

City of Hallandale Beach

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



Meeting Agenda

Monday, September 13, 2021

5:30 PM

Commission Chambers

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

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. SOUTH BEACH WINE & FOOD FESTIVAL PRESENTATION. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [SOBEWFF Presentation](#)

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. AUGUST 2, 2021 SPECIAL HBCRA BOARD OF DIRECTORS EXECUTIVE SESSION MEETING.

Attachments: [20210802 - Draft Minutes](#)

- B. AUGUST 16, 2021 HBCRA BOARD OF DIRECTORS MEETING.

Attachments: [20210816 - 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- AUGUST (STAFF: EXECUTIVE DIRECTOR)

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

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AWARDED A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN AN AMOUNT NOT TO EXCEED \$100,000 TO HALLANDALE PLAZA LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH HALLANDALE PLAZA LLC; 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 - Commercial Façade Improvement Grant application](#)
[Exhibit 3 - Current site condition](#)
[Exhibit 4 - Renderings](#)
[Exhibit 5 - Proposed estimate](#)

10. AGENCY BUSINESS

- A. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENTS BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF INDIRECT AND DIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2021-2022; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Indirect ILA](#)
 [Exhibit 3 - Police SIU ILA](#)

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2021, AND ENDING ON SEPTEMBER 30, 2022 (FISCAL YEAR 2021-2022); APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE HBCRA FOR FISCAL YEAR 2021-2022; APPROVING THE FISCAL YEAR 2021-2022 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FISCAL YEAR 2021-2022 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)
 [Exhibit 1 - Resolution](#)
 [Exhibit 2 - Proposed FY 21-22 budget](#)
 [Exhibit 3 - HBCRA Finance Plan](#)
 [Exhibit 4 - FY 21-22 Budget Presentation](#)

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING A SETTLEMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND HBC MEDICAL HOLDINGS, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SETTLEMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE SETTLEMENT AGREEMENT; AUTHORIZING THE DISBURSEMENT OF THE SETTLEMENT FUNDS IN THE AMOUNT OF \$325,000; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

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

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.