

INTERLOCAL SERVICES AGREEMENT (DIRECT COSTS/CODE COMPLIANCE)

THIS INTERLOCAL SERVICES AGREEMENT (DIRECT COSTS/CODE COMPLIANCE) (this "Agreement") is made and entered into as of October 1, 2025, by and between the **CITY OF HALLANDALE BEACH**, a Florida municipal corporation (the "City") and the **HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY**, a public body corporate and politic (the "HBCRA,") (the City and HBCRA are sometimes hereinafter referred to individually as a "Party" and collectively as the "Parties").

R E C I T A L S

1. The Parties agree that the goal of compliance with the City's Code of Ordinances (the "Code") is obtaining voluntary compliance.
2. The Parties agree that education of the public can be the most effective tool to eliminate Code violations that lead to slum and blight conditions in the HBCRA Community Redevelopment Area.
3. An objective of the HBCRA Community Redevelopment Plan is to assist the property and business owners in the HBCRA Community Redevelopment Area in correcting their Code violations.
4. The HBCRA desires to contract with the City to enhance gaining compliance of 90% of Code violations in the HBCRA Community Redevelopment Area by voluntary compliance through resolution with City staff prior to the cases being presented to the Special Magistrate (the "Code Compliance Program" or "Program").
5. The Code Compliance Program will also promote responding to complaints of possible Code violations in a timely and effective manner to maintain a quality standard of living.
6. This Agreement will provide funding for the Program to cover funding for the cost for one (1) full-time Code Compliance Specialist salary and benefits, uniforms, shoes, specialized materials and equipment, automobiles, motor vehicle gas, parts and supplies, licenses/certifications and trainings/seminars, and other operating costs., and in order for that increased level of programming to be provided in the HBCRA Community Redevelopment Area, the City has represented to the HBCRA that it needs assistance.
7. The HBCRA and the City recognize the potential outstanding benefits of the enhanced Program to the HBCRA Community Redevelopment Area and to the Citizens of Hallandale Beach, Florida.
8. It is in the best interest of the HBCRA, the City, and the citizens of Hallandale Beach, Florida to establish this Program.

NOW, THEREFORE, in consideration of the mutual covenants and agreements contained herein, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the City and the HBCRA agree as follows:

Section 1. Recitals and Authority.

1.1 Recitals. The Recitals set forth above are true and correct and are incorporated in this Agreement by reference.

1.2 Authority. This Agreement is entered into by the Parties pursuant to Section 163.01, Florida Statutes, known as the “Florida Interlocal Cooperation Act of 1969,” and Section 163.400, Florida Statutes, entitled “Cooperation by Public Bodies.”

Section 2. Intent. The intent of this Agreement is to provide the terms and conditions by which the City Code Compliance Division will provide the following programs and services to eliminate Code violations that lead to slum and blight conditions in the HBCRA Community Redevelopment Area (collectively, the “Services”).

2.1 The City Code Compliance Division will provide Program Administration and will oversee all aspects of the Program.

2.2 The City Code Compliance Division will educate and inform the property and business owners in the HBCRA Community Redevelopment Area about the Code and standards of the City, encouraging an understanding of the need for safety and health regulations.

2.3 The City Code Compliance Division will disseminate information in the HBCRA Community Redevelopment Area about the Codes and standards and will distribute literature and answer questions at group meetings.

2.4 The City Code Compliance Division will inform the property and business owners in the HBCRA Community Redevelopment Area about City programs to assist in eliminating violations and improving their property aesthetics and value.

2.5 To ensure the Program is meeting the goal of Code compliance, if voluntary compliance is not achieved, enforcement through legal means may be necessary.

2.6 The City will comply with the reporting measures set forth on Exhibit “A” attached hereto and by this reference made a part hereof.

The City and HBCRA acknowledge and agree that the Services will only be provided to property and business owners in the HBCRA Community Redevelopment Area and in accordance with the HBCRA Community Redevelopment Plan.

