



City of Hallandale Beach Community Redevelopment Agency

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

Chair Keith S. London
Vice Chair Michele Lazarow
Director Rich Dally
Director Anabelle Taub

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

Meeting Minutes

Tuesday, February 20, 2018

6:05 PM

Commission Chambers

Organizational and Joint Special Meeting of the City Commission and HBCRA Board of Directors

1. CALL TO ORDER

Mayor London called the meeting to order at 6:45 PM

2. ROLL CALL

Present 4 - Mayor/Chair Keith S. London, Vice Mayor/Chair Michele Lazarow, Commissioner/Director Rich Dally, and Commissioner/Director Anabelle Taub

Commissioner/Director Taub was present at 6:59 PM.

City Manager/Executive Director Roger Carlton, City Attorney Jennifer Merino, and HBCRA Attorney Steven Zelkowitz were also present.

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

City Clerk Bataille advised the Commission and Board staff is pulling Item 12.F. from the Agenda.

Mayor London advised Item 5.A would be considered after presentations.

*Consensus -
Approve the Agenda as discussed.*

5. ORGANIZATIONAL ITEMS

A. A RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, FORMALLY APPOINTING ACTING

MAYOR KEITH LONDON TO THE SEAT OF MAYOR; FORMALLY APPOINTING RICHARD DALLY TO VACANT COMMISSION SEAT TWO; REPEALING RESOLUTION 2014-61 REGARDING PROCESS FOR FILLING 2014 VACANCY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY ATTORNEY)

City Clerk Bataille introduced the Item.

City Attorney Merino corrected the title advising that it should state "recognizing the appointment of" rather than "formally appointing." In addition, Attorney Merino provided an overview of the Item.

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

Ayes: 3 - Mayor London, Vice Mayor Lazarow and Commissioner Dally

Nays: 1 - Commissioner Taub

Beam Furr, Broward County Mayor, administered the Oath of Office to Appointed Commissioner Richard "Rich" Dally, Seat 1, Hallandale Beach City Commission.

Mario Bataille, City Clerk, administered the Oath of Office to Appointed Mayor Keith S. London, Hallandale Beach City Commission.

Mayor London and Commissioner Dally assumed their seats on the dais and made their remarks.

Answering a question posed by Mayor London, City Attorney Merino explained due to Mayor Joy Cooper's suspension by Governor Rick Scott and in accordance with the Charter, the remaining members of the Commission were required to appoint an individual to fill the vacancy within thirty days.

Furthermore, Attorney Merino advised that subsequent to the February 13, 2018, meeting, former Commissioner Leo Grachow emailed her indicating there was a subsequent Resolution adopting an appointment process. City Attorney Merino reviewed the subsequent resolution and determined that the Resolution was not a formal process but merely a template. City Attorney Merino elaborated Commissioner Dally's appointment was done in accordance with the Charter.

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

7. PRESENTATIONS

- A. PRESENTATION OF CITY OF HALLANDALE BEACH COMPREHENSIVE ANNUAL FINANCIAL REPORT (CAFR) FOR THE FISCAL YEAR ENDED SEPT. 30, 2016. (STAFF: CITY MANAGER AND EXECUTIVE DIRECTOR)

City Clerk Bataille introduced the Item.

City Manager Carlton provided an overview of the Item.

Responding to Mayor London's inquiry, City Manager Carlton stated CAFR covered fiscal year 2015/2016, beginning October 1, 2015, and concluded September 30, 2016.

Mayor London acknowledged that neither he nor Vice Mayor Lazarow voted in favor of the City or CRA budget during the period covered under CAFR.

Mayor London suggested for the Board to review the CAFR and requested concrete recommendations, in April, from the City Attorney's office and CRA Attorney explaining how the Board can make sure the finances and processes are correctly followed and how to make the CRA whole.

After further discussion, the following action was taken by the City Commission and HBCRA Board of Directors.

Consensus:

- Requested staff to provide recommendations for consideration in April regarding how the HBCRA Board can make sure the finances and processes are correctly followed and determination of funds owed to the CRA by the City.

- B. PRESENTATION ON COMMUNITY BENEFIT PLAN (CBP) NEEDS ASSESSMENT PRESENTATION. (STAFF: CITY MANAGER AND EXECUTIVE DIRECTOR)

City Clerk Bataille introduced the Item.

Teina M. Philips, Broward Regional Healthcare County Program Director (BRHBC), presented the Community Benefit Plan (CBP) Needs Assessment and answered question posed by the City Commission and HBCRA Board of Directors.

Assistant City Manager Dr. Jeremy Earle provided a brief update on the next steps to improve the CBP program.

After further discussion on the Item, no action was taken by the City Commission and HBCRA Board of Directors.

C. HBCRA FINANCIAL CONTROLS UPDATES. (STAFF: EXECUTIVE DIRECTOR)

City Clerk Bataille introduced the Item.

In response to Chair London, Assistant City Manager, Dr. Earle, advised since the CRA's inception, the agency has generated \$124.5 million dollars for tax increment financing (TIF).

