



# City of Hallandale Beach HBCRA Board of Directors Meeting

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

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

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

## Meeting Minutes

---

Wednesday, November 19, 2025

5:30 PM

Commission Chambers

---

### 1. CALL TO ORDER

*The meeting was called to order by Chair Joy F. Cooper at 5:36 PM.*

### 2. ROLL CALL

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

*Executive Director Dr. Jeremy Earle and HBCRA Attorney Steven W. Zelkowitz 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)

*No public participation*

### 6. PRESENTATIONS

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

#### A. DIRECTOR ADAMS

*Provided a verbal report.*

#### B. DIRECTOR BUTLER

*Provided a verbal report.*

#### C. DIRECTOR LIMA-TAUB

*No communication*

#### D. VICE CHAIR LAZAROW

*No communication*

**E. CHAIR COOPER**

*Provided a verbal report.*

**8. APPROVAL OF DRAFT MINUTES**

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

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

**Nayes: 0 -**

A. SEPTEMBER 29, 2025 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: CITY CLERK)

**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 Vice Chair Lazarow, seconded by Director Butler, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Nayes: 0 -**

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

**Approved under Consent Agenda**

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

**Approved under Consent Agenda**

C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 415-417 S.E. 3RD AVENUE, 414 S.E. 4TH AVENUE, AND 311 S.E. 5TH STREET, HALLANDALE BEACH, FLORIDA 33009 FROM PARKVIEW APARTMENTS HALLANDALE, LLC FOR A PURCHASE PRICE NOT TO EXCEED \$2,900,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT AND ADDENDUM FOR THE PURCHASE OF THE

PROPERTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS, AS WELL AS THE EXECUTION AND DELIVERY OF ALL CLOSING DOCUMENTS; 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, AWARDING BID# FY 2024-2025-CRA02 TO CONSTRUCTION 95, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A CONTRACTOR'S AGREEMENT WITH CONSTRUCTION 95, LLC IN AN AMOUNT NOT TO EXCEED TWO HUNDRED THIRTY FIVE THOUSAND EIGHT HUNDRED TWELVE AND 00/100 DOLLARS (\$235,812.00); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CONTRACTOR'S AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE CONTRACTOR'S AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF:EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

E. ADVISORY BOARD & COMMITTEE MINUTES (STAFF: CITY CLERK)

**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 provided a verbal report.*

**13. ADJOURN**

*There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 5:49pm.*

*(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:

---

Joy F. Cooper, Chair

ATTEST:

---

Jenorgen Guillen,  
HBCRA Secretary

---

Adopted Date