

City of Hallandale Beach

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



Meeting Agenda

Monday, March 16, 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. PRESENTATION BY SOUTH BEACH WINE & FOOD FESTIVAL.
(STAFF: REDEVELOPMENT AND OPERATIONS MANAGER)
- B. PRESENTATION TO FOOD & GROOVE PARTICIPATION
RESTAURANTS. (STAFF: REDEVELOPMENT AND OPERATIONS
MANAGER)
- C. PRESENTATION TO KIWANIS CLUB OF HALLANDALE BEACH AND
POLICE ATHLETIC LEAGUE (PAL). (STAFF: REDEVELOPMENT
AND OPERATIONS MANAGER)

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. APPROVAL OF DRAFT MINUTES

- A. NOVEMBER 18, 2019 HBCRA BOARD OF DIRECTORS MEETING
MINUTES

Attachments: [11182019 Draft Minutes](#)

- B. OCTOBER 21, 2019 HBCRA BOARD OF DIRECTORS MEETING
MINUTES

Attachments: [10212019 Draft Minutes](#)

- C. OCTOBER 11, 2019 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES

Attachments: [10112019 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- February.pdf](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2018-2019 ANNUAL REPORT OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE ANNUAL REPORT TO THE LISTED TAXING AUTHORITIES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 - Resolution](#)
[Exhibit 2 - HBCRA ANNUAL REPORT 2019.pdf](#)

10. AGENCY BUSINESS

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A THE FUNDING FOR ARTSERVE, INC., IN AN AMOUNT NOT TO EXCEED \$200,000 FOR THE ADMINISTRATION, PRODUCTION AND EXECUTION OF THE "12 MONTHS OF ART" PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH ARTSERVE, INC. TO PROVIDE FUNDING FOR THE "12 MONTHS OF ART" PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$200,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AUTHORIZING ARTSERVE, INC. TO MAKE PAYMENTS DIRECTLY

TO ITS VENDORS IN CONNECTION WITH THE "12 MONTHS OF ART" PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution.docx](#)

[Exhibit 2 - Introduction to ArtServe.pdf](#)

[Exhibit 3 - Sample of Artciles published.pdf](#)

[Exhibit 4 - Art Serve Proposal.pdf](#)

[Exhibit 5 - ArtServe Presentation](#)

- B. 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) #FY2019-2020-CRA001 (BANK LOAN) TO PNC BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$35,000,000 AT A NOT TO EXCEED COMBINATION INTEREST RATE (2.00% TAX-EXEMPT / 2.50% TAXABLE); AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A PROMISSORY NOTE, LOAN AGREEMENT, SECURITY AGREEMENT AND RELATED DOCUMENTS WITH PNC BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$35,000,000 AT A NOT TO EXCEED COMBINATION INTEREST RATE (2.00% TAX-EXEMPT / 2.50% TAXABLE) FOR FURTHER APPROVAL BY THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution.docx](#)

[Exhibit 2 - Resolution 2019-029-CRA.pdf](#)

[Exhibit 3 - RFP # FY 2019-2020-CRA001 CRA BANK LOAN.pdf](#)

[Exhibit 4 - Procurement Award Memorandum.pdf](#)

[Exhibit 5 - PFM Bank Loan Summary Sheet.pdf](#)

[Exhibit 6 - PFM Bank Loan Recommendationt.pdf](#)

[Exhibit 7 - Proposed CRA Projects](#)

[Exhibit 8 - Draft CRA CIP Cost Estimates](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, CREATING A QUADRANT SAFETY BOARD, PROVIDING FOR GEOGRAPHICAL BOUNDARIES FOR MEMBERS, BOARD RULES OF APPOINTMENT, QUALIFICATIONS,

TERM, ADMINISTRATIVE REQUIREMENTS, AND OTHER REGULATIONS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
[Exhibit 1 – Resolution](#)
[Exhibit 2 – Resolution No. 2019-042](#)
[Exhibit 3 – CRA Public Safety Strategy](#)

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.