

City of Hallandale Beach

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



Meeting Agenda

Monday, September 19, 2016

3:05 PM

Commission Chambers

Community Redevelopment Agency

Chair Joy F. Cooper
Vice Chair William Julian
Director Michele Lazarow
Director Keith S. London
Director Anthony A. Sanders

Executive Director Daniel A. Rosemond
HBCRA Attorney Steven W. Zelkowitz
Clerk to the Board Mario Bataille, CMC

1. CALL TO ORDER

Meeting to convene at 3:05 PM or at the adjournment of the preceding City Commission/City Manager Special Meeting Workshop.

2. ROLL CALL**3. PLEDGE OF ALLEGIANCE****4. PUBLIC PARTICIPATION - Items not on the agenda (Speakers must sign-in with the Clerk prior to the start of the meeting)****5. PRESENTATIONS****6. DIRECTOR COMMUNICATIONS - Items not on the Agenda**

A. DIRECTOR LAZAROW

B. DIRECTOR LONDON

C. DIRECTOR SANDERS

D. VICE CHAIR JULIAN

E. CHAIR COOPER

7. HBCRA ATTORNEY COMMUNICATIONS**8. EXECUTIVE DIRECTOR COMMUNICATIONS****10. AGENCY BUSINESS**

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FIFTH AMENDMENT TO THE INTERLOCAL AGREEMENT AND AUTHORIZING FUNDING FOR DESIGN BUILD SERVICES FOR THE FOSTER PARK PLAZA PROJECT, TO PIONEER CONSTRUCTION MANAGEMENT SERVICES, INC. FOR AN AMOUNT NOT-TO-EXCEED \$700,000; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:[Agenda Cover Memo](#)[Exhibit 1 - Resolution, Fifth Amendment to the ILA, Foster Park Plaza Project](#)[Exhibit A - Fifth Amendment to the ILA](#)[Exhibit 2 - ILA, Capital Projects Management](#)[Exhibit 3 - First Amendment to the ILA](#)[Exhibit 4 - Second Amendment to Interlocal Agreement COHB and CRA](#)[Exhibit 5 - Third Amendment to ILA Agreement](#)[Exhibit 6 - Fourth Amendment to the ILA](#)[Exhibit 7 - Design Build Agreement, Pioneer](#)

- 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 EXECUTE THE NECESSARY DOCUMENTS TO PURCHASE THE REAL PROPERTY LOCATED AT 211 N.E. 3rd STREET WITH FOLIO NO. 5142-22-12-0171 FOR A PURCHASE PRICE OF \$260,000 PLUS CLOSING COSTS, AND AT 215 N.E. 3rd STREET WITH FOLIO NO. 5142-22-31-0070 FOR A PURCHASE PRICE OF \$220,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT WITH ICEBOX CAFE RE, LLC TO REDUCE THE FUNDING COMMITMENT BY \$100,000; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:[Agenda Cover Memo](#)[Exhibit 1 - Resolution](#)[Exhibit 2 - Appraisal for 211 NE 3 Street](#)[Exhibit 3 - BCPA Report for 211 NE 3 Street](#)[Exhibit 4 - S&P Agreement and Addendums for 211 NE 3 St](#)[Exhibit 5 - Appraisal for 215 NE 3 Street, Hallandale Beach](#)[Exhibit 6 - BCPA Report for 215 NE 3 Street](#)[Exhibit 7 - S&P Agreement and Addendum for 215 NE 3 St](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE A DEVELOPMENT AGREEMENT WITH IMC EQUITIES GROUP AND TO BRING BACK AN AGENDA ITEM WITHIN NINETY (90) DAYS CONTAINING A NEGOTIATED DEVELOPMENT AGREEMENT FOR REVIEW AND APPROVAL BY THE CHAIR AND BOARD OF DIRECTORS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:[Agenda Cover Memo](#)[Exhibit 1 - Resolution](#)[Exhibit 2 - Term Sheet draft 8.5.2016](#)[Exhibit 3 - Foodgles Supermarket Unsolicited Proposal \(HB\)](#)[Exhibit 4 - Hallandale City Center-Claudia Penas-Unsolicited Proposal - Amer](#)[Exhibit 5 -Unsolicited Proposal by McCormack Baron Salazar -Donaldson De](#)[Exhibit 6 - Hallandale Project - IMC Equity Group - Carlos Segrera - Unsolicia](#)[Exhibit 7 -Artist Haven - Royal Castle Companies and Integra- Amendment 06](#)[Exhibit 8 - Email Invitation for Development Opportunity Breakfast Meeting in](#)[Exhibit 9 - Sign In Sheet - Development Opprotunity Breakfast 111715](#)[Exhibit 10 - Unsolicited Proposals Application Fee & Expense Reports](#)[Exhibit 11 - Foster Dixie Presentation](#)[Exhibit 12 - Atlantic Pacific Communities \(APC\) -Dixie-Foster Unsolicited Prop](#)[Exhibit 13 – N-K Ventures LC Memo – APC.CHS Unsolicited Proposal](#)[Exhibit 14 – N-K Ventures LC Review of Claudia Penas Unsolicited Proposal](#)[Exhibit 15 – N-K Ventures LC Review of Foodgles Unsolicited Proposal](#)[Exhibit 16 – N-K Ventures LC Review of IMC Unsolicited Proposal](#)

- D. DISCUSSION OF CITY OF HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY LIMITED SCOPE AUDIT. (STAFF: EXECUTIVE DIRECTOR)

Attachments:[Agenda Cover Memo](#)[Exhibit 1 - HBCRA RFQ VENDOR RESPONSE SUMMARY](#)**11. INFORMATIONAL ITEMS - No Action Required**

- A. MONTHLY FINANCIAL REPORT - AUGUST 2016

Attachments:[August 2016 Financial Report](#)**12. ADJOURN**