Section 3. Method of Reimbursement and Compensation.

3.1 Amount of Compensation. For the cost of these Services, the HBCRA agrees to pay to the City the amount of Ninety Three Thousand Six Hundred and Forty-Two Dollars and 00/100 (\$93,642) for the above mentioned Services.

3.2 Reimbursement to City. In consideration of providing the Services by the City, commencing from October 1, 2025, the HBCRA will compensate the City the amount set forth in Section 3.1 above, to the extent funds of the HBCRA are budgeted and available and eligible for payment in accordance with Section 163.387(6), Florida Statutes, as consideration for Services provided by the City to the HBCRA during fiscal year 2025-2026. The HBCRA's payment obligations under this Agreement constitute an obligation to pay an indebtedness in accordance with the Act. These payments will be made upon receipt of an invoice from the City by September 30, 2026.

3.3 Method of Payment. The parties agree that the HBCRA's obligation to compensate the City pursuant to Section 3.1 hereinabove shall be made to City in accordance with the HBCRA approved budget; provided, however any outstanding payment obligation not waived shall be budgeted by the HBCRA and made available to the City prior to the termination of the trust fund as provided in Chapter 163 of Florida Statutes.

3.4 Annual Statement and Payment. The HBCRA represents that the amount set forth in Section 3.1 above is included in the Fiscal Year 2025-2026 HBCRA budget. Any amounts contained in the approved HBCRA budget for payment to City shall be paid by the HBCRA prior to September 30, 2026, the end of Fiscal Year 2025-2026.

Section 4. Term. The term of this Agreement shall begin on October 1, 2025, and end on September 30, 2026. Prior to the end of the term of this Agreement, the scope of Services provided herein and the corresponding costs for the Services will be reevaluated based on needs of the HBCRA Community Redevelopment Area for Fiscal Year 2026-2027.

Section 5. Records. City and CRA shall keep such records and accounts as may be necessary to support the cost of Services incurred by the CRA in accordance with this Agreement, including but not limited to records and documents pertaining to the selection of third party service providers. Such books and records shall specifically reference how the three supplemental Code Compliance Officers their inspections and re-inspections in the CRA Community Redevelopment Area and how many of these sites visited are brought into compliance. Such books and records will be available at all reasonable times for examination and audit by CRA and shall be retained as provided by law or for no less than a period of six (6) years after completion of each requested service to be performed pursuant to this Agreement.

Section 6. Miscellaneous.

6.1 Headings. The headings of the sections of this Agreement are for convenience only and do not affect meanings of any provisions hereof

6.2 Amendment. The terms, covenants, conditions and provisions of this Agreement cannot be altered, changed, modified or added to, except in writing signed by the City and the HBCRA and approved by the HBCRA Board and the City Commission.

6.3 Third Party Beneficiaries. Neither of the Parties intend to directly or substantially benefit any third party by this Agreement. Therefore, Parties agree that there are no third party beneficiaries to this Agreement and that no third party shall be entitled to assert a claim against either of them based upon this Agreement.

6.4 Construction. Both Parties have substantially contributed to the drafting and negotiation of this Agreement and this Agreement shall not, solely as a matter of judicial construction, be construed more severely against one of the Parties than the other.

6.5 Governing Law; Venue. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Venue for litigation concerning this Agreement shall be in Broward County, Florida.

6.6 Invalidity. If any term or provision of this Agreement, or the application thereof to any person or circumstance is determined to be invalid or unenforceable, then to the extent that the invalidity or unenforceability thereof does not deprive a Party of a material benefit afforded by this Agreement, the remainder of this Agreement or the application of such term or provision to persons or circumstances other than those as to which it is held invalid or unenforceable, will not be affected thereby, and each term and provision of this Agreement will be valid and will be enforced to the full extent permitted by law.

