

# City of Hallandale Beach

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



## Meeting Agenda

Wednesday, December 18, 2024

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. NOVEMBER 20, 2024 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: CITY CLERK)

Attachments: [11202024 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 - NOVEMBER (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Monthly Financial Report - November 2024](#)

- B. 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 INVESTCOM CONSTRUCTION, LLC TO INCREASE THE EXPENDITURE LIMITATION FROM \$5,000,000 TO \$6,410,241.75 AND TO REINSTATE AND EXTEND THE TERM TO SEPTEMBER 30, 2026; 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)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Global Modular Cost Proposal](#)

[Exhibit 3 - Global Modular Plans & Rendering](#)

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE RESCISSION OF THE APPROVAL OF THE PURCHASE OF REAL PROPERTY LOCATED AT 716 FOSTER ROAD, HALLANDALE BEACH, FLORIDA 33009 FROM TARPON IV LLC FOR A PURCHASE PRICE NOT TO EXCEED \$177,100; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO RESCIND THE APPROVAL OF THE PURCHASE THE PROPERTY; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - BCPA - Foster Road - 5142 21 27 0170](#)

[Exhibit 3 - BCPA Map - Foster Road - 5142 21 27 0170](#)

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING A RESTAURANT RENT EMERGENCY STABILITY GRANT IN THE AMOUNT OF \$40,436.31 TO THE BLUES BURGERS HALLANDALE L.L.C; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE BLUES BURGERS HALLANDALE L.L.C; 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 - RRESG Application](#)  
[Exhibit 3 - HBCRA Recommendation](#)

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING A RESTAURANT RENT EMERGENCY STABILITY GRANT IN THE AMOUNT OF \$13,062.80 TO CEVICHE AVENUE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND CEVICHE AVENUE 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 - RRESG Application](#)  
[Exhibit 3 - HBCRA Recommendation](#)

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING A TENANT LEASE SUBSIDY IN THE AMOUNT OF \$30,800.00 TO GENESIS HALLANDALE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND GENESIS HALLANDALE 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 - TLS Application](#)  
                              [Exhibit 3 - HBCRA Recommendation](#)

**10. AGENCY BUSINESS**

- A.                    2024-2025 APPOINTMENTS/REAPPOINTMENTS TO THE HBCRA  
                              QUADRANT SAFETY BOARD (STAFF: CITY CLERK)

- Attachments:**     [Agenda Cover Memo](#)  
                              [Exhibit 1 - Ordinance 2020-008](#)  
                              [Exhibit 2 - Resolution 2024-021 CRA](#)

**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.