



# City of Hallandale Beach HBCRA Board of Directors Meeting

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

Chair Joy D. Adams  
Vice Chair Sabrina Javellana  
Director Mike Butler  
Director Michele Lazarow  
Director Anabelle Lima-Taub

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

## Meeting Minutes

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Monday, October 21, 2019

5:30 PM

Commission Chambers

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### 1. CALL TO ORDER

*The HBCRA Board of Director's Meeting was called to order by Chair Joy D. Adams at 5:30 p.m.*

### 2. ROLL CALL

**Present:** 5 - Chair Joy D. Adams, Director Mike Butler, Vice Chair Sabrina Javellana, Director Michele Lazarow and Director Anabelle Lima-Taub

**Absent:** 0 -

*Director Michele Lazarow arrived at 5:31 pm  
Director Michele Lima-Taub arrived at 5:32 pm*

*Executive Director Dr. Jeremy Earle and HBCRA City Attorney Steve Zelkowitz were present.*

### 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)

### 6. PRESENTATIONS

*John Hart, HBCRA Business Owner was called to speak.*

### 7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

#### A. DIRECTOR BUTLER

*Director Mike Butler had no communication.*

B. DIRECTOR LAZAROW

*Director Michele Lazarow had no communication.*

C. DIRECTOR LIMA-TAUB

*Director Anabelle Lima-Taub had no communication.*

D. VICE CHAIR JAVELLANA

*Vice Chair Sabrina Javellana had no communication.*

E. CHAIR ADAMS

*Chair Joy D. Adams had no communication.*

**8. APPROVAL OF DRAFT MINUTES**

**9. 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.)**

**Motion by Vice Chair Sabrina Javellana, seconded by Director Anabelle Lima-Taub to approve the Consent Agenda. The motion carried with the following votes:**

**Ayes: 5** - Director Mike Butler, Director Lazarow and Chair Adams,  
Director Michele Lazarow and Director Anabelle Lima-Taub

**Nays: 0**

- A. HBCRA MONTHLY FINANCIAL REPORT (STAFF: REDEVELOPMENT  
& OPERATIONS MANAGER)

**Approved under Consent Agenda**

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE  
HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY,  
HALLANDALE BEACH, FLORIDA, ADOPTING THE CITY OF  
HALLANDALE BEACH PROTOCOL MANUAL DATED MAY 22, 2019;  
AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE  
DIRECTOR)

**Approved under Consent Agenda**

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN EXTENSION OF THE TERM OF THE EXISTING CONTINUING SERVICES AGREEMENTS ON A MONTH TO MONTH BASIS UNTIL RFP # 2018-2019-012 CCNA CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES AND OTHERS ARE AWARDED AND AGREEMENTS ARE EXECUTED; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, RESCINDING THE AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$90,000, A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$300,000 AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$7,864 TO AARONSHOSH INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 129 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA; AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONFLICTS. (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, APPROVING AN AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$75,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$111,744 TO CACIKE INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 139 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA, AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$6,300 TO BE SPLIT EQUALLY BETWEEN QUIRON CORP. (TRATTORIA DI VAKIS) AND VEGAN JUNKIE LLC (VEGAN JUNKIE); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE GRANT AGREEMENT AND DISBURSE THE GRANTS, AND TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENTS AND DISBURSE THE SUBSIDIES; AND PROVIDING AN EFFECTIVE DATE. (STAFF:

ECONOMIC DEVELOPMENT MANAGER)

**Approved under Consent Agenda**

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$75,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000 TO JACQUELINE VARGAS KELS FOR THE RENOVATION OF THE PROPERTY LOCATED AT 101 N.E. 3RD STREET, HALLANDALE BEACH, FLORIDA; AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$11,235 TO NANOU HALLANDALE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE GRANT AGREEMENT AND DISBURSE THE GRANT AND TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT AND DISBURSE THE SUBSIDY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: ECONOMIC DEVELOPMENT MANAGER)

