

Section 12. Effective Date. This Resolution shall take effect immediately upon its adoption.

The foregoing Resolution was offered by Commissioner Weiss who moved its adoption. The motion was seconded by Commissioner Weinroth and upon being put to a vote, was as follows:

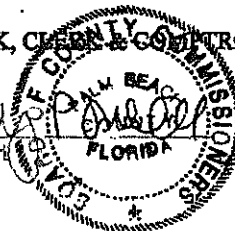
	ABSENT	AYE	NAY
Comm. Mack Bernard, Mayor	_____	<u>X</u>	_____
Comm. Dave Kerner, Vice Mayor	<u>X</u>	_____	_____
Comm. Hal R. Valeche	<u>X</u>	_____	_____
Comm. Gregg K. Weiss	_____	<u>X</u>	_____
Comm. Robert S. Weinroth	_____	<u>X</u>	_____
Comm. Mary Lou Berger	<u>X</u>	_____	_____
Comm. Melissa McKinlay	_____	<u>X</u>	_____

The Mayor thereupon declared the Resolution duly passed and adopted this 8th day of October, 2019.

PALM BEACH COUNTY, FLORIDA, BY ITS BOARD OF COUNTY COMMISSIONERS

SHARON R. BOCK, CLERK & COMPTROLLER

By: 
Deputy Clerk



APPROVED AS TO FORM AND LEGAL SUFFICIENCY

By: 
Assistant County Attorney

Attachment #4
No Objection of Reappointment from Mayor Sachs

**PALM BEACH COUNTY
BOARD OF COUNTY COMMISSIONERS
BOARDS/COMMITTEES APPLICATION**

The information provided on this form will be used in considering your nomination. Please COMPLETE SECTION II IN FULL. Answer "none" or "not applicable" where appropriate. Please attach a biography or résumé to this form.

Section I (Department): (Please Print)

Board Name: Palm Beach County Property Review Committee Advisory Not Advisory

At Large Appointment or District Appointment /District #: _____

Term of Appointment: 3 Years. From: October 1, 2024 To: September 30, 2027

Seat Requirement: A Representative with expertise in land planning, eminent domain and/or real estate who is a licensed attorney with offices in PBC Seat #: 3

*Reappointment or New Appointment

or to complete the term of _____ Due to: resignation other

Completion of term to expire on: _____

***When a person is being considered for reappointment, the number of previous disclosed voting conflicts during the previous term shall be considered by the Board of County Commissioners: _____**

Section II (Applicant): (Please Print)

APPLICANT, UNLESS EXEMPTED, MUST BE A COUNTY RESIDENT

Name: Qureshi Irma
Last First Middle

Occupation/Affiliation: Real Estate Attorney
Owner Employee Officer

Business Name: Greenberg Traurig, P.A.

Business Address: 777 S. Flagler Drive, Suite 300 East

City & State: West Palm Beach, FL Zip Code: 33401

Residence Address: 9323 Savannah Estates Drive

City & State: Lake Worth, FL Zip Code: 33467

Home Phone: (305) 775-3148 Business Phone: (561) 650-7961 Ext. _____

Cell Phone: (305) 775-3148 Fax: ()

Email Address: qureshii@gflaw.com

Mailing Address Preference: Business Residence

Have you ever been convicted of a felony: Yes _____ No

If Yes, state the court, nature of offense, disposition of case and date: _____

Minority Identification Code: Male Female
 Native-American Hispanic-American Asian-American African-American Caucasian

Section II Continued:

CONTRACTUAL RELATIONSHIPS: Pursuant to Article XIII, Sec. 2-443 of the Palm Beach County Code of Ethics, advisory board members are prohibited from entering into any contract or other transaction for goods or services with Palm Beach County. Exceptions to this prohibition include awards made under sealed competitive bids, certain emergency and sole source purchases, and transactions that do not exceed \$500 per year in aggregate. These exemptions are described in the Code. This prohibition does not apply when the advisory board member's board provides no regulation, oversight, management, or policy-setting recommendations regarding the subject contract or transaction and the contract or transaction is disclosed at a public meeting of the Board of County Commissioners. To determine compliance with this provision, it is necessary that you, as a board member applicant, identify all contractual relationships between Palm Beach County government and you as an individual, directly or indirectly, or your employer or business. This information should be provided in the space below. If there are no contracts or transactions to report, please verify that none exist. Staff will review this information and determine if you are eligible to serve or if you may be eligible for an exception or waiver pursuant to the code.

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<u>Example: (R#XX-XX/PO XX)</u>	<u>Parks & Recreation</u>	<u>General Maintenance</u>	<u>10/01/00-09/30/2100</u>
_____	_____	_____	_____
_____	_____	_____	_____

(Attach Additional Sheet(s), if necessary)
OR

NONE

NOT APPLICABLE/
(Governmental Entity)

My Employer, Greenberg Traurig, P.A., represents the County in some legal matters.

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- By watching the training program on the Web, DVD or VHS on June 11 2024
 By attending a live presentation given on _____, 20____

AND

By signing below I acknowledge that I have read, understand and agree to abide by the Florida Sunshine Law and the State of Florida Code of Ethics, Chapter 112, part III of the Florida Statutes:

*Applicant's Signature:  Printed Name: Irma Qureshi Date: 6/11/24

Any questions and/or concerns regarding Article XIII of the Palm Beach County Code of Ethics, please visit the Commission on Ethics website www.palmbeachcountyethics.com or contact us via email at ethics@palmbeachcountyethics.com or (561) 233-0724.

Return this FORM to: **Vaneeta Arora**
 Administrative Assistant, FDO/PREM
varora1@pbcgov.org

Section III (Commissioner, if applicable):

Appointment to be made at BCC Meeting on:

Commissioner's Signature:  Date: 7/16/24

Pursuant to Florida's Public Records Law, this document may be reviewed and photocopied by members of the public.

Revised 01/09/2023