



City of Hallandale Beach Community Redevelopment Agency

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

Chair Joy F. Cooper
Vice Chair Keith S. London
Director Michele Lazarow
Director Anthony A. Sanders
Director Anabelle Taub

Executive Director Roger M. Carlton
HBCRA Attorney Steven W. Zelkowitz
Clerk to the Board Mario Bataille, CMC

Meeting Minutes

Monday, February 13, 2017

6:05 PM

Commission Chambers

1. CALL TO ORDER

Chair Cooper called the meeting to order at 7:43 PM.

2. ROLL CALL

Present 5 - Chairperson Joy F. Cooper, Vice Chair Keith S. London, Director Michele Lazarow, Director Anthony Sanders, and Director Anabelle Taub

Executive Director Carlton and HBCRA Attorney Zelkowitz were also present.

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

City Clerk Bataille informed the Board of the supplemental agenda pending approval into the Order of Business in addition to Item 10B to be heard after Item 10C (Supplemental Agenda # 1), as per the firm's request.

A motion was made by Vice Chair Keith S. London , seconded by Director Anabelle Taub, to approve the Order of Business as amended. The motion carried by a 4-0 Voice Vote. Director Lazarow was not present.

5. PUBLIC PARTICIPATION - Items not on the agenda (Speakers must sign-in with the Clerk prior to the start of the meeting)

There were no speakers.

6. PRESENTATIONS

There were no presentations.

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR LAZAROW

No Communications.

B. DIRECTOR SANDERS

No Communications.

C. DIRECTOR TAUB

No Communications.

D. VICE CHAIR LONDON

Responding to Vice Chair London's inquiry with respect to the timeline of the Foster Dixie item, Attorney Zelkowitz mentioned February 10, 2017 was the deadline for the three proposers to submit their best and final offers and the next step is to coordinate a meeting with the selection committee to present and select a developer for the site. Vice Chair London requested Attorney Zelkowitz provide the aforesaid update in writing to the Board of Directors.

Responding to Vice Chair London's inquiry with respect to HBC Medical Center, Attorney Zelkowitz informed the project is not meeting the timeline.

Vice Chair London requested staff to bring forth an agenda item on the HBC Medical development project and a separate item on NK Ventures to discuss the consultant's work product.

E. CHAIR COOPER

Responding to Chair Cooper's inquiry regarding the joint local government/CRA tri-rail coastal link grant opportunity, Executive Director Carlton stated staff is working on the grant application.

8. APPROVAL OF DRAFT MINUTES

None

9. CONSENT AGENDA

None

10. AGENCY BUSINESS

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE EFFECTIVE DATE FOR THE DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND DONALDSON-WEST VENTURE, LLC; AUTHORIZING THE

EXECUTIVE DIRECTOR TO EXECUTE AN AMENDMENT TO THE DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.
(STAFF: EXECUTIVE DIRECTOR)

Chair Cooper recessed the meeting at 8:20 PM.

Chair Cooper reconvened the meeting at 11:15 PM.

City Clerk Bataille introduced the item.

Deputy City Manager Rafols provided a brief overview of the item.

Director Lazarow proposed for staff to review the Community Benefit Plan (CBP) for this particular item to help the associated vendors achieve their goal.

Responding to Chair Cooper's inquiry with respect to the level of flexibility for the CBP, Executive Director Carlton clarified the CBP for this item will be reviewed and brought forth for Board consideration.

Attorney Zelkowitz stated the importance of adding language to the development agreement to reflect "failure to achieve the CBP is not a default rather the vendor is to work with staff to achieve their goal."

Executive Director Carlton stated when an effective date of a contract is changed, any established timeline relevant to the contract is subsequently tolled to the new effective date.

Mr. Kevin Hanna, Donaldson-West Venture, LLC. Principal, mentioned the construction loan commitment might be revoked by their financial institution due to the absence of a development agreement effective date.

