Supplement
Agenda Item No. 8(F)(2)

OFFICE OF THE COMMISSION AUDITOR

MEMORANDUM

TO: Honorable Chairman Anthony Rodriguez,
and Members, Board of County Commissioners

FROM: Adeyinka Majekodunmi, CPA
Commission Auditor

DATE: November 2, 2026

SUBJECT: **Resolution Approving, Pursuant to Section 125.38, Florida Statutes, the Terms of a Lease Agreement ("Lease") between Miami-Dade County, as Landlord, and Suited for Success, Inc., as Tenant, for the County-Owned Property Located at 1600 NW 3 Ave., Room 111, Miami, FL 33136 (within a Portion of Folio No. 01-3136-064-0020) for a Five-Year Initial Term with One Five-Year Option To Renew, with a Fiscal Impact to the County of $149,342.02 for Both Terms Together; Declaring Such Property as Surplus; and Authorizing the County Mayor or County Mayor's Designee To Execute the Lease, To Exercise Any and All Rights Conferred Therein, To Take All Actions Necessary To Effectuate same and To Provide an Executed Copy of the Lease to the Property Appraiser's Office within 30 Days of its Execution**

Pursuant to Resolution No. R-129-22, adopted on February 1, 2022, and the new requirements per Implementing Order (I.O.) 8-4, the Office of the Commission Auditor (OCA) is directed to independently and simultaneously review and comment on the proposed leasing and conveyance of County property prior to the submission of an agenda item to the Board of County Commissioners (BCC). The OCA is providing this report as a Supplement to the BCC Agenda File Number 261389.

Commission Auditor's Observations:

The OCA conducted a comprehensive review of Suited for Success, Inc., the intended recipient of the lease agreement. This review extended to the entity's key personnel. The results yielded the following:

A. Background research performed on Suited for Success, Inc. yielded no material observations or significant adverse findings.

B. Background research performed on Suited for Success, Inc.'s key personnel yielded the following findings:

Sonia Jacobson
Bankruptcy
- *U.S. Bankruptcy Court, Southern District of Florida (Miami-Dade); Case Number: 1:03-BK-10645; Chapter 7 - Asset, Voluntary; Date Filed: January 23, 2003; Date Discharged: June 11, 2003.*

Scope of Review:
The OCA's review of the lease agreement is based on information provided by the People and Internal Operations Department (PIOD), including the documents listed in the *Source Documents* section below.

As part of OCA's due diligence procedures, OCA identifies all entities and persons having a disclosed or observed interest in the BCC approval of the lease agreement (see Exhibit 1).

Methodology:
The OCA's review of the entity listed included the following procedures:

A. A review of Board-approved conveyances to external parties for Infill, Affordable, and Workforce Housing as authorized through BCC resolution.

B. A review of privately owned properties developed under the Miami-Dade County Infill Housing Program.

C. A review of Miami-Dade County Property Appraiser, Clerk of the Courts, and Commission Legislation records to ascertain any evidence of risk factors, including entities with a history of previously conveyed or leased County-owned property that was later the subject of an involuntary reverter or lease termination by the County.

D. A review of the Miami-Dade County Debarred Contractors list to ascertain any evidence of risk factors.

E. Background research into corporate records, business affiliations, and registrations.

Source Documents:
The documents listed below were used during our review:

1. October 6, 2026, Mayor's Memorandum, *Resolution Approving a Lease Agreement between Miami-Dade County and Suited for Success, Inc., for the Property Located at 1600 NW 3 Avenue, Room 111, Miami, FL 33136, Folio No. 01-3136-064-0020.*
2. March 23, 2026, Tenant-Executed, *Lease Agreement between Miami-Dade County and Suited for Success, Inc.*
3. February 4, 2026, *Florida Not For Profit Corporation Annual Report - Suited for Success, Inc.*
4. August 18, 2025, People and Internal Operations Department Memorandum to the Mayor, *Findings and Recommendations for a Proposed Lease Agreement for Suited for Success, Inc. for County-Owned Property Located at 1600 NW 3 Ave. Rooms 109 and 111, Miami, FL 33136 within Folio No. 01 -3136-064-0020.*

Exhibit 1: Suited for Success, Inc.

	Individual/Entity Name	Relation to Suited for Success, Inc.
1	Sonia Jacobson	Founder and Executive Director
2	Ketsia Marcellus	Chief Operating Officer
3	Chrissie Mollicone	President, Board of Directors
4	Lylliette Noguera	Program Manager

This report will be included in the corresponding BCC meeting agenda. If you have any questions or need additional information, please call me at (305) 375-4354.

cc: Honorable Mayor Daniella Levine Cava
Geri Bonzon-Keenan, County Attorney
Jess McCarty, First Assistant County Attorney
Carladenise Edwards, Chief Administrative Officer
Felix Jimenez, Inspector General, Office of the Inspector General
Ofelia Tamayo, Director, Internal Compliance
Basia Pruna, Director, Clerk of the Board and Procurement, Clerk of the Courts
Raimundo Delgado, Director, People and Internal Operations
Eugene Love, Agenda Coordinator
OCA Staff