



# City of Hallandale Beach HBCRA Board of Directors Meeting

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

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 Zelkowitz  
HBCRA Secretary Jenorgen M.  
Guillen, CMC

## Meeting Minutes

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Wednesday, August 24, 2022

5:30 PM

Commission Chambers

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### 1. CALL TO ORDER

*The meeting was called to order by Chair Joy F. Cooper at 5:34 PM.*

### 2. ROLL CALL

**Present** 3 - Chair Joy F. Cooper, Vice Chair Mike Butler, and Director Sabrina Javellana

**Present (via phone)** 1 - Director Anabelle Lima-Taub

**Absent** 1 - Director Michele Lazarow

*Executive Director Dr. Jeremy Earle, Attorney Barbara J. Riesberg and HBCRA Attorney Steven W. Zelkowitz (via telephone) were present.*

### 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)

*No public participation.*

### 6. PRESENTATIONS

#### A. PAL PRESENTATION. (STAFF: EXECUTIVE DIRECTOR)

*Executive Director Dr. Jeremy Earle provided an overview of the item and presented PAL with a presentation.*

#### B. PROPOSED BUDGET WORKSHOP. (STAFF: EXECUTIVE DIRECTOR)

*Executive Director Dr. Jeremy Earle, Deputy Executive Director Faith Phinn, Residential Programs Manager Lovern Parks, and Economic Development Coordinator Megan Gamwell, provided an overview of the item and answered questions posed by the Board of Directors.*

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

A. DIRECTOR JAVELLANA

*No communication.*

B. DIRECTOR LAZAROW

*Absent.*

C. DIRECTOR LIMA-TAUB

*No communication*

D. VICE CHAIR BUTLER

*No communication*

E. CHAIR COOPER

*Provided a verbal report.*

8. **APPROVAL OF DRAFT MINUTES**

A. MAY 16, 2022 HBCRA BOARD OF DIRECTORS MEETING.

**A motion was made by Director Javellana, seconded by Chair Cooper, that this Minutes be approved. The motion carried by the following vote:**

**Ayes:** 4 - Chair Cooper, Vice Chair Butler, Director Javellana and Director Lima-Taub

**Nays:** 0

**Absent:** 1 - Director Lazarow

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 motion was made by Director Javellana, seconded by Chair Cooper, to approve the Consent Agenda excluding item #9D. The motion carried by the following vote:**

**Ayes:** 4 - Chair Cooper, Vice Chair Butler, Director Javellana and Director Lima-Taub

**Nays:** 0

**Absent:** 1 - Director Lazarow

- A. MONTHLY FINANCIAL REPORT - MAY 2022 (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- B. MONTHLY FINANCIAL REPORT - JUNE 2022 (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- C. MONTHLY FINANCIAL REPORT - JULY 2022 (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE FIRST AMENDMENT TO INTERLOCAL SERVICES AGREEMENT (DIRECT COSTS – COMMUNITY POLICING INNOVATIONS) FISCAL YEAR 2021-2022; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO INTERLOCAL SERVICES AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE FIRST AMENDMENT TO INTERLOCAL SERVICES AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**A motion was made by Chair Cooper, seconded by Director Javellana, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** 3 - Chair Cooper, Vice Chair Butler and Director Lima-Taub

**Nayes:** 1 - Director Javellana

**Absent:** 1 - Director Lazarow

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AGREEMENT WITH LAMBERT ADVISORY LLC FOR A COMPREHENSIVE UPDATE OF THE HALLANDALE BEACH ECONOMIC DEVELOPMENT STRATEGY AND STUDY IN AN AMOUNT NOT EXCEED \$48,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH LAMBERT ADVISORY LLC FOR AN AMOUNT NOT TO EXCEED \$48,000; 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)

**Approved under Consent Agenda**

- F. FILM INCENTIVE PROGRAM UPDATE (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- G. 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 \$22,800 AND A COMMERCIAL INTERIOR RENOVATION GRANT IN AN AMOUNT NOT TO EXCEED \$17,100 TO 805 SE 1 AVE, LLC; APPROVING THE GRANT AGREEMENT AND MEMORANDUM OF GRANT AGREEMENT WITH 805 SE 1 AVE, LLC AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND MEMORANDUM OF GRANT AGREEMENT WITH 805 SE 1 AVE, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- H. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AWARDED A COMMERCIAL BUSINESS GRANT IN AN AMOUNT NOT TO EXCEED \$100,000 TO URBALO LLC.; APPROVING THE GRANT AGREEMENT AND MEMORANDUM OF GRANT AGREEMENT WITH URBALO LLC.; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND MEMORANDUM OF GRANT AGREEMENT WITH URBALO LLC.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

**10. AGENCY BUSINESS**

- A. 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 \$350,000 FOR THE REDEVELOPMENT OF A SEVEN UNIT PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT KNOWN AS JOHNSON APARTMENTS LOCATED AT 1045 NW 7TH COURT, 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 REDEVELOPMENT OF THE SEVEN UNIT PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT IN AN

AMOUNT NOT-TO-EXCEED \$350,000; 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)

**A motion was made by Vice Chair Butler, seconded by Director Javellana, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** 4 - Chair Cooper, Vice Chair Butler, Director Javellana and Director Lima-Taub

**Nays:** 0

**Absent:** 1 - Director Lazarow

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, DECLARING A UNIQUE CIRCUMSTANCE PURSUANT TO SECTION 23-8(5) OF THE HALLANDALE BEACH PROCUREMENT CODE AND WAIVING COMPETITIVE BIDDING FOR THE CONSTRUCTION BY ZIP MODULAR LLC OF FIVE SINGLE FAMILY HOMES IN THE COMMUNITY REDEVELOPMENT AREA; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH ZIP MODULAR LLC SUBJECT TO THE APPROVAL OF THE BOARD OF DIRECTORS AT A FUTURE HBCRA BOARD MEETING; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**A motion was made by Director Javellana, seconded by Vice Chair Butler, that this Resolution be approved. The motion carried by the following vote:**

**Ayes:** 4 - Chair Cooper, Vice Chair Butler, Director Javellana and Director Lima-Taub

**Nays:** 0

**Absent:** 1 - Director Lazarow

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE RENT STABILIZATION PROGRAM; ALLOCATING \$1,000,000 TO THE RENT STABILIZATION PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE RENT STABILIZATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**A motion was made by Vice Chair Butler, seconded by Director Lima-Taub, that**

**this Resolution be approved as amended. The motion carried by the following vote:**

**Ayes:** 4 - Chair Cooper, Vice Chair Butler, Director Javellana and Director Lima-Taub

**Nayes:** 0

**Absent:** 1 - Director Lazarow

**11. HBCRA ATTORNEY COMMUNICATIONS**

*No communication.*

**12. EXECUTIVE DIRECTOR COMMUNICATIONS**

*No communication*

**13. ADJOURN**

*There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 6:53 PM.*

*(Note for the record: The Minutes are not a verbatim transcript of the meeting. A copy of the audio/video recording is available for public inspection at the HBCRA Secretary's Office/Legistar until the time of disposition in accordance with the Records Disposition and other Public Records Law.)*

RESPECTFULLY SUBMITTED BY:

ATTEST:

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Joy F. Cooper, Chair

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Jenorgen M. Guillen,  
HBCRA Secretary

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Adopted Date