



# City of Hallandale Beach Community Redevelopment Agency

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

Acting 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

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Monday, January 29, 2018

6:05 PM

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### 1. CALL TO ORDER

*Acting Chair London called the meeting to order 7:21 PM.*

### 2. ROLL CALL

**Present** 3 - Acting Chair Keith S. London, Director Michele Lazarow, and Director Anabelle Taub

*Executive Director Roger M. Carlton and HBCRA Attorney Steven W. 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)

*Board Clerk Bataille noted there are speakers signed up for Items 10.A and 10.B.*

### 6. PRESENTATIONS

*None*

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

#### A. ACTING CHAIR LONDON

*No Communications*

#### B. DIRECTOR LAZAROW

*No Communications*

#### D. DIRECTOR TAUB

*No Communications*

**8. APPROVAL OF DRAFT MINUTES**

- A. DECEMBER 18, 2017 HBCRA BOARD OF DIRECTORS DRAFT MINUTES

*Board Clerk Bataille introduced the Item.*

**A motion was made by Director Lazarow, seconded by Director Taub, that these Minutes be approved. The motion carried by the following vote:**

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

**Nays:** 0

**9. CONSENT AGENDA**

**A motion was moved by Director Lazarow, seconded by Director Taub, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Nays:** 0

- A. MONTHLY FINANCIAL REPORT. (STAFF: EXECUTIVE DIRECTOR)

**This Item was approved on the Consent Agenda**

**10. AGENCY BUSINESS**

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, ICEBOX CAFÉ RE, LLC AND ICEBOX PANTRY RE, LLC; CONSENTING TO THE ASSIGNMENT OF THE DEVELOPMENT AGREEMENT FROM ICEBOX CAFÉ RE, LLC TO ICEBOX PANTRY RE, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*Board Clerk Bataille introduced the Item.*

*Acting Mayor London opened the floor for public comments.*

*Luciana Titkin, Hallandale Beach, FL, spoke in support of the Item and requested information on the project's estimated completion time.*

*There being no further public comments, Acting Mayor London closed the floor.*

*Executive Director Carlton briefed the Board on the Item.*

*Robert Siegmann, Managing Member of Icebox Cafe RE, LLC, provided an overview of the project plan.*

*Steve Sorensen, representing Icebox Cafe RE, LLC, thanked the Board and Staff for their continued support. Lastly, Mr. Sorensen added the goal is to complete the project and open for business by the end of 2018.*

*Answering a question posed by Director Taub, HBCRA Attorney Zelkowitz recommended approval of the amendment.*

*Answering a question posed by Acting Mayor London, Mr. Sorensen made it known the project is being phased in order to open for business sooner than later.*

*Answering a question posed by Acting Mayor London, Mr. Siegmann briefed the Board on the operational plan.*

*Acting Mayor London spoke in support of the Item.*

*Answering a question posed by Director Lazarow, Assistant City Manager Dr. Earle explained the change of Community Benefit Plan (CBP) associated with this project.*

*Director Lazarow spoke in support of the Item.*

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

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

**Nays:** 0

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE TERMINATION OF MURAL LICENSE AGREEMENT WITH ALAN WASSER, AS TRUSTEE OF THE ALAN WASSER REVOCABLE TRUST DATED AUGUST 12, 1999, AS AMENDED; THE TERMINATION OF MURAL LICENSE AGREEMENT WITH AARONSHOSH INVESTMENTS, LLC; AND THE AMENDED AND RESTATED MURAL LICENSE AGREEMENT WITH CACIKE INVESTMENTS LLC ALL WITH THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE

TERMINATIONS OF MURAL LICENSE AGREEMENT AND AMENDED AND RESTATED MURAL LICENSE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE TERMINATIONS OF MURAL LICENSE AGREEMENT AND AMENDED AND RESTATED MURAL LICENSE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*Board Clerk Bataille introduced the Item.*

*Acting Mayor London opened the floor for public comments.*

*Luciana Titkin, Hallandale Beach, FL, shared her concerns with the mural project, participation by the abutting property owners, and difficulties working with the artist.*

*Answering a question posed by Acting Mayor London, Ms. Titkin indicated she was not sure if she would like to continue to participate on the mural project.*

*Acting Chair London suggested Ms. Titkin listen to staff's presentation and decide on the continuance of her participation with the project after presentation.*

*Rob Raymond, Hallandale Beach, FL, expressed concerns on the mural project being a distraction to drivers.*

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

*Executive Director Carlton and HBCRA Attorney Zelkowitz provided background information and intent of the Item.*

*Answering a question posed by Acting Mayor London, Attorney Zelkowitz indicated the Board can separate the vote on the termination of the mural license agreements with all three property owners mentioned in the draft Resolution.*

*Answering a question posed by Acting Mayor London, Ms. Titkin questioned if she could utilize the material being purchased by the City with her own design of the mural on her property.*

*Acting Mayor London indicated the material has already been manufactured and awaiting delivery. Nonetheless, he is in support of the decision Ms. Titkin's makes regarding her participation.*

*Director Lazarow recalled a meeting with Ms. Titkin and Assistant City Manager Dr. Earle that she was in support of moving forward and supported moving forward with the Item.*

*Answering a question posed by Director Lazarow, Attorney Zelkowitz explained the Community Foundation of Broward for the Art of Community: The Engagement Challenge 2016 grant application and award process.*

*After further discussion on the Item, Ms. Titkin indicated she does not want to be part of the mural project.*

**A motion was moved by Director Lazarow, seconded by Director Taub, to approve the Termination of Mural License Agreement with Alan Wasser, as trustee of the Alan Wasser revocable trust dated August 12, 1999, as amended; the Termination of Mural License Agreement with Aaronshosh Investments, LLC. and authorize the Executive Director to execute said agreements. The motion carried by the following vote:**

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

**Nays:** 0

**A motion was moved by Director Lazarow, seconded by Director Taub, to authorize the Executive Director and HBCRA Attorney to draft and execute a Termination of Mural License Agreement with Cacike Investments LLC. The motion carried by the following vote:**

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

**Nays:** 0

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO EXCLUSIVE RIGHT OF SALE LISTING AGREEMENT BETWEEN PRIME REALTY ADVISORY GROUP, INC. AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO EXCLUSIVE RIGHT OF SALE LISTING AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE FIRST AMENDMENT TO EXCLUSIVE RIGHT OF SALE LISTING AGREEMENT; AND PROVIDING

AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*Board Clerk Bataille introduced the Item.*

*Executive Director Carlton provided an overview of the Item.*

*HBCRA Attorney Zelkowitz indicated the agreement has been amended to include a mutual right of termination for convenience.*

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

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

**Nays:** 0

#### **11. HBCRA ATTORNEY COMMUNICATIONS**

*No Communication.*

#### **12. EXECUTIVE DIRECTOR COMMUNICATIONS**

*Executive Director Carlton briefed the board on the Hurricane Mitigation program.*

A. Status Update on Hallandale Beach City Center

*Executive Director Carlton updated the Board on the Hallandale Beach City Center proposal.*

#### **13. ADJOURN**

*There being no further business to discuss before the HBCRA Board, meeting adjourned without opposition at 8:31 PM*