

# City of Hallandale Beach

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



## Meeting Agenda

Wednesday, January 18, 2023

5:30 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, CMC*

**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. ART TRAIL PRESENTATION (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Hallandale Beach Art Trail](#)

**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. DECEMBER 14, 2022 HBCRA BOARD OF DIRECTORS MEETING.

Attachments: [12142022 Draft Minutes](#)

- B. OCTOBER 17, 2022 HBCRA BOARD OF DIRECTORS MEETING.

Attachments: [10172022 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](#)

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO UTILIZE THE COMMUNITY GREENING CORP. AGREEMENT WITH THE CITY OF DELRAY BEACH TO IMPLEMENT THE PUBLIC IMPROVEMENTS CONSISTENT WITH THE HBCRA REDEVELOPMENT MODIFICATION PLAN 2020 IN AN AMOUNT NOT TO EXCEED \$295,133.29; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH COMMUNITY GREENING CORP. FOR AN AMOUNT NOT TO EXCEED \$295,133.29; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 – Community Greening PowerPoint Presentation](#)  
[Exhibit 3 – HBCRA Community Greening Proposal](#)  
[Exhibit 4 – City of Delray Beach \(Community Greening Agreement & Resoluti](#)  
[Exhibit 5 – COHB Procurement Department Piggyback Approval Form](#)  
[Exhibit 6 - HBCRA Piggyback Agreement](#)

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FIRST AMENDMENT TO CONTRACTOR AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND FLORIDA ENGINEERING AND DEVELOPMENT CORP. IN ORDER TO INCREASE THE FEE BY \$23,818.29 FOR AN INCREASED NOT TO EXCEED FEE OF \$505,798.89; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO CONTRACTOR AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO CONTRACTOR AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:     [Agenda Cover Memo](#)  
                          [Exhibit 1 - Resolution](#)  
                          [Exhibit 2 - P.O. Change Order Request](#)  
                          [Exhibit 3 – First Amendment to Contractor Agreement](#)

- D.                   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 128 S.E TERRACE #1-2 AND 132 S.E TERRACE, HALLANDALE BEACH, FLORIDA 33009 FROM VICTOR ROSENBERG FOR A PURCHASE PRICE OF \$1,362,750; 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 - Aerial Photograph of Properties](#)

**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 954-457-1340 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 954-457-1340. 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.