

City of Hallandale Beach

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



Meeting Agenda

Monday, January 14, 2019

6:05 PM

Commission Chambers

Community Redevelopment Agency

Chair Joy D. Adams
Vice Chair Sabrina Javellana
Director Mike Butler
Director Michele Lazarow
Director Anabelle Lima-Taub

Interim Executive Director Nydia M. Rafols Sallaberry
HBCRA Attorney Steven W. Zelkowitz
HBCRA Clerk 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. ABC'S OF CRA'S (STAFF: EXECUTIVE DIRECTOR)

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

- A. DIRECTOR BUTLER

- B. DIRECTOR LAZAROW

- C. DIRECTOR LIMA-TAUB

- D. VICE CHAIR JAVELLANA

- E. CHAIR ADAMS

8. APPROVAL OF DRAFT MINUTES

- A. MARCH 19, 2018 HBCRA BOARD OF DIRECTORS MEETING MINUTES

Attachments: [DRAFT MINUTES 031918](#)

- B. NOVEMBER 19, 2018 HBCRA BOARD OF DIRECTORS MEETING MINUTES

Attachments: [DRAFT MINUTES 111918](#)

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 REPORTS (STAFF: EXECUTIVE DIRECTOR)

Attachments: [FY 18-19 Budget to Actual Report November 2018](#)
[FY 18-19 Budget to Actual Report December 2018](#)

10. AGENCY BUSINESS

- A. PREVIOUS UNSOLICITED PROPOSALS - RESCISSION OF MOTION TO NEGOTIATE FOR 203 AND 207 NE 3RD STREET AND 208 NW 5TH STREET. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution no. 2016-43](#)
[Exhibit 2 - April 7, 2017 Agenda Cover memo proposed Evaluation process for](#)
[Exhibit 3 - Resolution no. 2017-07](#)
[Exhibit 4 - Previously Received Unsolicited Proposals](#)
[Exhibit 5 - CRA Owned Properties Available for Development](#)
[Exhibit 6 - Resolution no.2018-06 & Commercial Incentive Program](#)
[Exhibit 7 - 203 and 207 Surface Parking](#)
[Exhibit 8 - FADD PARKING STUDIES AT FEC](#)

- B. AFFORDABLE HOUSING/REAL ESTATE ACQUISITION PROGRAM. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Recommended Methodology for Supply & Demand Analysis for Br](#)
[Exhibit 2 - HBCRA Policy First Time Homebuyer Program](#)
[Exhibit 3 - Land Acquisition Procedures \(SOP\)](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING A TENANT RENT SUBSIDY GRANT AND APPROVING THE GRANT AGREEMENT WITH CEVICHE AVENUE LLC FOR A GRANT IN THE AMOUNT OF \$7,308; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE GRANT AGREEMENT AND DISBURSE THE GRANT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

- Attachments:**
- [Agenda Cover Memo](#)
 - [Exhibit 1 - Resolution](#)
 - [Exhibit 2 - Ceviche Avenue Executed Rent Subsidy Application](#)
 - [Exhibit 3 - Tenant Rent Subsidy Grant Program - Grant Agreement](#)
 - [Exhibit 4 - Commercial Lease Agreement](#)
 - [Exhibit 5 - Applicant's Letter](#)

11. HBCRA ATTORNEY COMMUNICATIONS

ANNOUNCEMENT OF EXECUTIVE SESSION

12. EXECUTIVE DIRECTOR COMMUNICATIONS

- DISCUSSION OF THE HBCRA VISIONING SESSION

- RESCHEDULE THE FEBRUARY 18, 2019 HBCRA MEETING TO FEBRUARY 11, 2019.

13. ADJOURN