

# City of Hallandale Beach

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



## Meeting Agenda

Wednesday, February 17, 2021

5:40 PM

Virtual/Cultural Center

### HBCRA Board of Directors

*Chair Joy F. Cooper*  
*Vice Chair Mike Butler*  
*Director Sabrina Javellana*  
*Director Michele Lazarow*  
*Director Anabelle Lima-Taub*

*Executive Director Dr. Jeremy Earle*  
*HBCRA Attorney Steven W. Zelkowitz*  
*HBCRA Secretary Jenorgen M. Guillen, CMC*

**AS A RESULT OF THE COVID-19 PANDEMIC, MEETINGS OF THE HBCRA BOARD OF DIRECTORS HAVE BEEN RELOCATED TO THE CULTURAL CENTER. MEETINGS WILL BE HYBRID MEETINGS CONDUCTED THROUGH ZOOM. 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](mailto:HBCRAmeetings@cohb.org)**

**C) BY SUBMITTING AN eCOMMENT AT [www.cohb.org/agenda](http://www.cohb.org/agenda)**

**VIRTUAL PUBLIC COMMENT MUST BE SUBMITTED ONE HOUR (1) BEFORE SUBJECT MEETING.**

**D) IN PERSON AT THE CULTURAL CENTER AT THE MUNICIPAL COMPLEX. MASKS ARE REQUIRED.**

**THE MEETING CAN BE VIEWED ONLINE AT [www.cohb.org/hbtv](http://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 (Speakers must sign-in with the staff prior to the start of the meeting)**

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**6. PRESENTATIONS**

**7. DIRECTOR COMMUNICATIONS - Items not on the Agenda**

**A. DIRECTOR JAVELLANA**

**B. DIRECTOR LAZAROW**

**C. DIRECTOR LIMA-TAUB**

**D. VICE CHAIR BUTLER**

**E. CHAIR COOPER**

**8. APPROVAL OF DRAFT MINUTES**

- A. DECEMBER 2, 2020 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Attachments: [12022020 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 - NOVEMBER. (STAFF: EXECUTIVE DIRECTOR)

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

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

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

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

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

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A COMMERCIAL BUSINESS LOAN TO TOMASSI LLC IN THE AMOUNT OF \$100,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE LOAN DOCUMENTS WITH TOMASSI LLC FOR A COMMERCIAL BUSINESS LOAN IN THE AMOUNT OF \$100,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE LOAN DOCUMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO DISBURSE THE COMMERCIAL BUSINESS LOAN AND IMPLEMENT THE TERMS OF THE LOAN DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments:     [Agenda Cover Memo](#)  
                          [Exhibit 1 - Resolution](#)  
                          [Exhibit 2 - Low Cost or No Interest Loan Application](#)  
                          [Exhibit 3 - Additional Expenses For The Project](#)

- E.                   A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A FIRST AMENDMENT TO THE GRANT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND FAITH SHOPPING PLAZA, LLC TO PROVIDE FAITH SHOPPING PLAZA, LLC WITH A ONE HUNDRED EIGHTY (180) DAY EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE.     (STAFF: EXECUTIVE DIRECTOR)

Attachments:     [Agenda Cover Memo](#)  
                          [Exhibit 1 - Resolution](#)  
                          [Exhibit 2 - Grant Agreement for Faith Shopping Plaza LLC](#)  
                          [Exhibit 3 - Request For Grant Extension](#)

## 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 LAW FIRM SPIRITUS LAW LLC TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE REMAINDER OF FISCAL YEAR 2020-2021; AND PROVIDING AN EFFECTIVE DATE.     (STAFF: EXECUTIVE DIRECTOR)

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

- B.                   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 \$72,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000 TO CACIKE INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 139 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 Facade Improvement Grant Application](#)

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

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

[Exhibit 5 - Proposed Cost of Construction \(Ecotainer\)](#)

[Exhibit 6 - Current Photos - Renderings](#)

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

AGENDA ITEMS MAY BE VIEWED AT THE OFFICE OF THE CITY CLERK, 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 CITY CLERK AT 954-457-1340. A COMPLETE AGENDA PACKET IS ALSO AVAILABLE ON THE CITY WEBSITE AT [www.hallandalebeachfl.gov](http://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.

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
- 3) In person at the Cultural Center.

Virtual Participation: 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 one (1) hour before subject meeting, voice messages will be played during the HBCRA Board of Directors meeting;
- 2) Pre-recorded Video/Audio Message: email an audio/video file to [HBCRAmeetings@cohb.org](mailto:HBCRAmeetings@cohb.org) no later than one (1) hour before subject meeting, audio/video messages will be played during the HBCRA Board of Directors meeting;
- 3) Written Comments: email a written message to [HBCRAmeetings@cohb.org](mailto:HBCRAmeetings@cohb.org) or via eComments at [www.cohb.org/agenda](http://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.