



# 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 Anabelle Taub

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

## Meeting Minutes

---

Wednesday, August 2, 2017

8:00 PM

Commission Chambers

---

### **Special Meeting**

#### **1. CALL TO ORDER**

*Chair Cooper called the meeting to order at 9:00 PM.*

#### **2. ROLL CALL**

**Present** 4 - Chairperson Joy F. Cooper, Vice Chair Keith S. London, Director Michele Lazarow, and Director Anabelle Taub

**Absent** 1 - Director Anthony Sanders

#### **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 comments.*

#### **6. PRESENTATIONS**

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

##### **A. DIRECTOR LAZAROW**

*No communications.*

##### **B. DIRECTOR SANDERS**

*Absent.*

##### **C. DIRECTOR TAUB**

*No communications.*

##### **D. VICE CHAIR LONDON**

*No communications.*

**E. CHAIR COOPER**

*Chair Cooper indicated that Hallandale Beach was recognized as one of three cities among the County's Age Friendly communities that participated in the Complete Streets Launch Anticipates Transformation on the Community News.*

*Mayor Cooper shared an application for American Small Business to develop a satellite network for communities and small business development.*

*Executive Director Carlton advised he would look into it.*

**8. CONSENT AGENDA****9. AGENCY BUSINESS**

- A. TERMINATION OF DEVELOPMENT AGREEMENT BETWEEN HBC MEDICAL HOLDINGS, LLC AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY. (STAFF: EXECUTIVE DIRECTOR)

*City Clerk Bataille introduced the Item.*

*Answering a question posed by Chair Cooper, Attorney Zelkowitz advised the Board on why no backup information was included with the Item.*

*Chair Cooper spoke in opposition of terminating the development agreement.*

*Chair Cooper opened the floor for public comments.*

*Julia Rogers, Hallandale Beach, FL, expressed concerns with terminating the development agreement due to the lack of access to quality healthcare services in the northwest and southwest communities.*

*Hubert Jackson, Hallandale Beach, FL, spoke in opposition of terminating the development agreement as he felt there is a great need for a medical center in the Community.*

*Jonathan Stable, representative of HBC Medical Holdings, LLC, explained that HBC Medical Holdings, LLC is ready, willing and able to continue with- finish the project and open it to the Community. In addition, Mr. Stable indicated that HBC Medical Holdings, LLC has performed under the development agreement thus far, it is not in default, and wants to complete the medical center.*

*There being no further comments from the public, Chair Cooper closed the floor.*

*A motion was made by Vice Chair London, seconded by Director Lazarow, to terminate the development agreement based on the default explained by the CRA Attorney and the Executive Director.*

*Chair Cooper expressed concerns with not scheduling this at the Regular HBCRA meeting.*

*Answering questions posed by Chair Cooper, Attorney Zelkowitz advised that the outstanding item relates to the lease agreement and the fulfillment of the minimum leasing requirement under the second amended and reinstated development agreement. It is one of the items required to be fulfilled to the satisfaction of the CRA for the land to be conveyed to the developer. In addition, Attorney Zelkowitz indicated that there is a restrictive covenant placed on the property and it requires that the site plan remain the same for 15 year and the use remain the same for 15 years and there are certain prohibitive uses as well.*

*Chair Cooper indicated she will be voting "No" on the motion and called the Question.*

**A motion was made by Vice Chair London, seconded by Director Lazarow, to terminate the development agreement based on the default explained by the CRA Attorney and the Executive Director. The motion carried by the following vote:**

**Ayes:** 3 - Vice Chair London, Director Lazarow and Director Taub

**Nays:** 1 - Chairperson Cooper

**Absent:** 1 - Director Sanders

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AN AUTHORIZING RESOLUTION FOR IDLE FUNDS TO BE INVESTED BY THE STATE BOARD OF ADMINISTRATION UNDER THE FLORIDA PRIME ACCOUNT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*City Clerk Bataille introduced the Item.*

*Celeste Lucia, Finance Director, provided an overview of the Item and answered questions posed by the Board.*

*Chair Cooper commended staff and Executive Director Carlton for bringing this item forward.*

*Vice Chair London stated this is great work and we are more concerned about the principal than the interest. He recommended perhaps PFM Asset Management LLC can be taken out of the management fee if we are getting similar rates.*

*Ms. Lucia stated we are doing better on short-term funds with State Board of Administration (SBA) and PFM investments are doing better on long-term funds.*

**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:** 4 - Chair Cooper, Vice Chair London, Director Lazarow and Director Taub

**Nays:** 0

**Absent:** 1 - Director Sanders

#### **10. HBCRA ATTORNEY COMMUNICATIONS**

*No communication.*

#### **11. EXECUTIVE DIRECTOR COMMUNICATIONS**

##### **A. MONTHLY FINANCIAL REPORT**

*Answering a question posed by Chair Cooper, CRA Fiscal Operations Manager, Nickens Remy, explained that he is working on many the 29 loans that are 90 days past due so they can be written off as majority of the loans are in foreclosure and must be written off the loan portfolio.*

*Executive Director Carlton advised that there would be a report soon for approval of the write-offs.*

*Addressing a concern raised by Vice Mayor London, Community Redevelopment Specialist, Lover Sparks, explained the process in place to vet the applicants for CRA loans.*

*Director Taub commented on the stellar team in the CRA Department and thanked them for their guidance.*

#### **12. ADJOURN**

*There being no further business, the meeting was adjourned at 9:45 P.M.*