Faith Phinn, Financial Management Analyst, and Nickens Remy, CRA Fiscal Operations Manager, delivered a presentation on CRA Financial Controls and answered questions posed by the Board.

Director Dally commended Assistant Manager Dr. Earle, Executive Director Carlton, and staff on their work and presentation.

Assistant City Manager Dr. Earle introduced new staff member, Mr. Richard Lendor, the CRA Construction Manager, who will be working on facades and residential/commercial programs.

Mayor London opened the floor for public comments.

Bonnie Smith, Hallandale Beach, FL, expressed concerns with HBCRA financial books not being properly kept in the past.

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

After further discussion, no action was taken by the Board on this Item.

8. COMMISSIONER/DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. COMMISSIONER/DIRECTOR TAUB

In response to Commissioner Taub's inquiry referencing an email from City of Sunrise Mayor Mike Kelly proposed Resolution on firearms, City Attorney Merino acknowledged receipt of the email and advised that she plans to place the Resolution on the Agenda for the March 5, 2018, Commission meeting.

B. VICE MAYOR/CHAIR LAZAROW

Vice Mayor Lazarow, in addressing the Parkland shooting, commented that residents have expressed interest in gun reform; however, the City has very little ability to

regulate gun control laws and encouraged residents to vote in local, state, and congressional elections.

C. COMMISSIONER/DIRECTOR DALLY

Commissioner Dally echoed Vice Mayor Lazarow and expressed condolences for the community and victims of the Parkland shooting.

Commissioner Dally announced that on February 23, 2018, Mayor Andrew Gillum, Candidate for Governor, would be at the Jim Ward Center in Plantation from 6pm-8pm.

Commissioner Dally advised that Congresswoman Debbie Wasserman Schultz is hosting an event on February 26, 2018, at 6pm at the Hallandale Beach Community Center, in celebration of Black History Month.

Commissioner Dally commented that the State Legislation passed legislation to remove the statue of confederate General Kirby Smith from the National Statuary Hall in the U.S. Capitol and would be replaced by Mary McLeod Bethune.

D. MAYOR/CHAIR LONDON

Mayor London echoed Vice Mayor Lazarow's sentiments encouraging residents to vote and presented a Miami Herald article titled, "Florida mayors can be fined \$5,000 if they enact stricter local rules on gun control."

Mayor London advised that he would like the Board to readdress the City Manager and City Attorney's contract in April.

Mayor London indicated that there was a Candidate Forum scheduled February 27, 2018, 6:30pm-9pm, at the Cultural Center.

9. APPROVAL OF DRAFT MINUTES

A. JANUARY 29, 2018 HBCRA BOARD OF DIRECTORS DRAFT MINUTES

City Clerk Bataille introduced the Item.

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

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

Nayes: 0

10. JOINT CITY AND AGENCY BUSINESS

- A. A JOINT RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING AND APPROVING COMMUNITY PARTNERSHIP GRANT GUIDELINES REVISIONS; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: HUMAN SERVICES DIRECTOR)

City Clerk Bataille introduced the item.

City Manager Roger Carlton provided an overview of the Item, requested for the Commission to adopt the Resolution, and answered questions posed by the Commission.

Director Beverly Sanders provided an overview of the Item and answered questions posed by the Commission.

In response to Mayor/Chair London's inquiry, Director Beverly Sanders advised that the Committee would be composed of a staff member from the Human Services Department, the City Manager's Office, the Budget and Finance office, the Procurement office, and a resident along with a subject matter expert. Director Beverly Sanders further elaborated that the Committee would meet quarterly to review program performance measures.

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

Ayes: 4 - Mayor/Chair London, Vice Mayor/Chair Lazarow,
Commissioner/Director Dally and Commissioner/Director Taub

Nayes: 0

11. CONSENT AGENDA

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

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

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

Nayes: 0

12. AGENCY BUSINESS

- A. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AND ADOPTING THE AMENDED AND RESTATED BY-LAWS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Clerk Bataille introduced the Item.

City Manager Roger Carlton provided an overview of the Item and recommended that the Board adopt the by-Laws with one-word change.

HBCRA Attorney Zelkowitz read the amended by-law into the record and answered questions posed by the Commission.

In response to Mayor London's inquiry, City Attorney Merino advised that the purpose for the change is to ensure that City Code and the City By-Law coincide.

In response to Chair London's inquiry, Assistant City Manager Dr. Earle noted that the previous by-laws did not clarify the procurement policy. The new policy will clarify spending authority and the City's ability to assist with the CRA's budget and finances. Moreover, it will allow the City to be in compliance with Florida Statute 163 and best practices.