Responding to Chair Cooper's question, Attorney Zelkowitz clarified the development agreement requires a payment and performance bond in addition to a completion guarantee.

There being no further discussion, Chair Cooper called the question.

A motion was made by Director Lazarow, seconded by Director Taub, that this Resolution be approved, thereby setting February 13, 2017 as the effective date for the development agreement, to include language in the development agreement stating failure to achieve the Community Benefit Plan is not a default rather the vendor will work with staff, and for a comprehensive review of the Community Benefit Plan component of the Development Agreement be conducted by staff and for it to be brought forth for Board consideration at a future meeting. The motion carried by the following vote:

Ayes: 5 - Chairperson Cooper, Vice Chair London, Director Lazarow, Director Sanders and Director Taub

Nays: 0

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND AFFINITY CONSULTING GROUP FOR GRANT MONITORING SERVICES; AUTHORIZING THE ISSUANCE OF A PURCHASE ORDER IN THE AMOUNT OF \$20,000 FOR PARTIAL PAYMENT OF THE FEE TO AFFINITY CONSULTING GROUP; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND AFFINITY CONSULTING GROUP FOR GRANT MONITORING SERVICES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

City Clerk Bataille introduced the item.

Deputy City Manager Rafols provided a brief overview of the item.

Vice Chair London stated a review of the Community Partnership Grants is warranted.

There being no further discussion, Chair Cooper called the question.

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

Ayes: 5 - Chairperson Cooper, Vice Chair London, Director Lazarow, Director Sanders and Director Taub

Nays: 0

DISCUSSION OF PROPOSED SCOPE OF SERVICES FOR THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY (HBCRA) FORENSIC AUDIT. (STAFF: EXECUTIVE DIRECTOR)

City Clerk Bataille introduced the item.

Deputy City Manager Nydia Rafols provided a brief overview and answered questions posed by the Board.

Mr. Stanley Foodman, CPA provided an overview of the proposed scope of services.

Attorney Zelkowitz suggested the audit include the inspection of City records as it relates to the transfer of approximately \$12.3 million from the City to the HBCRA as well \$4.9 million from the HBCRA back to the City. He further recommended the audit include the HBCRA Trust Fund and how the figures arose.

Mr. Foodman clarified the audit may require an extension of scope; he also suggested, for purposes of objectivity and efficiency, for all communication requests be made through Chief Financial Officer Lucia.

Responding to Chair Cooper's question, Executive Director Carlton clarified the purpose of establishing an Audit Committee, as recommended by Mr. Foodman, is for the members to help select an audit firm.

Responding to Vice Chair London's question, Mr. Foodman stated it would take him approximately 30-45 days to complete Phase I of the Scope of Work if the City Commission approves a motion to commence work at today's meeting.

Executive Director Carlton clarified if he needs to exceed the estimated cost of \$17,000 to meet the timeline, he will bring forth an agenda item explaining the increase. Nevertheless, he asserted the cost will not exceed his \$25,000 threshold.

Csaba Kulin itemized areas he would like to be taken into consideration during the audit, such as the disposal of property according to HBCRA regulations, the various HBCRA loans and grants, and financial reporting.

There being no further discussion, Chair Cooper called the question.

A motion was made by Vice Chair London, seconded by Director Lazarow, to engage the services of Foodman & Associates, PA in the completion of Phase I as presented. The motion carried by the following vote:

Ayes: 5 - Chairperson Cooper, Vice Chair London, Director Lazarow, Director Sanders and Director Taub

Nays: 0

11. INFORMATIONAL ITEM - No Action Required

A. Monthly Financial Report - January 2017

12. HBCRA ATTORNEY COMMUNICATIONS

No Communications.

13. EXECUTIVE DIRECTOR COMMUNICATIONS

No Communications.

14. ADJOURN

There being no further business, Chair Cooper adjourned the meeting at 11:41 PM.