

City of Hallandale Beach

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



Meeting Agenda

Special Meeting

Wednesday, October 14, 2020

5:30 PM

Virtual Meeting

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

CITY HALL IS CLOSED TO THE PUBLIC. IN ACCORDANCE WITH FLORIDA EXECUTIVE ORDER 20-69 AND EXTENSION 20-246, THIS WILL BE A VIRTUAL MEETING. IF YOU WISH TO PROVIDE PUBLIC COMMENT, YOU MAY DO SO:

A) BY SUBMITTING A VOICEMAIL AT 954-457-1482

B) BY SUBMITTING AN AUDIO/VIDEO FILE OR EMAIL AT HBCRAmeetings@cohb.org

C) BY SUBMITTING AN ECOMMENT AT www.cohb.org/agenda

ALL PUBLIC COMMENT MUST BE SUBMITTED BY 4:30PM ON OCTOBER 14, 2020.

THE MEETING CAN BE VIEWED ONLINE AT www.cohb.org/hbtv OR ON CHANNEL 78.

1. CALL TO ORDER

2. ROLL CALL

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

5. PUBLIC PARTICIPATION - (Comments must be provided to the Clerk prior to the start of the meeting)

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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 COOPER

8. APPROVAL OF DRAFT MINUTES

A. SEPTEMBER 14, 2020 HBCRA BOARD OF DIRECTORS MEETING

Attachments: [09142020 Draft Minutes](#)

B. SEPTEMBER 16, 2019 HBCRA BOARD OF DIRECTORS MEETING.

Attachments: [09162019 Draft Minutes](#)
 [Exhibit 1 - eComments](#)

C. SEPTEMBER 17, 2018 HBCRA BOARD OF DIRECTORS MEETING.

Attachments: [09172018 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 - SEPTEMBER (STAFF:
 EXECUTIVE DIRECTOR)

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

B. 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 \$56,485 TO THE AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND CALVIN GIORDANO AND ASSOCIATES, INC. FOR THE POST DESIGN SERVICES FOR AN OFF-STREET SURFACE PARKING FACILITY ON THE HBCRA OWNED REAL PROPERTY LOCATED AT 203/207 N.E. 3RD STREET, HALLANDALE BEACH, FLORIDA; 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 CGA](#)
 [Exhibit 3 - Proposed Agreement](#)
 [Exhibit 4 - 203 207 Parking Lot Site Plan](#)
 [Exhibit 5 - On Street Parking Concepts](#)

C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING REVISIONS TO THE

COMMERCIAL INVESTMENT INCENTIVE POLICY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Example Commercial Facade Program Application](#)

10. AGENCY BUSINESS

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR FLORIDA INTERNATIONAL UNIVERSITY IN AN AMOUNT NOT TO EXCEED \$315,000 FOR THE FOOD NETWORK & COOKING CHANNEL SOUTH BEACH WINE AND FOOD FESTIVAL INCLUDING THE HALLANDALE BEACH FOOD & GROOVE AND THE GOYA FOODS FUN AND FIT EVENTS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH FLORIDA INTERNATIONAL UNIVERSITY TO PROVIDE FUNDING FOR THE FOOD NETWORK & COOKING CHANNEL SOUTH BEACH WINE AND FOOD FESTIVAL INCLUDING THE HALLANDALE BEACH FOOD & GROOVE AND THE GOYA FOODS FUN AND FIT EVENTS IN AN AMOUNT NOT-TO-EXCEED \$315,000; 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 - Draft Proposal from SOBFWFF](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING FUNDING FOR THE SOUTH FLORIDA COMMUNITY LAND TRUST IN AN AMOUNT NOT TO EXCEED \$700,000 FOR A 85 UNIT PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT LOCATED AT 214 EAST HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH THE SOUTH FLORIDA COMMUNITY LAND TRUST TO PROVIDE FUNDING FOR THE DEVELOPMENT OF THE 85 UNIT PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT 85 UNIT

PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT IN AN AMOUNT NOT-TO-EXCEED \$7000,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH THE SOUTH FLORIDA COMMUNITY LAND TRUST; 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 - SFCLT Project Proposal](#)
[Exhibit 3 - Preliminary Site Plan](#)
[Exhibit 4 - FHFC GRANT FORM](#)

11. HBCRA ATTORNEY COMMUNICATIONS
12. EXECUTIVE DIRECTOR COMMUNICATIONS
13. ADJOURN

PURSUANT TO EXECUTIVE ORDER NO. 20-69, ISSUED BY THE OFFICE OF GOVERNOR RON DESANTIS ON MARCH 20, 2020 AND EXTENDED BY EXECUTIVE ORDER 20-246 ON SEPTEMBER 30, 2020, MUNICIPALITIES MAY CONDUCT MEETINGS OF THEIR GOVERNING BOARDS WITHOUT HAVING A QUORUM OF ITS MEMBERS PRESENT PHYSICALLY OR AT ANY SPECIFIC LOCATION, AND UTILIZING COMMUNICATIONS MEDIA TECHNOLOGY SUCH AS TELEPHONIC OR VIDEO CONFERENCING, AS PROVIDED BY SECTION 120.54(5)(B)2, FLORIDA STATUTES.

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 CITY CLERK AT 954-457-1340 NO LATER THAN TWO DAYS PRIOR TO SUCH PROCEEDING.

A COPY OF ANY AGENDA ITEM SHOULD CONTACT THE CITY CLERK AT 954-457-1340. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT www.hallandalebeachfl.gov

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 PARTICIPATE AT THIS MEETING.

THESE MEETINGS MAY BE CONDUCTED BY MEANS OF OR IN CONJUNCTION WITH COMMUNICATIONS MEDIA TECHNOLOGY.

Public access to watch this virtual meeting can be accomplished as follows:

- 1) Watch Meeting on the City's Website: <https://cohb.org/HBTV>
- 2) Watch Meeting on Comcast Cable Channel 78

Interested parties may participate in the meeting as follows:

- 1) Pre-recorded Voice Message: leave a voice message at (954) 457-1482 no later than 4:30 p.m. on Wednesday, October 14, 2020, voice messages will be played during the Commission meeting.
- 2) Pre-recorded Video/Audio Message: email an audio/video file to HBCRAmeetings@cohb.org no later than 4:30 p.m. on Wednesday, October 14, 2020, audio/video messages will be played during the Commission meeting.
- 3) Written Comments: email a written message to HBCRAmeetings@cohb.org or via eComments at www.cohb.org/agenda once the agenda is published. Written comments will be distributed to the commission but will not be read during the meeting.

Voice messages or audio/video files shall not exceed three (3) minutes. Please include your

name, name of City where you reside and the number of the City Commission agenda item(s) you wish to address (if applicable). Only the first three (3) minutes will be played and allowed into the record. Messages containing inappropriate content, in accordance with City Code Section 2-32, will not be played during the commission meeting.