



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 Zerkowitz
HBCRA Secretary Jenorgen M. Guillen,
MMC

Meeting Minutes

Wednesday, October 30, 2024

4:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 4:40 PM.

2. ROLL CALL

Present 4 - Chair Joy F. Cooper, Vice Chair Anabelle Lima-Taub, Director Joy D. Adams and Director Michele Lazarow

Absent 1 - Director Mike Butler

Executive Director Dr. Jeremy Earle and HBCRA Attorney Steven W. Zerkowitz were also 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)

Chair Joy F. Cooper opened the floor to public comments.

Daniel Simu was called to speak

There being no other speakers, Chair Joy F. Cooper closed the floor to public comments.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR ADAMS

No communication

B. DIRECTOR BUTLER

Absent

C. DIRECTOR LAZAROW

No communication

D. VICE CHAIR LIMA-TAUB

No communication

E. CHAIR COOPER

No communication

8. APPROVAL OF DRAFT MINUTES

A motion was made by Director Lazarow, seconded by Vice Chair Lima-Taub, to approve the Draft Minutes. The motion carried by the following vote:

Ayes: 4 - Chair Cooper, Vice Chair Lima-Taub, Director Adams, and Director Lazarow

Nayes: 0 -

Absent: 1 - Director Mike Butler

A. SEPTEMBER 25, 2024 HBCRA BOARD OF DIRECTORS MEETING.
(STAFF: HBCRA SECRETARY)

Approved

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.)

A motion was made by Director Lazarow, seconded by Vice Chair Lima-Taub to approve the Consent Agenda and exclude item 9B. The motion carried by the following vote:

Ayes: 4 - Chair Cooper, Vice Chair Lima-Taub, Director Adams, and Director Lazarow

Nayes: 0 -

Absent: 1 - Director Mike Butler

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

Approved under **Consent Agenda**

B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE RESTAURANT

RENT EMERGENCY STABILITY GRANT PROGRAM; ALLOCATING \$100,000 TO THE RESTAURANT RENT EMERGENCY STABILITY GRANT PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE EMERGENCY BUSINESS RENT RELIEF GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Director Lazarow, seconded by Vice Chair Lima-Taub that this Resolution be approved. The motion carried by the following vote:

Ayes: 4 - Chair Cooper, Vice Chair Lima-Taub, Director Adams, and Director Lazarow

Nays: 0 -

Absent: 1 - Director Mike Butler

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A FIRST AMENDMENT TO THE REDEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BHP COMMUNITY LAND TRUST, INC. D/B/A SOUTH FLORIDA COMMUNITY LAND TRUST TO PROVIDE A NINETY (90) DAY EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN INCREASE TO THE PREVIOUSLY APPROVED NOT TO EXCEED FEE TO 2 PLUS ARCHITECTS, INC. FOR DESIGN SERVICES FROM \$104,210 TO \$245,735; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH 2 PLUS ARCHITECTS, INC., TO PROVIDE DESIGN SERVICES FOR THE PROPERTIES OWNED BY THE HBCRA LOCATED AT 627-631 S.W. 6TH TERRACE AND 632 S.W. 6TH TERRACE IN AN AMOUNT NOT TO EXCEED \$245,735; 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

E. 2025 HBCRA BOARD OF DIRECTORS MEETINGS SCHEDULE.
(STAFF: HBCRA SECRETARY)

Approved under Consent Agenda

10. AGENCY BUSINESS

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven W. Zelkowitz had no communication.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle had no communication.

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 4:58 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 Guillen,
HBCRA Secretary

Adopted Date