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

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

Nays: 0

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REVISION OF THE COMMERCIAL INVESTMENT INCENTIVE POLICY AND TO MOVE AWAY FROM A SINGLE POLICY MANUAL FOR THE INDIVIDUAL COMMERCIAL INVESTMENT INCENTIVE POLICY AND, INSTEAD, COMBINE POLICIES AND APPLICATIONS INTO ONE DOCUMENT IN ORDER FOR APPLICANTS TO BETTER UNDERSTAND THE APPLICATION AND PROCESS; AND FOR STAFF TO BETTER MANAGE THE COMMERCIAL INVESTMENT INCENTIVE PROGRAMS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO

IMPLEMENT THE REVISED TERMS OF THE COMMERCIAL INVESTMENT INCENTIVE PROGRAMS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

City Clerk introduced the Item.

Assistant City Manager Dr. Earle provided an overview of the Item and answered questions posed by the Commission.

Chair London opened the floor for public comments.

Luciana Tipton, Hallandale Beach, FL, spoke in support of the Item and commended Assistant City Manager Dr. Earle and CRA staff.

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

Director Dally, inquired how a city generates revenue without raising taxes, expressed support of the item, and requested that a Trader Joe's be brought to the City.

Executive Director Carlton recommended approval of the Item.

In response to Chair London's inquiry, Executive Director Carlton confirmed that the City has a brownfield designated area.

Chair London spoke in support of the Item; however, noted that the City was being generous with the 90/10 grant incentive.

Vice Chair Lazarow inquired about the City's previous five-year CRA plan, commended Assistant City Manager Dr. Earle, and spoke in support of the Item.

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

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

Nays: 0

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REVISION OF THE RESIDENTIAL PROGRAMS AND TO MOVE AWAY FROM A SINGLE POLICY MANUAL TO INDIVIDUAL RESIDENTIAL PROGRAM POLICIES IN ORDER FOR APPLICANTS TO BETTER UNDERSTAND THE APPLICATION AND PROCESS; AND FOR

STAFF TO BETTER MANAGE THE RESIDENTIAL PROGRAMS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE REVISED TERMS OF THE RESIDENTIAL PROGRAMS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Clerk Bataille introduced the Item.

Assistant City Manager Dr. Earle and Community Redevelopment Specialist, Ms. Lovern Parks, provided an overview of the Item and answered questions posed by the Commission.

Chair London opened the floor for public comments.

Luciana Tipton, Hallandale Beach, FL, spoke in support of the Item.

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

Director Taub expressed concerns regarding gentrification and suggested that the down payment assistance incentive be increased to \$10,000 for individuals in the workforce and up to \$15,000 for teachers, fire fighters, nurses, police, and first responders.

A motion was made by Director Taub, seconded by Chair London, to add a line to the Resolution, allowing for up to \$10,000 in down payment assistance for Workforce Housing Buyers and an additional \$5,000 for first responders, fire fighters, police officers, teachers, and nurses. The motion carried by a unanimous vote.

In response to Director Taub's inquiry, Development Services Director Klopp regarding inclusionary zoning indicated that within a project proposed there would be a percentage of units built for affordable housing residents.

Director Taub inquired whether Assistant City Manager Dr. Earle could provide language regarding inclusionary.

Executive Director Carlton advised presently there is not an inclusionary zoning mandate in the Code.

Consensus:

- Direct Staff to research and bring forward for consideration an item to include inclusionary zoning as a mandate and fee in-leu as an option.

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

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

Nays: 0

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AN AMENDMENT TO THE FISCAL YEAR 2017-2018 BUDGET INCREASING THE BUDGET BY \$2,352,889 AND REFLECTING SUCH INCREASE IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2017-2018 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2017-2018 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Clerk Bataille introduced the Item.

Assistant Manager Dr. Earle briefly introduced the item and answered questions posed by the Board.

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

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

Nays: 0

- E. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AN AGREEMENT WITH GARTH SOLUTIONS, INC. FOR AN AMOUNT NOT TO EXCEED \$47,200 TO PROVIDE SERVICES FOR THE CREATION OF A NEW COMMUNITY BENEFITS PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

City Clerk Bataille introduced the Item.

Chair London spoke in favor of the Item; however expressed dissatisfaction with the accusations of fraud, waste and abuse previously associated with the Community Benefit Plan program.

Vice Chair Lazarow expressed her concerns with the Community Benefit Plan program.

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

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

Nayes: 0

A motion was made by Vice Chair Lazarow, seconded by Director Dally, to extend the meeting. The motion carried by the following vote:

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

Nayes: 0

F. ACQUISITION OF CITY BLOCK LOCATED BETWEEN NW 4TH TO 5TH AVENUE ON HALLANDALE BEACH BOULEVARD. (STAFF: CITY MANAGER)

This Item was pulled.

13. CITY ATTORNEY COMMUNICATIONS

City Attorney Merino stated she has been contacted by residents concerned with notifications received via the Notify Me app. City Attorney Merino has requested for the IT Department to contact the programmers of the app and determine what audit options are available to investigate the concerns raised by the residents.

14. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Zelkowitz welcomed Commissioner Dally to the Board.

15. CITY MANAGER AND EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Carlton updated the Board on the City Center Project.

15. ADJOURN

There being no further business before the City Commission and HBCRA Board of Directors, the meeting adjourned at 11:18 PM without opposition.

