

City of Hallandale Beach

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



Meeting Agenda

Monday, February 10, 2020

5:30 PM

Commission Chambers

HBCRA Board of Directors

Chair Joy F. Cooper

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. BUSINESS ASSISTANCE GUIDE PRESENTATION (STAFF: ECONOMIC DEVELOPMENT COORDINATOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Business Assistance Guide Presentation](#)

- B. PRESENTATION REGARDING REQUEST FOR PROPOSALS (RFP) PROFESSIONAL LEGAL SERVICES PROCESS (STAFF: PROCUREMENT DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Power Point Presentation RFP Process and Timeline](#)

- C. BROWARD TECHNICAL COLLEGES. (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 COOPER

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 - NOVEMBER 2019 (STAFF: EXECUTIVE DIRECTOR)

Attachments: [HBCRA Monthly Financial Report - November 2019](#)

- B. MONTHLY FINANCIAL REPORT - DECEMBER 2019 (STAFF: EXECUTIVE DIRECTOR)

Attachments: [HBCRA Monthly Financial Report - December 2019](#)

- C. MONTHLY FINANCIAL REPORT - JANUARY 2020 (STAFF: EXECUTIVE DIRECTOR)

Attachments: [HBCRA Monthly Financial Report - January 2020](#)

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A CHANGE ORDER IN THE AMOUNT OF \$30,000 TO THE AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND UPSCALE EVENTS BY MOSAIC, LLC D/B/A THE MOSAIC GROUP FOR A TOTAL AGREEMENT AMOUNT NOT EXCEED \$80,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CHANGE ORDER AND ANY OTHER DOCUMENTS AS NECESSARY TO AMEND THE AGREEMENT AND IMPLEMENT THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 - Proposal from Upscale Events by Mosaic, LLC](#)

- E. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR SOLARIS PARTNERS, LTD. 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 SOLARIS PARTNERS, LTD. 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 SOLARIS PARTNERS, LTD.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; PROVIDING AN EFFECTIVE DATE.; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - October 21, 2019 Cornerstone Group Agenda Package](#)

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE RECOMMENDATION OF AWARD OF REQUEST FOR PROPOSALS (RFP) # FY 2018-2019-CRA002 (PRE-QUALIFICATION OF FIRMS NEW RESIDENTIAL HOUSING) TO EMERALD CONSTRUCTION CORPORATION AND URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED FOR THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH EACH OF EMERALD CONSTRUCTION CORPORATION AND URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND MORE THAN \$50,000 PER EACH AFFORDABLE HOUSING UNIT WITHOUT THE NEED FOR FURTHER APPROVAL BY THE BOARD OF DIRECTORS OF THE HBCRA; AND PROVIDING AN EFFECTIVE DATE. (STAFF:EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - SUMMARY RATING SHEET RFP # FY 18-19-CRA002 PREQUAL](#)
 [Exhibit 3 - Emerald Construction Proposal](#)
 [Exhibit 4 - Urban League of Broward County Proposal](#)

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 2019-2020 BUDGET TO REFLECT A \$53,784 REDUCTION IN REVENUES DUE TO THE FINAL TAXABLE RATES AND VALUES BY THE BROWARD COUNTY PROPRIETY APPRAISER PUBLISHED IN OCTOBER 2019 RESULTING IN TOTAL REVENUES OF \$16,026,588, AND AN INCREASE OF \$1,575,434 IN THE CARRYFORWARD BALANCE TOWARDS LAND ACQUISITION, PERSONNEL, AND PROGRAMS; 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: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - FY19-20 Proposed Budget Amendment.pdf](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED IN AN AMOUNT NOT TO EXCEED \$111,752 FOR THE PROVISION OF SERVICES TO THE CITY OF HALLANDALE BEACH RESIDENTS LIVING IN THE COMMUNITY REDEVELOPMENT AREA WITH THE INTENT TO FILL INDUSTRY GAPS FOR ENTRY TO MIDDLE SKILLS EMPLOYMENT OPPORTUNITIES INCLUDING ASSISTANCE IN FILLING THE PROJECTED INITIAL 64 JOB OPPORTUNITIES FASHION ARTS AND DESIGN DISTRICT; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED IN AN AMOUNT NOT TO EXCEED \$111,752; 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 - Suite of Workforce Development Services](#)

[Exhibit 3 - Workforce Development Costs](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR SERVICE CORPS OF RETIRED EXECUTIVES ASSOCIATION INC. D/B/A SCORE BROWARD CHAPTER 17 IN AN AMOUNT NOT TO EXCEED \$24,000 FOR THE PROVISION OF TOOLS, GUIDANCE AND SUPPORT TO LOCAL ENTREPRENEURS TO CONVERT IDEAS INTO COHESIVE AND SUCCESSFUL BUSINESSES IN ADDITION TO ASSISTING EXISTING BUSINESSES EXPAND AND GROW; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH SERVICE CORPS OF RETIRED EXECUTIVES ASSOCIATION INC. D/B/A SCORE BROWARD CHAPTER 17 IN AN AMOUNT NOT TO EXCEED \$24,000; 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 - Score Information](#)

- D. 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 \$100,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$300,000 TO ADI PROPERTY LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 118 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA, AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$14,605 TO HALLAND ALE BREWING COMPANY 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 GRANTS AND TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT AND DISBURSE THE SUBSIDY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Commercial Façade Improvement Grant Application](#)
 [Exhibit 3 - Commercial Interior Renovation Grant Application & Landlord Supp](#)
 [Exhibit 4 - Commercial Kitchen Grant Application](#)
 [Exhibit 5 - Tenant Lease Surety Tenant Rent Subsidy Application](#)
 [Exhibit 6 - Proposed Scope, Financial Forecast & Supplemental Information f](#)
 [Exhibit 7 - Renderings of proposed project including current photo of property](#)
 [Exhibit 8 - Executed Property Agreements](#)

E. 2020 HBCRA BOARD OF DIRECTOR'S MEETING CALENDAR
 (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)

10. HBCRA ATTORNEY COMMUNICATIONS

11. EXECUTIVE DIRECTOR COMMUNICATIONS

A. CALENDAR YEAR 2019 HBCRA ANNUAL ACCOMPLISHMENT
 REPORT TO THE HBCRA BOARD OF DIRECTORS. (EXECUTIVE
 DIRECTOR)

Attachments: [HBCRA Calendar Year 2019 Annual Review](#)

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.