**Approved under Consent Agenda**

- G. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AGREEMENT WITH THE MOSAIC LLC D/B/A THE MOSAIC GROUP TO PROVIDE MARKETING SERVICES IN AN AMOUNT NOT TO EXCEED \$50,000 UTILIZING THE PALM TRAN, INC. CONTRACT WITH MOSAIC LLC D/B/A THE MOSAIC GROUP PER RFP NO. F-19-019/SS ISSUED BY THE PALM BEACH COUNTY BOARD OF COMMISSIONERS AND PALM TRAN, INC. FOR GENERAL PLANNING CONSULTANT SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH THE MOSAIC LLC D/B/A THE MOSAIC GROUP; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- H. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR PEOPLES GAS SYSTEM IN AN AMOUNT NOT TO EXCEED \$69,487 FOR THE CONSTRUCTION AND INSTALLATION OF A GAS LINE FROM N.E. 1ST AVENUE TO N.E. 5TH AVENUE; AUTHORIZING THE

EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH PEOPLES GAS SYSTEM FOR THE CONSTRUCTION AND INSTALLATION OF A GAS LINE FROM N.E. 1ST AVENUE TO N.E. 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$69,487; 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**

**10. AGENCY BUSINESS**

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE FIRM FOX ROTHSCHILD LLP TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2019-2020; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Motion by Director Lima-Taub, seconded by Director Michele Lazarow to approve the resolution.**

**Motion by Director Michele Lazarow withdrew her second to the previous motion. The motion on the floor died for lack of a second.**

**Motion by Director Mike Butler, seconded by Director Anabelle Lima-Taub to defer the item to the next HBCRA Board of Director's Meeting for discussion and consideration. The Motion carried with the following votes:**

**Ayes: 5** - Director Mike Butler, Director Michele Lazarow and Chair Joy D. Adams, Vice Chair Sabrina Javellana and Director Anabelle Lima-Taub

**Nayes: 0**

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AN AMENDMENT TO THE FISCAL YEAR 2019-2020 BUDGET IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2019-2020 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2019-2020 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: REDEVELOPMENT & OPERATIONS MANAGER)

**Director by Michele Lazarow, seconded by Vice Chair Sabrina Javellana to approve the resolution. The Motion carried with the following votes:**

**Ayes: 5** - Director Mike Butler, Director Michele Lazarow and Chair Joy D. Adams, Vice Chair Sabrina Javellana and Director Anabelle Lima-Taub

**Nays: 0**

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR THE CORNERSTONE GROUP IN AN AMOUNT NOT TO EXCEED \$783,250 FOR A MULTI-FAMILY RESIDENTIAL PROJECT KNOWN AS SOLARIS LOCATED AT 118 7TH STREET, HALLANDALE BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH THE CORNERSTONE GROUP TO PROVIDE FUNDING FOR THE DEVELOPMENT OF THE MULTI-FAMILY RESIDENTIAL PROJECT IN AN AMOUNT NOT-TO-EXCEED \$783,250; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH THE CORNERSTONE GROUP; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Motion by Director Anabelle Lima-Taub, seconded by Vice Chair Sabrina Javellana to approve the resolution. The Motion carried with the following votes:**

**Ayes: 4** - Director Mike Butler, Chair Joy D. Adams, Vice Chair Sabrina Javellana and Director Anabelle Lima-Taub

**Nays: 1** - Director Michele Lazarow

#### **11. HBCRA ATTORNEY COMMUNICATIONS**

*HBCRA Attorney Steve Zelkowitz provided a verbal report.*

#### **12. EXECUTIVE DIRECTOR COMMUNICATIONS**

*Executive Director Jeremy Earle provided a verbal report.*

#### **13. ADJOURN**

*There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 5:55 p.m.*

RESPECTFULLY SUBMITTED BY:

ATTEST:

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Joy F. Cooper, Chair

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Jenorgen M. Guillen, CMC HBCRA Clerk