



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

Monday, October 17, 2022

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Vice Chair Mike Butler at 5:37 PM.

2. ROLL CALL

Present 3 - Vice Chair Mike Butler, Director Michele Lazarow, Director Anabelle Lima-Taub.

Absent 2 - Chair Joy F. Cooper and Director Sabrina Javellana

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. DISTRICT 8 - REBRANDING MARKETING PRESENTATION (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Vice Chair Lima-Taub, seconded by Director Lazarow, to approve the District 8 Rebranding Marketing presentation. The motion carried by the following vote:

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

Nays: 0

Absent: 2 - Chair Cooper and Director Javellana

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR JAVELLANA

Absent

B. DIRECTOR LAZAROW

No communication.

C. DIRECTOR LIMA-TAUB

No communication.

D. VICE CHAIR BUTLER

No communication.

E. CHAIR COOPER

Absent

8. APPROVAL OF DRAFT MINUTES

A. SEPTEMBER 28, 2022 SPECIAL HBCRA BOARD OF DIRECTORS MEETING.

A motion was made by Director Lazarow, seconded by Vice Chair Lima-Taub, to approve the Minutes as presented. The motion carried by the following vote:

Ayes: 3 - Vice Chair Butler, Director Lazarow, Director Lima-Taub

Nayes: 0

Absent: 2 - Chair Cooper and Director Javellana

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 Lazarow, seconded by Director Lima-Taub, to approve Consent Agenda as presented. The motion carried by the following vote:

Ayes: 3 - Vice Chair Butler, Director Lazarow, Director Lima-Taub

Nayes: 0

Absent: 2 - Chair Cooper and Director Javellana

- A. 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 STEELHOMES MODULAR CORP OF FOUR SINGLE FAMILY UNITS AND ONE MULTI-FAMILY DUPLEX UNIT IN THE COMMUNITY REDEVELOPMENT AREA FOR AN AMOUNT NOT TO EXCEED \$1,939,048; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH STEELHOMES MODULAR CORP FOR THE CONSTRUCTION OF FOUR SINGLE FAMILY UNITS AND ONE MULTI-FAMILY DUPLEX UNIT IN THE COMMUNITY REDEVELOPMENT AREA FOR AN AMOUNT NOT TO EXCEED \$1,939,048; 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)

This Resolution was Approved under Consent Agenda

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE RESCISSION OF (A) THE APPROVAL OF THE CONSTRUCTION BY ZIP MODULAR LLC OF FIVE SINGLE FAMILY HOMES IN THE COMMUNITY REDEVELOPMENT AREA ON A TURN KEY BASIS AND (B) THE AUTHORIZATION TO THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH ZIP MODULAR HOMES LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO RESCIND (A) THE APPROVAL OF THE CONSTRUCTION BY ZIP MODULAR LLC OF FIVE SINGLE FAMILY HOMES IN THE COMMUNITY REDEVELOPMENT AREA ON A TURN KEY BASIS AND (B) THE AUTHORIZATION TO THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH ZIP MODULAR HOMES LLC; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES CONSISTING OF THE FUNDING FOR AN ADDITIONAL FULL-TIME CODE COMPLIANCE SPECIALIST TO THE CITY FROM THE HBCRA FOR FISCAL YEAR 2022-2023 IN AN AMOUNT NOT TO EXCEED \$96,747.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS

NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (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 INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF INDIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2022-2023 IN AN AMOUNT NOT TO EXCEED \$347,882.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF INDIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2022-2023 IN AN AMOUNT NOT TO EXCEED \$347,882.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES CONSISTING OF COMMUNITY POLICING INNOVATIONS BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2022-2023 IN AN AMOUNT NOT TO EXCEED \$1,716,971; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE EACH, FLORIDA, APPROVING A ONE-TIME EXCEPTION TO THE COMMERCIAL FAÇADE IMPROVEMENT GRANT PROGRAM FOR THE FUNDING OF \$235,000 TO DALUKI LLC ON 90/10 MATCH INSTEAD OF AN 80/20 MATCH, AS WELL AS WAIVING THE

REQUIREMENT FOR THREE QUOTES TO BE SUBMITTED FOR A GENERAL CONTRACTOR AND ACCEPT THE TWO QUOTES THAT WERE SUBMITTED BY THE APPLICANT FOR AN EXTENSIVE FAÇADE RENOVATION THE PROPERTIES LOCATED AT 205-209 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA 33009; APPROVING THE GRANT AGREEMENT AND MEMORANDUM OF GRANT AGREEMENT WITH DALUKI LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT AND MEMORANDUM OF GRANT AGREEMENT WITH DALUKI 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

- G. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE AMENDMENT TO THE LEASE AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND FLORIDA EAST COAST RAILWAY TO ADD ADDITIONAL PROPERTY WITH AN ADDITIONAL PRORATED RENT OF \$9,000 PLUS AN ADDITIONAL \$1,500 IN ADMINISTRATIVE FEES TO THE FEC FROM NOVEMBER 1, 2022 TO JANUARY 31, 2023, AND THEN AN ANNUAL RENT OF \$93,555 WITH A 5% ANNUAL INCREASE UNTIL THE SUNSET OF THE HBCRA; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AMENDMENT TO THE LEASE AGREEMENT WITH FLORIDA EAST COAST RAILWAY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT TO THE LEASE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AMENDMENT TO THE LEASE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

10. AGENCY BUSINESS

- A. CMAR UPDATE (STAFF: EXECUTIVE DIRECTOR)

Executive Director Dr. Jeremy Earle and Project Manager Kenneth Bowe provided an overview of the item and answered questions posed by the Board of Directors.

- B. 2022 ANNUAL QUADRANT SAFETY BOARD REPORT. (STAFF: POLICE CHIEF)

HBCRA Quadrant Safety Board Liaison, Deputy Police Chief Thouez, provided an overview of the item and answered questions posed by the Board of Directors.

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz had no communications.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

A. LOOKBOOK (STAFF: EXECUTIVE DIRECTOR)

Executive Director Dr. Jeremy Earle provided an overview of the item and answered questions posed by the Board of Directors.

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 6:17 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:

Joy F. Cooper, Chair

Jenorgen M. Guillen,
HBCRA Secretary

Adopted Date