

# City of Hallandale Beach

400 S. Federal Highway  
Hallandale Beach, FL 33009  
[www.cohb.org](http://www.cohb.org)



## Meeting Agenda

**Monday, September 18, 2023**

**5:30 PM**

**Commission Chambers**

### **HBCRA Board of Directors**

*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 W. Zelkowitz*

*HBCRA Secretary Jenorgen M. Guillen, MMC*

**1. CALL TO ORDER****2. ROLL CALL****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**

- A. CMAR PROJECT UPDATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [CMAR Projects](#)

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

- A. DIRECTOR ADAMS

- B. DIRECTOR BUTLER

- C. DIRECTOR LAZAROW

- D. VICE CHAIR LIMA-TAUB

- E. CHAIR COOPER

**8. APPROVAL OF DRAFT MINUTES**

- A. AUGUST 23, 2023 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: HBCRA SECRETARY)

Attachments: [08232023 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.)**

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

Attachments: [Monthly Financial Report - August](#)

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDING A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$103,000 TO DALUKI LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND DALUKI LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 – Commercial Kitchen Grant \(CKG\) Application](#)

[Exhibit 3 – Kitchen Equipment Estimate](#)

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES CONSISTING OF THE FUNDING FOR AN ADDITIONAL FULL-TIME CODE COMPLIANCE SPECIALIST TO THE CITY FROM THE HBCRA FOR FISCAL YEAR 2023-2024 IN AN AMOUNT NOT TO EXCEED \$106,156.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit A - Code Compliance ILA FY 2023-24](#)

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY

RELATING TO THE PROVISION OF DIRECT SERVICES CONSISTING OF COMMUNITY POLICING INNOVATIONS BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2023-2024 IN AN AMOUNT NOT TO EXCEED \$1,485,809; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit A - Police ILA FY 2023-24](#)

- E.            A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF INDIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2023-2024 IN AN AMOUNT NOT TO EXCEED \$347,882.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit A - Indirect ILA](#)

- F.            A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FIRST AMENDMENT TO INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF:

EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1- Resolution](#)

[Exhibit A - First Amendment to ILA](#)

[Exhibit 2 - ILA](#)

- G. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GUARANTEED MAXIMUM PRICE PROPOSAL BY BURKHARDT CONSTRUCTION INC. IN THE AMOUNT OF \$2,163,695.04 FOR THE SIDEWALK IMPROVEMENTS PROJECT PURSUANT TO THE CONSTRUCTION MANAGEMENT AT RISK AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BURKHARDT CONSTRUCTION INC.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE GUARANTEED MAXIMUM PRICE PROPOSAL FOR THE SIDEWALK IMPROVEMENTS PROJECT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Burkhardt Construction Inc \(Sidewalk Improvement Project GMP\)](#)

[Exhibit 3 – Executed CMAR Agreement](#)

[Exhibit 4 - 2020 Redevelopment Modification Plan](#)

- H. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDING A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$40,000 AND A TENANT RENT SUBSIDY GRANT IN THE AMOUNT OF \$15,402 TO BARREL WINE AND CHEESE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENTS BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BARREL WINE AND CHEESE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENTS AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 – CIRG Application – Barrel Wine & Cheese LLC](#)  
[Exhibit 3 – TRSG Application – Barrel Wine & Cheese LLC](#)  
[Exhibit 4 – Barrel Wine & Cheese LLC Renderings](#)

- I.                    2024 HBCRA BOARD OF DIRECTORS MEETINGS SCHEDULE.  
(STAFF: HBCRA SECRETARY)

**Attachments:**     [2024 HBCRA Board of Directors Meetings Schedule Memorandum](#)

## **10. AGENCY BUSINESS**

- A.                    A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2023, AND ENDING ON SEPTEMBER 30, 2024 (FISCAL YEAR 2023-2024); APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE HBCRA FOR FISCAL YEAR 2023-2024; APPROVING THE FISCAL YEAR 2023-2024 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FISCAL YEAR 2023-2024 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit A - Proposed FY 23-24 Budget](#)  
[Exhibit 2 - HBCRA Finance Plan](#)

- B.                    A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH TAYLOR ENGLISH DUMA LLP TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2023-2024 IN AN AMOUNT NOT TO EXCEED \$95,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE ENGAGEMENT LETTER WITH TAYLOR ENGLISH DUMA LLP; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE ENGAGEMENT LETTER; AND PROVIDING AN EFFECTIVE DATE.

(STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Taylor English Duma LLP Engagement Letter FY 2023-24](#)

**11. HBCRA ATTORNEY COMMUNICATIONS**

**12. EXECUTIVE DIRECTOR COMMUNICATIONS**

**13. ADJOURN**

THIS MEETING IS OPEN TO THE PUBLIC. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT OF 1990, ALL PERSONS THAT ARE DISABLED; WHO NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN THIS MEETING BECAUSE OF THAT DISABILITY SHOULD CONTACT THE OFFICE OF THE HBCRA SECRETARY AT 954-457-1489 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE HBCRA SECRETARY, CITY OF HALLANDALE BEACH CITY HALL, 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009. ANYONE WISHING TO OBTAIN A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE HBCRA SECRETARY AT 954-457-1489. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT [www.hallandalebeachfl.gov](http://www.hallandalebeachfl.gov)

ALL INTERESTED PERSONS MAY APPEAR AT THE MEETING AND MAY BE HEARD WITH RESPECT TO THE PROPOSED MATTER. SHOULD ANY PERSON DESIRE TO APPEAL ANY DECISION MADE BY THE BOARD, AGENCY, OR CITY COMMISSION WITH RESPECT TO ANY MATTER TO BE CONSIDERED AT SUCH MEETING OR HEARING, THAT PERSON SHALL ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED.

TWO OR MORE MEMBERS OF CITY COMMISSION OR OTHER CITY BOARDS MAY ATTEND AND PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY, SPECIFICALLY, A TELEPHONE CONFERENCE CALL. THE LOCATION 400 S. FEDERAL HIGHWAY, HALLANDALE BEACH, FL 33009, WHICH IS OPEN TO THE PUBLIC, SHALL SERVE AS AN ACCESS POINT FOR SUCH COMMUNICATION.