

City of Hallandale Beach

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



Meeting Agenda

Wednesday, November 19, 2025

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

Attachments: [09292025 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 - OCTOBER (STAFF:EXECUTIVE DIRECTOR)

Attachments: [Monthly Financial Report - October 2025](#)

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

Attachments: [Monthly Financial Report - September 2025](#)

- 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)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Contract](#)
 [Exhibit 3 - BCPA Property Description](#)
 [Exhibit 4 - Property Appraisal](#)
 [Exhibit 5 - Property Description](#)

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, AWARDED 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)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 – BCTED Permitted Speed Hump Plan Set](#)
[Exhibit 3 – Traffic Calming Assessment](#)
[Exhibit 4 - Award Information Memorandum BID# FY 2024-2025-CRA02](#)

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

Attachments: [Exhibit 1 - 2025-09-02 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

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.

