



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 Mike Butler
Director Rich Dally
Director Anabelle Lima-Taub

Executive Director Roger M. Carlton
HBCRA Attorney Steven Zelkowitz
Interim HBCRA Clerk Jenorgen M. Guillen

Meeting Minutes

Wednesday, April 18, 2018

6:15 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Keith S. London at 6:26 PM.

2. ROLL CALL

Present 5 - Chair London, Vice Chair Lazarow,
Director Butler, Director Dally, and
Director Lima-Taub (via telephone)

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

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

Item 9.C was pulled from the agenda by Executive Director Carlton.

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

Interim HBCRA Clerk Guillen introduced Public Participation speakers.

Prime Rosenberg, Hallandale Beach, spoke on the purchase of the property located at 11 NE 1st Avenue, inquiring about the reason for the acquisition and how staff arrived at the purchasing price of \$650,000 for this property when the property is appraised for less at the Broward County Property Appraiser's Office website. Mr. Rosenberg further stated that the vacant lot used a parking lot for Rick's and it is appraised at \$145,000.

Chuck Kulin, Hallandale Beach, stated he was disappointed that Item 9.C was pulled from the agenda, and expressed his concerns about HBCRA's history of purchasing properties above the appraised value and the inappropriate business transactions that

occurred under past administration. Mr. Kulin indicated that the proposed purchase of 11 NE 1st Avenue looks very similar to past transactions.

Vice Chair Lazarow, while restating her support for redevelopment and revitalization of the FAAD, she also inquired about the proposed purchasing price for 11 NE 1st Ave. Furthermore, she restated her concerns about HBCRA purchasing land without a plan.

Chair London compared the proposed transaction to the purchase of the Ansin Blvd. storage lot, which the City is now trying to sell. Furthermore, Chair London stated that, while in support of the redevelopment and revitalization of the FAAD, he is not in agreement with the purchase of the property at the proposed selling price, and that is why he requested the item be pulled from the agenda. Chair London believes staff should look at the property's Warranty Deed and past transactions.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

No communications.

B. DIRECTOR DALLY

No communications.

C. DIRECTOR LIMA-TAUB

Director Lima-Taub thanked Assistant City Manager Dr. Earle for a great meeting yesterday and indicated she shares his vision of the FAAD.

D. VICE CHAIR LAZAROW

Vice Chair Lazarow thanked Dr. Judy Seltz for her tenacity and hard work for the Community of Hallandale Beach during the last 50 years.

E. CHAIR LONDON

Chair London echoed Vice Chair Lazarow's remarks and thanked Dr. Seltz for coming to the Commission/HBCRA meetings and questioning the previous administration. He thanked her for not giving up on her search for the truth.

Chair London advised that he will have a proclamation for Dr. Seltz for the second commission meeting in May.

8. CONSENT AGENDA

A. MONTHLY FINANCIAL REPORT (STAFF: EXECUTIVE DIRECTOR)

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

Ayes: 5 - Chair London, Vice Chair Lazarow, Director Butler,
Director Dally and Director Lima-Taub

Nayes: 0

9. AGENCY BUSINESS

- A. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 651 FOSTER ROAD, HALLANDALE BEACH, FLORIDA 33009 FOR THE PURCHASE PRICE OF \$216,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACT AND ADDENDUM AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Interim HBCRA Clerk Guillen introduced the item.

Vice Chair Lazarow inquired about the plans for the properties. Assistant City Manager, Dr. Earle, answered indicating that property acquisition is part of HBCRA plans to do away with slum and blight. To that end, the HBCRA realtor is looking at properties at a reasonable price to aggregate for future residential development.

Vice Chair Lazarow indicated that she would like to see some movement within the Southwest area of the City and requested Assistant City Manager Earle to keep her informed on property acquisitions during their briefings.

Director Dally stated his support for the item and indicated that, in the future, he would like to see more appraisals done.

Assistant City Manager Earle explained the process for land acquisition. Chair London opened the floor for public comments.

Mr. Prime Rosenberg, Hallandale Beach resident, stated that the CRA should pay for an appraisal first before making offers on properties that might be overpriced, and asked for the HBCRA's plans for the property. Executive Director Carlton indicated the property was to be demolished.

