



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

Monday, December 18, 2017

6:05 PM

1. CALL TO ORDER

Chair Cooper called the meeting to order at 8:40 PM.

2. ROLL CALL

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

Executive Director Roger M. Carlton and HBCRA Attorney Steven Zelkowitz were also 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)

None.

6. PRESENTATIONS

None.

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. VICE CHAIR LONDON

Answering a question posed by Vice Chair London, Assistant City Manager, Dr. Jeremy Earle, indicated a complete update on the Hallandale Commons project will be provided at a future HBCRA meeting.

Answering a question posed by Vice Chair London, Development Services Director Keven Klopp detailed the Business Tax Receipt licensing and enforcing process.

B. CHAIR COOPER

Chair Cooper spoke on Affordable Housing issues and indicated she is looking forward to discussing this matter in detail in a future meeting.

Chair Cooper referenced the CRA-owned property on Ansin Blvd. and requested a future Agenda Item to discuss utilizing the property as a recycling center. Executive Director Carlton clarified the property was owned by the City, not the CRA. Chair Cooper requested documents showing the property being transferred over to the City as it was purchased with CRA funds.

C. DIRECTOR LAZAROW

No communication.

D. DIRECTOR TAUB

No communication.

8. APPROVAL OF DRAFT MINUTES

A. NOVEMBER 13, 2017 HBCRA BOARD OF DIRECTORS MEETING DRAFT MINUTES.

A motion was made by Director Lazarow, seconded by Director Taub, that these Minutes be approved. The motion carried by a unanimous vote.

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

Nays: 0

9. CONSENT AGENDA

None

10. AGENCY BUSINESS

A. MODPOD UNSOLICITED PROPOSAL UPDATE. (STAFF: EXECUTIVE DIRECTOR)

HBCRA Board Clerk Bataille introduced the Item.

Executive Director Carlton provided a brief overview on staff's recommendation to not move forward with the project.

Answering a question posed by Director Taub, Assistant City Manager, Dr. Jeremy Earle, and Development Services Director, Keven Klopp, informed the Board on the reasons why Staff is not recommending approval of the proposed project, more particularly as it relates to the allowable density, setbacks, and parking for the proposed vacant lot.

Answering a question posed by Director Taub, Assistant City Manager Earle confirmed the proposed modular home concept is suitable for the City within a more adequate site.

Director Lazarow spoke in support of staff's recommendation and the ModPod concept.

Answering a question posed by Vice Chair London, Director Klopp indicated that a simple code revision to indicate that shipping containers can be used for permanent housing would allow similar projects to be permitted.

Chair Cooper recommended staff consider other opportunities for the vacant lot in question, including working with abutting property owners.

A motion was made by Vice Chair London, seconded by Director Lazarow, to rescind the Board's prior action on this proposal and return the deposit to the developer. The motion carried by a unanimous vote.

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

Nays: 0

B. FASHION ARTS AND DESIGN MURAL PROJECT UPDATE. (STAFF: EXECUTIVE DIRECTOR)

HBCRA Clerk Bataille introduced the Item.

Chair Cooper opened the floor for public comments.

Luciana Titkin, Hallandale Beach, FL, spoke in opposition of the Item and expressed concerns with the artist, hence her reason from opting out of the project.

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

Executive Director Carlton provided an overview of the Item and recommended the Board bring back this Item back for discussion at the next HBCRA Board of Directors Meeting in order for staff to provide a full report and recommendations on the Item.

Chair Cooper expressed concerns with the grant process and selection of the artist.

HBCRA Attorney Zelkowitz provided background information on the Item and clarified the artist selection process.

In addition, HBCRA Attorney Zelkowitz echoed Executive Director Carlton's

recommendation to bring the Item back on the next Board meeting in order to resolve the underlying issues being raised by the property owners.

Director Lazarow spoke in support of bringing back this Item at the next Board meeting.

Answering questions posed by Vice Chair London, HBCRA Attorney Zelkowitz explained the Mural License Agreements, selection of the artist, and the grant process.

Chair Cooper suggested reaching an agreement with the property owners rather than terminating the agreements.

A motion was made by Vice Chair London, seconded by Director Lazarow, to defer the item to the January 29, 2018 Board meeting. The motion carried by a unanimous vote.

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

Nays: 0

C. STATUS OF REDEVELOPMENT AGREEMENT. (STAFF: EXECUTIVE DIRECTOR)

HBCRA Clerk Bataille introduced the Item.

Executive Director Carlton briefed the Board on the Item.

There was no further discussion on this Item.

11. HBCRA ATTORNEY COMMUNICATIONS

No communication.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

No communication.

13. INFORMATIONAL ITEMS - No Action Required

A. MONTHLY FINANCIAL REPORT

HBCRA Clerk Bataille introduced the Item.

Consensus:

- To accept the Monthly Financial Report.

Answering a question posed by Chair Cooper, Executive Director Carlton provided an update on the CAFR and Forensic Audit Reports while indicating both reports will be provided as part of the January 29, 2018 Agenda.

14. ADJOURN

There being no business to discuss before the HBCRA Board, the meeting adjourned at 9:37 PM without opposition.