

City of Hallandale Beach

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



Meeting Agenda

Monday, February 11, 2019

5:35 PM

Commission Chambers

HBCRA Board of Directors

Chair Joy D. Adams

Vice Chair Sabrina Javellana

Director Mike Butler

Director Michele Lazarow

Director Anabelle Lima-Taub

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 IN PUBLIC PLACES PROGRAM (STAFF: ECONOMIC DEVELOPMENT MANAGER)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 – Arts & Economic Prosperity V National & Florida Study Summary](#)

[Exhibit 2 – Arts & Economic Prosperity V Broward County Study](#)

[Exhibit 3 – Arts & Economic Prosperity V Miami Dade Overview](#)

[Exhibit 4 – Pompano Beach Art in Public Places Master Plan](#)

[Exhibit 5 – West Palm Beach Art in Public Places Master Plan](#)

[Exhibit 6 – Lake Worth Art in Public Places Master Plan](#)

[Exhibit 7 – Public Art Ordinances from other cities](#)

[Exhibit 8 – Florida & National AIPP Benchmarks](#)

- B. ART SERVE PRESENTATION (STAFF: FINANCIAL MANAGEMENT ANALYST)

Attachments:

[Agenda Cover Memo](#)

[HALLANDALE SLIDES](#)

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. **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. (EXECUTIVE DIRECTOR)

Attachments: [January 2019 Montly Financial Report](#)

9. AGENCY BUSINESS

A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AN AMENDMENT TO THE FISCAL YEAR 2018-2019 BUDGET IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2018-2019 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2018-2019 BUDGET; AND PROVIDING AN EFFECTIVE DATE (STAFF: FINANCIAL MANAGEMENT ANALYST)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Balance available for Appropriations](#)
 [Exhibit 3 - FY 18-19 Proposed Budget Amendment](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ACCEPTING THE PROPOSAL FROM STRATEGIC PLANNING GROUP, INC. (SPG) & IBI GROUP (FLORIDA) INC. TO REQUEST FOR PROPOSALS # FY 2017-2018-CRA001 REDEVELOPMENT PLAN MODIFICATION AND CITYWIDE VISIONING; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH STRATEGIC PLANNING GROUP, INC. (SPG) & IBI GROUP (FLORIDA) INC. FOR THE REDEVELOPMENT PLAN MODIFICATION AND CITYWIDE VISIONING FOR A FEE OF \$189,000; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Summary Rating Sheet](#)

[Exhibit 3 - SPG and IBI GROUP - Proposal](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE FIRST TIME HOMEBUYER PROGRAM TO INCREASE DOWN PAYMENT ASSISTANCE SUBSIDY FROM \$50,000 TO UP TO \$80,000 TO ASSIST LOW TO MODERATE INCOME BUYERS IN THE PURCHASE OF A FIRST HOME; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE AMENDMENT TO THE FIRST TIME HOMEBUYER PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: RESIDENTIAL PROGRAM MANAGER)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - HBCRA Policy First Time Homebuyer Program](#)

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE REAL PROPERTIES AVAILABLE THROUGH BROWARD COUNTY TAX DEED AUCTIONS IN AN AMOUNT NOT TO EXCEED \$100,000 IN ORDER TO PROVIDE AFFORDABLE HOUSING; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS AND TAKE ALL NECESSARY ACTION TO PURCHASE THE REAL PROPERTIES AVAILABLE THROUGH BROWARD COUNTY TAX DEED AUCTIONS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: RESIDENTIAL PROGRAM MANAGER)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Sample Tax Deed Notice](#)

- E. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$75,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$270,000 TO FAITH SHOPPING PLAZA, LLC, FOR THE RENOVATION OF THE SHOPPING PLAZA LOCATED AT 600-680 W. HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FLORIDA; 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: FINANCIAL MANAGEMENT ANALYST)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Commercial Kitchen Application](#)

[Exhibit 3 - Commercial Interior Application](#)

[Exhibit 4 - Commercial Facade Application](#)

[Exhibit 5 - Before Pictures of Building](#)

[Exhibit 6 - Proposed Cost of Facade Construction](#)

[Exhibit 7 - Proposed Cost of Interior and Kitchen Equipment](#)

[Exhibit 8 - Renderings of Proposed Project](#)

[Exhibit 9 - Commercial Investment Program Incentives](#)

[Exhibit 10 - FAAD Incentive Program](#)

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ESTABLISHING THE COMMERCIAL BUSINESS MURAL PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE COMMERCIAL BUSINESS MURAL PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: FINANCIAL MANAGEMENT ANALYST)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

10. HBCRA ATTORNEY COMMUNICATIONS

11. EXECUTIVE DIRECTOR COMMUNICATIONS**12. 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

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.