Chuck Kulin, Hallandale Beach resident, stated that the City should check and make sure that there are no pending litigation with the property.

Director Lima-Taub asked to meet with Assistant City Manager Dr. Earle so he can explain HBCRA's process for appraisals as she believes there might be a more economical way to procure appraisals. HBCRA Attorney Zelkowitz explained the process that HBCRA utilizes to purchase property, indicating why appraisals before negotiating a purchase price are not recommended.

Director Butler stated that he is in support of the item and in agreement with HBCRA's process to purchase property; however, he does understand the concerns of residents and Board members based on past property purchases by the HBCRA Board.

Chair London echoed Directors Dally and Director Butler's comments. However, he indicated that he is not in support of the item as his goals are "value for the dollars and spreading the wealth."

Executive Director Carlton thanked the Board for their comments. He agreed that the procurement process needs to be updated and indicated that staff will bring updated procedures for consideration by the Board.

Vice Chair Lazarow stated that Assistant City Manager Dr. Earle inherited a mess and that it is not fair to hold Assistant City Manager Dr. Earle to the same standards as others before him, and not allow him to be the HBCRA Director and run the HBCRA and give him a chance to do what he needs to be able to do and take the HBCRA in the direction it needs to go.

Director Butler stated that there are several projects already.

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

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

Nayes: 1 - Chair London

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 711 AND 719 FOSTER ROAD, HALLANDALE BEACH, FLORIDA 33009 FOR THE AGGREGATE NOT TO EXCEED PURCHASE PRICE OF \$117,420; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACT AND ADDENDUM AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Interim HBCRA Clerk Guillen introduced the item.

A motion was made by Vice Chair Lazarow to approve the resolution. Director Dally seconded the motion for discussion.

Chair London opened the floor for comments.

Mr. Prime Rosenberg, Hallandale Beach resident, asked several questions: 1. Does the property abut a city park? 2. Were appraisals done on any of these properties and who reviews the appraisals to see if they are done according to guidelines and offer the right value? 3. What is the future use of this property?

Executive Director, Carlton, answered the questions from Mr. Rosenberg. Stating that there is no intention to expand the land into more parks. He also stated that discussion is about affordable housing and plans on all four City quadrants. The plan is to accumulate properties and land bank properties, which will remove them from the tax rolls for a brief period, and then to redevelop the properties, either through private-public partnerships (PPP) or unsolicited proposals to get these properties back on the tax rolls. He also mentioned that not all the properties are zoned residential so there is also the issue of possible re-zoning.

Director Dally indicated his support of the item, and requested to see investment within other quadrants of the City.

HBCRA Attorney Zelkowitz indicated that staff has not completed the negotiations on the subject properties. Therefore, the amount in the resolution includes a contingency in case the selling price is higher than the offer.

Vice Chair Lazarow indicated her support of staff and stated that the HBCRA is not to be used to make money but to eliminate slum and blight and that is what this agenda item is doing.

Chair London asked the HBCRA Attorney Zelkowitz to look into the questions regarding the appraisals.

HBCRA Attorney Zelkowitz explained the appraisal process and negotiation process as well.

Chair London asked HBCRA Attorney Zelkowitz if he could touch on Florida Statute Section 163 regarding HBCRA funding for capital improvement projects.

HBCRA Attorney Zelkowitz explained Florida Statute Section 163.

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 - Vice Chair Lazarow, Director Butler, Director Dally and Director Lima-Taub

Nayes: 1 - Chair London

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 11 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA 33009 FOR THE PURCHASE PRICE OF \$650,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACT AND ADDENDUM AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

This Item was pulled by Staff (Executive Director)

10. HBCRA ATTORNEY COMMUNICATIONS

No communications

11. EXECUTIVE DIRECTOR COMMUNICATIONS

No communications

12. ADJOURN

There being no further business to be discussed before the HBCRA Board of Directors, the meeting adjourned without objection at 7:40 PM.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy D. Adams, Chair

Jenorgen M. Guillen, HBCRA Clerk