

# City of Hallandale Beach

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



## Meeting Agenda

Wednesday, March 18, 2026

5:30 PM

Commission Chambers

### HBCRA Board of Directors

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

A. DIRECTOR ADAMS

B. DIRECTOR BUTLER

C. DIRECTOR LIMA-TAUB

D. VICE CHAIR LAZAROW

E. CHAIR COOPER

**8. APPROVAL OF DRAFT MINUTES**

- A. FEBRUARY 4, 2026 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: CITY CLERK)

Attachments: [0204206 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. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE AFFORDABLE RENTAL HOUSING PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AFFORDABLE RENTAL HOUSING PROGRAM INCLUDING SETTING PROGRAM POLICY AND PROCEDURES FOR THE HBCRA

TO DISBURSE THE FUNDS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:** [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - Program Application and Guidelines](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2024-2025 ANNUAL REPORT OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE ANNUAL REPORT TO THE LISTED TAXING AUTHORITIES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:** [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2- Annual Report](#)

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, TERMINATING A PROFESSIONAL SERVICES AGREEMENT WITH TAYLOR DUMA LLP TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2025-2026; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH STEVEN W. ZELKOWITZ, P.A. TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE REMAINDER OF FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED \$92,500; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE ENGAGEMENT LETTER WITH STEVEN W. ZELKOWITZ, P.A.; 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 - Steven W. Zelkowitz, P.A. Engagement Letter Remainder of FY 20](#)

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT

AGENCY APPROVING AN AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET TO REFLECT CHANGES IN REVENUES, CARRYFORWARD FUND BALANCE, AND EXPENDITURES NECESSARY TO FUND REDEVELOPMENT INITIATIVES DETAILED HEREIN; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
                          [Exhibit 1- Resolution](#)  
                          [Exhibit 2 - Proposed Budget Amendment](#)

- E.           A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE FOLLOWING AMENDMENTS TO PROJECT EXPENDITURES IN ORDER TO COMPLY WITH CITY OF HALLANDALE BEACH PROCUREMENT CODE REQUIREMENTS: AMENDMENT #1 IN THE AMOUNT OF \$49,945 AND AMENDMENT #2 IN THE AMOUNT OF \$14,075 TO PO 20221089 - PARKING LOT & N.E. 2ND AVENUE STREETScape; AMENDMENT #1 IN THE AMOUNT OF \$49,920 TO PO 20221090 – N.E. 1ST AVENUE & N.E. 5TH STREET STREETScape; AND AMENDMENT #1 IN THE AMOUNT OF \$49,750 TO PO 20221098 - HALLANDALE BEACH ART TRAIL, ALL IN A NOT TO EXCEED AMOUNT OF \$163,690; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RATIFY THE AMENDMENTS TO THE PROJECT EXPENDITURES IN A NOT TO EXCEED AMOUNT OF \$163,690; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

- Attachments:**
- [Agenda Cover Memo](#)
  - [Exhibit 1 - Resolution](#)
  - [Exhibit 2 - Kimley-Horn Professional Services Agreement](#)
  - [Exhibit 3 - FADD Parking Lot \(KHA Cost Proposal\)](#)
  - [Exhibit 4 - FADD NE 1st Ave & NE 5th St Streetscape \(KHA Cost Proposal\)](#)
  - [Exhibit 5 - Foster Road Streetscape \(KHA Cost Proposal\)](#)
  - [Exhibit 6 - Art Trail \(KHA Cost Proposal\)](#)
  - [Exhibit 7 - Tree Planting Program \(KHA Cost Proposal\)](#)
  - [Exhibit 8 - Streetlighting Project \(KHA Cost Proposal\)](#)
  - [Exhibit 9 - Sidewalk Project \(KHA Cost Proposal\)](#)
  - [Exhibit 10 - First Amendment \(Project #1 FADD Parking Lot\)](#)
  - [Exhibit 11 - First Amendment \(Project #2 NE 1st Ave Streetscape\)](#)
  - [Exhibit 12 - Second Amendment \(Project #2 NE 1st Ave Streetscape\)](#)
  - [Exhibit 13 - Resolution 2026-002](#)
  - [Exhibit 14 - First Amendment \(Project #4 Art Trail\)](#)

- F. 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 B182 TERRACE LLC D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RESCIND THE APPROVAL OF THE AWARD TO B182 TERRACE LLC D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

- Attachments:**
- [Agenda Cover Memo](#)
  - [Exhibit 1 - Resolution](#)
  - [Exhibit 2 - Commercial Grant Agreement](#)
  - [Exhibit 3 - First Amendment to Grant Agreement](#)
  - [Exhibit 4 - The Chelsea Update Letter](#)

- G. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE DISTRICT 8

CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; ALLOCATING \$350,000 TO THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit1- Resolution](#)  
[Exhibit 2 - District 8 Construction Rent Stabilization Program Application](#)  
[Exhibit 3 - Construction Business Assistance Loan Program Application](#)

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

Attachments: [2026-01-06 HBCRA Quadrant Safety Board Meeting Minutes](#)

**10. AGENCY BUSINESS**

**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.