



City of Hallandale Beach HBCRA Board of Directors Meeting

400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org

Chair Joy F. Cooper
Vice Chair Anabelle Lima-Taub
Director Joy D. Adams
Director Mike Butler
Director Michele Lazarow

Executive Director Dr. Jeremy Earle
HBCRA Attorney Steven Zelkowitz
HBCRA Secretary Jenorgen M.
Guillen, CMC

Meeting Minutes

Wednesday, December 14, 2022

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 6:21 PM.

2. ROLL CALL

Present 5 - Chair Joy F. Cooper, Vice Chair Anabelle Lima-Taub, Director Joy D. Adams, Director Mike Butler, and Director Michele Lazarow

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

5. PUBLIC PARTICIPATION - Items not on the agenda (Speakers must sign-in with the Clerk prior to the start of the meeting)

No public participation.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR ADAMS

No communication.

B. DIRECTOR BUTLER

No communication.

C. DIRECTOR LAZAROW

No communication.

D. VICE CHAIR LIMA-TAUB

Provided a verbal report.

E. CHAIR COOPER

Provided a verbal report.

8. CONSENT AGENDA (Matters on the Consent Agenda are not expected to require discussion. Items will be adopted by one motion. If discussion is desired by any member of the Board, then that item may be pulled from the Consent Agenda by any member of the HBCRA Board of Directors and will be considered separately. If the public wishes to speak on a matter on the Consent Agenda they must inform the Board Clerk prior to the start of the meeting. They will be recognized prior to the approval of the Consent Agenda or on the separate item, if it is pulled.)

A motion was made by Vice Chair Lima-Taub, seconded by Director Butler, to approve the Consent Agenda as presented. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lima-Taub, Director Adams, Director Butler and Director Lazarow

Nays: 0

A. MONTHLY FINANCIAL REPORT - SEPTEMBER 2022. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

B. MONTHLY FINANCIAL REPORT - OCTOBER 2022. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RESCISSION OF THE APPROVAL OF THE AWARD TO CACIKE INVESTMENTS LLC OF A COMMERCIAL INCENTIVE GRANT PACKAGE IN THE AMOUNT OF \$247,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RESCIND THE APPROVAL OF THE AWARD TO CACIKE INVESTMENTS LLC OF A COMMERCIAL INCENTIVE GRANT PACKAGE IN THE AMOUNT OF \$247,000; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AWARDING RFP #FY2021-2022-CRA002 CRA COMMERCIAL AND RESIDENTIAL REAL ESTATE BROKERAGE SERVICES TO THE FOLLOWING TWO (2) FIRMS: CBRE INC. AND I LOVE MI CASA REALTY, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH CBRE INC. AND I LOVE MI CASA REALTY, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE

THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- E. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING FUNDING FOR ARTSERVE, INC. IN AN AMOUNT NOT TO EXCEED \$150,000 FOR THE ADMINISTRATION, PRODUCTION AND EXECUTION OF THE “12 MONTHS OF ART” PROGRAM FOR FISCAL YEAR 2022-23; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH ARTSERVE, INC. TO PROVIDE FUNDING FOR THE “12 MONTHS OF ART” PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$150,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE, FINALIZE AND EXECUTE A REDEVELOPMENT AGREEMENT WITH CBV LLC TO DEVELOP AFFORDABLE HOUSING ON THE HBCRA VACANT LOT (FOLIO #5142-21-290240) LOCATED AT NW 8TH STREET INCLUDING THE CONVEYANCE OF THE VACANT LOT TO CBV LLC IN ACCORDANCE WITH THE TERMS AND CONDITIONS OF THE REDEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE REDEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE REDEVELOPMENT AGREEMENT INCLUDING THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY TO CONVEY THE HBCRA VACANT LOT (FOLIO #5142-21-290240) LOCATED AT NW 8TH STREET TO CBV LLC; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

9. AGENCY BUSINESS

- A. 2022-2024 APPOINTMENTS/REAPPOINTMENTS TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY QUADRANT SAFETY BOARD. (STAFF: HBCRA SECRETARY)

A motion was made by Vice Chair Lima-Taub, seconded by Director Lazarow, to reappoint all members as presented and appoint Jimmie Mitchel to the Southwest Quadrant upon review of application. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lima-Taub, Director Adams, Director Butler and Director Lazarow

Nays: 0

**B. 2023 HBCRA BOARD OF DIRECTORS MEETINGS SCHEDULE
(STAFF: HBCRA SECRETARY)**

A motion was made by Director Butler, seconded by Director Lazarow, to approve the 2023 HBCRA Board of Directors Meeting Schedule as presented. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lima-Taub, Director Adams, Director Butler and Director Lazarow

Nays: 0

10. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz had no communications.

11. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle had no communications.

12. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 6:49 PM.

(Note for the record: The Minutes are not a verbatim transcript of the meeting. A copy of the audio/video recording is available for public inspection at the HBCRA Secretary's Office/Legistar until the time of disposition in accordance with the Records Disposition and other Public Records Law.)

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy F. Cooper, Chair

Jenorgen M. Guillen,
HBCRA Secretary

Adopted Date