

City of Hallandale Beach

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



Meeting Agenda

Wednesday, September 25, 2024

5:00 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. RESIDENTIAL IMPACT WINDOW-DOOR PROGRAM UPDATE.
(STAFF: EXECUTIVE DIRECTOR)

Attachments: [Residential Impact Window-Door Program Update](#)

- B. COMMERCIAL PROJECT UPDATE (STAFF: EXECUTIVE DIRECTOR)

Attachments: [HBCRA Projects Update - 09252024](#)

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 21, 2024 HBCRA BOARD OF DIRECTORS MEETING.
(STAFF: CITY CLERK)

Attachments: [08212024 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 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 GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND ABA SHELI LLC TO PROVIDE ABA SHELI LLC WITH A NINETY (90) DAY EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 – Formal Request for Grant Extension \(ABA Sheli LLC\)](#)

- C. 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 GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND URBALO LLC TO PROVIDE URBALO LLC WITH A NINETY (90) DAY EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 – Formal Request for Grant Extension \(Urbalo LLC\)](#)

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING RFP # FY 2023-2024 CRA03 DISPOSAL OF REAL PROPERTY IN A COMMUNITY REDEVELOPMENT AREA AND DEVELOPMENT OF A MIXED USED DEVELOPMENT IN HARLEM VILLAGE TO DRAGONFLY INVESTMENTS, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A REDEVELOPMENT AGREEMENT WITH DRAGONFLY INVESTMENTS, LLC TO BE BROUGHT BACK TO THE HBCRA BOARD OF DIRECTORS FOR REVIEW AND APPROVAL; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1- Resolution](#)
 [Exhibit 2 - RFP # FY 2020-2021-CRA001 Disposal of Real Property in a CRA](#)
 [Exhibit 3 - RFP # FY 2023-2024-CRA03 Disposal of Real Property and Devel](#)
 [Exhibit 4- Award Information Memorandum RFP # 2023-2024-CRA03](#)

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE ADMINISTRATION BY THE HBCRA OF THE CITY'S SHUTTER/IMPACT GLASS AND SENIOR MINI-GRANT PROGRAMS FOR RESIDENTS WHO RESIDE OUTSIDE THE CRA BOUNDARIES; 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 2 - ILA Agreement](#)
 [Exhibit 3 - CRA Boundary Map](#)

- F. 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 2024 -2025 IN AN AMOUNT NOT TO EXCEED \$155,000; 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 2024-25](#)

- G. 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 2024-2025 IN AN AMOUNT NOT TO EXCEED \$1,826,237; 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 2- Police ILA FY 2024-25](#)

- H. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE 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 2024-2025 IN AN AMOUNT NOT TO EXCEED \$97,320.00; 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 2 - Code Compliance ILA FY 2024-25](#)

- I. 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 2024-2025 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 2 - Indirect ILA](#)

- J. 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 PROFESSIONAL SERVICES AGREEMENT WITH SYNALOVSKI ROMANIK SAYE LLC TO PROVIDE DESIGN SERVICES INCLUDING CONSTRUCTION DOCUMENTS, PERMITTING, CONSTRUCTION CONTRACT BIDDING; AND CONTRACT ADMINISTRATION FOR THE TENANT BUILD-OUT OF THE COMMERCIAL KITCHEN INCUBATOR SPACE LEASED BY THE HBCRA IN HALLANDALE CITY CENTER IN AN AMOUNT NOT TO EXCEED \$105,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION

NECESSARY TO IMPLEMENT THE TERMS OF THE PROFESSIONAL SERVICES AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Hallandale City Center Incubator Kitchen & Restaurant CD Propos;](#)

[Exhibit 3 – Incubator and Restaurant Concept Plans, Mood Boards and Rend.](#)

- K. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED \$312,292.70 TO BE USED TO SUPPORT THE PERMITTING AND CONSTRUCTION OF THE INFRASTRUCTURE IMPROVEMENTS FOR THE COMMERCIAL KITCHEN INCUBATOR SPACE LEASED BY THE HBCRA IN HALLANDALE CITY CENTER; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FUNDING INCLUDING ENTERING INTO ALL NECESSARY AND APPROPRIATE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 -Hallandale City Center Infrastructure Improvements Invoice - 05202](#)

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, 2024, AND ENDING ON SEPTEMBER 30, 2025 (FISCAL YEAR 2024-2025); APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE HBCRA FOR FISCAL YEAR 2024-2025; APPROVING THE FISCAL YEAR 2024-2025 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FISCAL YEAR 2024-2025 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Proposed FY 24-25 Budget](#)
 [Exhibit 3 - HBCRA Finance Plan](#)

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.