6.7 Waiver. No express or implied consent or waiver by a Party to or of any breach or dealt by the other Party in the performance by such other Party of its obligations under this Agreement will be deemed or construed to be a consent or waiver to or of any other breach or dealt in the performance by such other Party of the same or any other obligations of such other Party hereunder. Failure by a Party to complain of any act or failure to act of the other Party or to declare the other Party in default, irrespective of how long such failure continues will not constitute a waiver by such Party of its rights hereunder. The giving of consent by a Party in any one instance will not limit or waive the necessity to obtain such Party's consent in any future instance.

6.8 Independent Contractor. In performing its obligations hereunder, the City shall be deemed an independent contractor and not an agent or employee of the HBCRA.

6.9 Assignment. Neither this Agreement, nor any interest herein, shall be assigned, transferred or otherwise encumbered by the HBCRA or the City without the prior written consent of the other party in each instance.

6.10 Notice. Whenever any party desires or is required by this Agreement to give notice to the other party, it must be in writing and given by hand, sent by certified mail, with return receipt requested, or sent by a recognized overnight courier (e.g., Federal Express) addressed to the party for whom it is intended, at the address specified for notice by the Parties from time to time. Notice may also be given by electronic means (e.g., facsimile or email) provided such is followed up with a hard copy by one of the methods in the previous sentence.

6.11 Entire Agreement. No statements, representations, warranties, either written or oral, from whatever source arising, except as expressly stated in this Agreement, shall have any legal validity between the parties or be binding upon any of them. The Parties acknowledge that this Agreement contains the entire understanding and agreement of the parties with respect to the subject matter hereof.

6.12 Prevailing Parties. If either Party is required to engage in litigation against any other Party hereto, either as plaintiff or as defendant, in order to enforce or defend any of its or his rights under this Agreement, and such litigation results in a final judgment in favor of such Party ("Prevailing Party"), then the Party against whom said final judgment is obtained shall reimburse the Prevailing Party for all direct, indirect or incidental expenses incurred by the Prevailing Party in so enforcing or defending its or his rights hereunder including, but not limited to, all attorney's fees and court costs and other expenses incurred throughout all negotiations, trials or appeals undertaken in order to enforce the Prevailing Party's rights hereunder including any proceedings to enforce this provision.

Section 7. WAIVER OF JURY TRIAL. THE PARTIES HEREBY WAIVE, TO THE FULLEST EXTENT PERMITTED BY APPLICABLE LAW, ANY RIGHT A PARTY MAY HAVE TO A TRIAL BY JURY IN RESPECT OF ANY SUIT, ACTION OR PROCEEDING DIRECTLY OR INDIRECTLY ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS AGREEMENT.

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IN WITNESS WHEREOF, the City and the HBCRA hereto have caused this Agreement to be executed as of the day and year first above written.

CITY OF HALLANDALE BEACH,
a Florida municipal corporation

By: _____
Jeremy Earle
City Manager

ATTEST:

By: _____
Jenorgen M. Guillen
City Clerk

Approved as to form and legal sufficiency

By: _____
Jennifer Merino
City Attorney

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY,
a public body corporate and politic

By: _____
Jeremy Earle
Executive Director

ATTEST:

By: _____
Jenorgen M. Guillen
HBCRA Secretary

Approved as to form and legal sufficiency:

By: _____
Taylor Duma LLP
HBCRA Attorney

Exhibit “A”

Reporting Measures

1. Code Specialist will approach a minimum of 3 properties per month in the District 8 and West Hallandale Beach Boulevard and refer to HBCRA office to recommend a “Façade Make Up” even if property is not in violation as an effort to beautify/renovate these properties.
2. A quarterly fines collected report will be submitted to HBCRA. If available, a foreclosure candidate list will be included.
3. Quarterly report of properties cited via courtesy/notice of violation/civil citation.
4. Quarterly report of properties that gained compliance/referred to magistrate or stipulation signed.
5. Quarterly community meetings attendance report will be submitted.
6. Quarterly HBCRA referral report