

# **City of Hallandale Beach**

400 S. Federal Highway  
Hallandale Beach, FL 33009  
[www.cohb.org](http://www.cohb.org)



## **Meeting Agenda**

**Wednesday, May 19, 2021**

**5:35 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/hbvtv](http://www.cohb.org/hbvtv) 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**

**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 - APRIL. (STAFF: EXECUTIVE DIRECTOR)

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

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE RESCISSION OF THE AWARD OF RFP #FY2018-2019-CRA002 TO THE URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO RESCIND THE AWARD OF RFP #FY2018-2019-CRA002 TO THE URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Attachments: [Agenda Cover Memo](#)  
[Exhibit 1 - Resolution](#)  
[Exhibit 2 - UBLBC Request for Withdrawal](#)  
[Exhibit 3 - RFP FY 2018-2019-CRA002 Housing](#)

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND MEGA DEVELOPERS LLC AND A FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS ALLOWING MEGA DEVELOPERS, LLC TO USE THE PROPERTY AS A SINGLE-OWNER MULTI-FAMILY RESIDENTIAL DWELLING AND LEASE UNITS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND MEGA DEVELOPERS, LLC AND

A FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT AND THE FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT AND FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**

[Agenda Cover Memo](#)

[Exhibit 1 - Resolution](#)

[Exhibit 2 - Developers Agreement](#)

[Exhibit 3 - First Amendment to Development Agreement](#)

[Exhibit 4 - Second Amendment to Development Agreement](#)

[Exhibit 5 - Proposed Third Amendment to the Development Agreement](#)

[Exhibit 6 - Proposed First Amendment to Declaration of Restrictive Covenants](#)

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AWARDED RFP #FY2020-2021-CRA004 AND PRE-QUALIFYING THE FOLLOWING SIX (6) FIRMS FOR A PERIOD OF SIX (6) YEARS FROM THE EFFECTIVE DATE OF THIS RESOLUTION: ALL COUNTIES PAINTING, LLC, CHURCHILL'S CONSTRUCTION COMPANY, INC., COLOR ENTERPRISES LLC, GRECO INTERNATIONAL CORPORATION, J.I.J. CONSTRUCTION CORP., AND ROOF PAINTING BY HARTZELL, INC. FOR PAINTING AND MINOR FASCIA BOARD REPAIRS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH ALL COUNTIES PAINTING, LLC, CHURCHILL'S CONSTRUCTION COMPANY, INC., COLOR ENTERPRISES LLC, GRECO INTERNATIONAL CORPORATION, J.I.J. CONSTRUCTION CORP., AND ROOF PAINTING BY HARTZELL, INC. FOR AN AMOUNT NOT TO EXCEED \$50,000 PER FISCAL YEAR PER EACH FIRM; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
                              [Exhibit 1 - Resolution](#)  
                              [Exhibit 2 - RFP # FY 2020-2021-CRA004 Pre-Qualification of Firms for Painti](#)

- E.                    A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO REJECT THE PROPOSALS RECEIVED PURSUANT TO BID #FY2020-2021-CRA003 OFF STREET SUSTAINABLE SURFACE PARKING FACILITY; AUTHORIZING THE EXECUTIVE DIRECTOR TO RE-ADVERTISE BID #FY2020-2021-CRA003; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
                              [Exhibit 1 - Resolution](#)  
                              [Exhibit 2 - BID FY # 2020-2021-CRA003](#)  
                              [Exhibit 3 - Procurement Memo Award Information Memorandum](#)

#### **10. AGENCY BUSINESS**

- A.                    SOLARIS PROJECT UPDATE. (STAFF: EXECUTIVE DIRECTOR)

**Attachments:**     [Agenda Cover Memo](#)  
                              [Exhibit 1 - Project Information](#)  
                              [Exhibit 2 - Project 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.