



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 Anabelle Lima-Taub
Director Joy D. Adams
Director Mike Butler
Director Michele Lazarow

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

Meeting Minutes

Wednesday, April 19, 2023

5:00 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Vice Chair Anabelle Lima-Taub at 5:02 PM.

2. ROLL CALL

Present 3 - Vice Chair Anabelle Lima-Taub, Director Joy D. Adams, and Director Mike Butler

Absent 1 - Chair Joy F. Cooper

Via Phone 1 - Director Michele Lazarow

Executive Director Dr. Jeremy Earle and HBCRA Attorney Steven Zelkowitz were also present.

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

A motion was made by Director Butler, seconded by Vice Chair Lima-Taub, to defer Item 9A. The motion carried with the following vote:

Ayes: 4 - Vice Chair Lima-Taub, Director Adams, Director Butler, and Director Lazarow

Nays: 0

Absent: 1 - Chair Cooper

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

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR ADAMS

No communication.

B. DIRECTOR BUTLER

No communication.

C. DIRECTOR LAZAROW

No communication.

D. VICE CHAIR LIMA-TAUB

Provided a verbal report.

E. CHAIR COOPER

Absent

8. APPROVAL OF DRAFT MINUTES

A. MARCH 15, 2023 HBCRA BOARD OF DIRECTORS MEETING.

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

Ayes: 4 - Vice Chair Lima-Taub, Director Adams, Director Butler, and Director Lazarow

Nayes: 0

Absent: 1 - Chair Cooper

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 Butler, seconded by Director Lazarow, to approve the amended Consent Agenda. The motion carried by the following vote:

Ayes: 4 - Vice Chair Lima-Taub, Director Adams, Director Butler, and Director Lazarow

Nayes: 0

Absent: 1 - Chair Cooper

- A. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 1016-1018 S.W. 8TH STREET, HALLANDALE BEACH, FLORIDA 33009 FROM DINORA BARBOSA FOR A PURCHASE PRICE OF \$655,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT AND ADDENDA FOR THE PURCHASE OF THE PROPERTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS, AS WELL AS THE EXECUTION AND DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Director Butler, seconded by Vice Chair Lima-Taub, that this Resolution be deferred. The motion carried by the following vote:

Ayes: 4 - Vice Chair Lima-Taub, Director Adams, Director Butler, and Director Lazarow

Nayes: 0

Absent: 1 - Chair Cooper

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A PURCHASE ORDER CHANGE ORDER TO PURCHASE ORDER 20230731 ISSUED TO ROBERT HALF INTERNATIONAL, INC. IN THE AMOUNT OF \$50,000 THEREBY INCREASING PURCHASE ORDER 20230731 FROM \$25,000 TO \$75,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE PURCHASE ORDER CHANGE ORDER TO PURCHASE ORDER 20230731 ISSUED TO ROBERT HALF INTERNATIONAL, INC. IN THE AMOUNT OF \$50,000; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A FIRST AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND HALLANDALE PLAZA LLC TO PROVIDE HALLANDALE 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)

Approved under Consent Agenda

10. AGENCY BUSINESS

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven W. Zelkowitz provided a verbal report.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle had no communications.

13. ADJOURN

There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 5:11 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 Guillen,
HBCRA Secretary

Adopted Date