

City of Hallandale Beach

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



Meeting Agenda

Monday, April 22, 2019

5:30 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****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. FEBRUARY 11, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Attachments: [021119 DRAFT MINUTES](#)

- B. JANUARY 28, 2019 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES

Attachments: [012819 DRAFT MINUTES](#)

- C. JANUARY 14, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Attachments: [011419 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. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Monthly Financial Report](#)

B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, MODIFYING CERTAIN POLICIES OF THE COMMERCIAL BUSINESS MURAL PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE MODIFICATIONS TO CERTAIN POLICIES OF THE COMMERCIAL BUSINESS MURAL PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1- Resolution](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING A PROPOSAL FROM CALVIN, GIORDANO & ASSOCIATES INC. IN THE AMOUNT OF \$49,402.50 FOR THE CONCEPTUAL DESIGN OF ON-STREET PARKING ALONG N.E. 1ST AVENUE, AND THE DESIGN AND BID PACKAGE PREPARATION FOR A SURFACE PARKING FACILITY ON THE HBCRA OWNED LOT LOCATED AT 203/207 N.E. 3RD STREET; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AN AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES INC. FOR AN AMOUNT NOT TO EXCEED \$49,402.50 TO PROVIDE SERVICES AS SET FORTH IN THE PROPOSAL; 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- CGA Proposal](#)

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 711 FOSTER ROAD, HALLANDALE BEACH, FLORIDA 33009 FOR THE PURCHASE PRICE OF \$36,420 PLUS CLOSING COSTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACT AND ADDENDUM AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 - 711 Foster Rd Contract](#)
[Exhibit 3 -711 Foster Rd BCPA Report](#)

10. AGENCY BUSINESS

- A. 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 \$90,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$282,960 TO RAMCON CORP. FOR THE RENOVATION OF THE PROPERTY LOCATED AT 144 N.E. 1ST AVENUE, 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: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo- Commercial Incentive](#)

[Exhibit 1- Resolution](#)

[Exhibit 2- Commercial Facade Improvement Grant Application \(1\)](#)

[Exhibit 3- Commercial Interior Renovation Grant Application \(2\)](#)

[Exhibit 4- Commercial Kitchen Grant application](#)

[Exhibit 5- Proposed Cost of Construction by Ramcon Corp](#)

[Exhibit 6- Current Picture of Property](#)

[Exhibit 7- Renderings of proposed project](#)

- B. 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 TO 2JA HOLDINGS, LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 19 N.E. 1ST AVENUE, 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: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1- Resolution](#)

[Exhibit 2- Commercial Facade Improvement Grant Application](#)

[Exhibit 3- Proposed Cost of Construction](#)

[Exhibit 4- Current Picture of Property](#)

[Exhibit 5- Renderings of proposed project](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND ICEBOX PANTRY RE, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SIXTH AMENDMENT TO DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1- Resolution](#)

[Exhibit 2 - Development Agreement](#)

[Exhibit 3- 1st Amendment to the Development Agreement](#)

[Exhibit 4- 2nd Amendment to the Development Agreement](#)

[Exhibit 5- 3rd Amendment to the Development Agreement](#)

[Exhibit 6 -4th Amendment to the Development Agreement](#)

[Exhibit 7 - 5th Amendement to the Development Agreement](#)

[Exhibit 8 - ROK Ice Box Term Sheet](#)

[Exhibit 9- 6th Amendment to the Development Agreement](#)

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ESTABLISHING THE NEIGHBORHOOD IMPROVEMENT PROGRAM MINI GRANT PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE NEIGHBORHOOD IMPROVEMENT PROGRAM MINI GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)

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

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.