

City of Hallandale Beach

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



Meeting Agenda

Monday, October 21, 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. Zerkowitz

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

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. HBCRA MONTHLY FINANCIAL REPORT (STAFF: REDEVELOPMENT & OPERATIONS MANAGER)

Attachments: [Monthly Financial- September 2019](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ADOPTING THE CITY OF HALLANDALE BEACH PROTOCOL MANUAL DATED MAY 22, 2019; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 - City Commission Approved Protocol Manual 2019](#)
[Exhibit 3 - Ord 2019-008](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN EXTENSION OF THE TERM OF THE EXISTING CONTINUING SERVICES AGREEMENTS ON A MONTH TO MONTH BASIS UNTIL RFP # 2018-2019-012 CCNA CONTINUING PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES AND OTHERS ARE AWARDED AND AGREEMENTS ARE EXECUTED; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 - RESOLUTION No. 2014-138](#)

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, RESCINDING THE 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; AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

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

- 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 \$75,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$111,744 TO CACIKE INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 139 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA, AND A TENANT LEASE

SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$6,300 TO BE SPLIT EQUALLY BETWEEN QUIRON CORP. (TRATTORIA DI VAKIS) AND VEGAN JUNKIE LLC (VEGAN JUNKIE); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENTS; 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 TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENTS AND DISBURSE THE SUBSIDIES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: ECONOMIC DEVELOPMENT MANAGER)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

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

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

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

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

[Exhibit 6 - Proposed Cost of Construction by Cacike Investments LLC](#)

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

[Exhibit 8 - Executed property agreements](#)

- F. 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 \$75,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000 TO JACQUELINE VARGAS KELS FOR THE RENOVATION OF THE PROPERTY LOCATED AT 101 N.E. 3RD STREET, HALLANDALE BEACH, FLORIDA; AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$11,235 TO NANOU HALLANDALE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND TENANT LEASE SURETY/TENANT RENT SUBSIDY 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 TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT AND DISBURSE THE SUBSIDY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: ECONOMIC DEVELOPMENT MANAGER)

Attachments:[Agenda Cover Memo](#)[Exhibit 1 - Resolution](#)[Exhibit 2- Commercial Façade Improvement Grant Application](#)[Exhibit 3 - Commercial Interior Renovation Grant Application](#)[Exhibit 4 - Commercial Kitchen Grant Application](#)[Exhibit 5 - Tenant Lease Surety Tenant Rent Subsidy Application](#)[Exhibit 6 - Proposed Cost of Construction by Nanou Hallandale LLC](#)[Exhibit 7 - Renderings of proposed project including current photo of property](#)[Exhibit 8 - Executed property agreements](#)

- G. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AGREEMENT WITH THE MOSAIC LLC D/B/A THE MOSAIC GROUP TO PROVIDE MARKETING SERVICES IN AN AMOUNT NOT TO EXCEED \$50,000 UTILIZING THE PALM TRAN, INC. CONTRACT WITH MOSAIC LLC D/B/A THE MOSAIC GROUP PER RFP NO. F-19-019/SS ISSUED BY THE PALM BEACH COUNTY BOARD OF COMMISSIONERS AND PALM TRAN, INC. FOR GENERAL PLANNING CONSULTANT SERVICES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH THE MOSAIC LLC D/B/A THE MOSAIC GROUP; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:[Agenda Cover Memo](#)[Exhibit 1 - Resolution](#)[Exhibit 2 - PBC RFP F-19-019](#)[Exhibit 3 - PBC Contract No. F-19-019-SS Mosaic](#)

- H. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR PEOPLES GAS SYSTEM IN AN AMOUNT NOT TO EXCEED \$69,487 FOR THE CONSTRUCTION AND INSTALLATION OF A GAS LINE FROM N.E. 1ST AVENUE TO N.E. 5TH AVENUE; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH PEOPLES GAS SYSTEM FOR THE CONSTRUCTION AND INSTALLATION OF A GAS LINE FROM N.E. 1ST AVENUE TO N.E. 5TH AVENUE IN AN AMOUNT NOT TO EXCEED \$69,487; 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 - PGS Agreement](#)

10. AGENCY BUSINESS

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE FIRM FOX ROTHSCHILD LLP TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2019-2020; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1- Resolution](#)
 [Exhibit 2- Engagement Letter](#)

- B. 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 2019-2020 BUDGET IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2019-2020 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2019-2020 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: REDEVELOPMENT & OPERATIONS MANAGER)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - FY 19-20 Proposed Budget Amendment](#)
 [Exhibit 3 - HBCRA Strategic Finance Plan FY 19-20](#)
 [Exhibit 4 - FY 19-20 Budget Presentation](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR THE CORNERSTONE GROUP IN AN AMOUNT NOT TO EXCEED \$783,250 FOR A MULTI-FAMILY RESIDENTIAL PROJECT KNOWN AS SOLARIS LOCATED AT 1187TH STREET, HALLANDALE BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR AND

HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH THE CORNERSTONE GROUP TO PROVIDE FUNDING FOR THE DEVELOPMENT OF THE MULTI-FAMILY RESIDENTIAL PROJECT IN AN AMOUNT NOT-TO-EXCEED \$783,250; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH THE CORNERSTONE GROUP; 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 - FHFC Grant Form](#)
 [Exhibit 3 - Prelim Site Plan](#)
 [Exhibit 4 - Project Summary](#)
 [Exhibit 5 - Pictures](#)

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.