

City of Hallandale Beach

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



Meeting Agenda

Monday, June 17, 2019

2:00 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. MAY 13, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Attachments: [051319 Draft Minutes](#)

B. APRIL 22, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Attachments: [042219 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 APPROVING THE PURCHASE OF THE REAL PROPERTIES LOCATED AT 538 N.W. 6TH AVENUE FOR A PURCHASE PRICE IS \$50,000 PLUS CLOSING COSTS; 617 N.W. 4TH AVENUE FOR A PURCHASE PRICE OF \$66,000 PLUS CLOSING COSTS; 712 FOSTER ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING COSTS; AND 716 FOSTER ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING COSTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACTS AND ADDENDA FOR THE PROPERTIES AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTIES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2- 538 NW 6th Ave Sales & Purchase Agreement.pdf](#)

[Exhibit 3- 617 NW 4th Ave Sales & Purchase Agreement.pdf](#)

[Exhibit 4- 712 Foster Rd Abrona Sales & Purchase Agreement.pdf](#)

[Exhibit 5- 716 Foster Rd Tarpon Sales & Purchase Agreement.pdf](#)

[Exhibit 6- 538 NW 6th Ave BCPA Report.pdf](#)

[Exhibit 7- 617 NW 4th Ave BCPA Report.pdf](#)

[Exhibit 8- 712 Foster Rd Abrona BCPA Report.pdf](#)

[Exhibit 9- 716 Foster Rd Tarpon BCPA Report.pdf](#)

[Exhibit 10- 538 NW 6th Ave Appraisal.pdf](#)

[Exhibit 11- 617 NW 4th Ave Appraisals.pdf](#)

[Exhibit 12 -712 Foster Rd. Abrona Appraisal.pdf](#)

[Exhibit 13- 716 Foster Rd. Tarpon Appraisal.pdf](#)

[Exhibit 14-Land Acquisition Policy.pdf](#)

- C. 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, A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$300,000 AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$7,864 TO AARONSHOSH INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 129 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 GRANTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2- Commercial Façade Improvement Grant Application.pdf](#)

[Exhibit 3- Commercial Interior Renovation Grant Application.pdf](#)

[Exhibit 4- Commercial Kitchen Grant Application.pdf](#)

[Exhibit 5- Tenant Lease Surety Tenant Rent Subsidy Application.pdf](#)

[Exhibit 6- Proposed Cost of Construction by Halland Ale Brewing Company L](#)

[Exhibit 7- Renderings of proposed project including current photo of property.](#)

[Exhibit 8- Executed Commercial Incentive Agreements.pdf](#)

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE REVISED COMMERCIAL INVESTMENT INCENTIVE POLICY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE REVISED COMMERCIAL INVESTMENT INCENTIVE POLICY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2-Hallandale Beach CRA Commercial Investment Program Policy 201](#)

[Exhibit 3-Hallandale Beach CRA FADD Priority Focus Area Incentives 2019.d](#)

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

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.