



City of Hallandale Beach
Community Redevelopment Agency
Board of Director's Meeting
400 S. Federal Highway
Hallandale Beach, FL 33009
www.cohb.org

Chair Joy D. Adams
Vice Chair Sabrina Javellana
Director Mike Butler
Director Michele Lazarow
Director Anabelle Lima-Taub

Interim Executive Director Nydia M. Rafols Sallaberry
HBCRA Attorney Steven W. Zelkowitz
HBCRA Clerk Jenorgen M. Guillen

Meeting Minutes

Monday, November 19, 2018

6:10 PM

Commission Chambers

HBCRA Board of Director's Meeting

1. CALL TO ORDER

The HBCRA Board of Director's Meeting was called to order by Chair Joy D. Adams at 9:40 p.m.

2. ROLL CALL

Present: 5 - Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Michele Lazarow, Director Mike Butler, and Director Anabelle Lima-Taub

Interim Executive Director Nydia M. Rafols Sallaberry, and HBCRA City Attorney Steve 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)

Anthony Sanders, Hallandale Beach resident, spoke welcoming the new elected officials and the concept of bringing unity with the community. Mr. Sanders also asked the Board of Directors to look at the CRA and hear what the people have to say about their vision for the CRA and for the elected officials to meet with the people in the northwest and hear their opinions and concerns.

Director Anabelle Lima-Taub agreed with Mr. Sanders and stated that the underlying issue with the CRA is that moving forward there are issues internally within the CRA department and her understanding is that subpoenas have been served and she will not be voting on any CRA items because she does not trust anything coming out of the CRA.

Director Michele Lazarow would like to ask Interim Executive Director Rafols and Assistant City Manager Dr. Jeremy Earle to give her a list of all the projects or developments that have taken place or are currently taking place, including affordable housing, foster road, and city center for the past 2 years that are under approval, currently being reviewed and those that have been completed.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

Director Mike Butler had no communication at the time.

B. VICE CHAIR JAVELLANA

Vice Chair Sabrina Javellana had no communication at the time.

C. DIRECTOR LIMA-TAUB

Director Anabelle Lima-Taub wanted to go on the record stating that she felt that upper management has failed to take care of some of the concerns that she has expressed she has within the CRA department. She does not feel confident voting on any items coming from the CRA department due to the concerns she has had with the CRA's procurement process.

D. DIRECTOR LAZAROW

Director Michele Lazarow had no communication at the time.

E. CHAIR ADAMS

Chair Joy D. Adams had no communication at the time.

8. APPROVAL OF DRAFT MINUTES

- A. MARCH 21, 2018 SPECIAL COMMUNITY REDEVELOPMENT AGENCY BOARD MINUTES

Motion was made by Director Michele Lazarow and seconded by Director Mike Butler to approve the March 21, 2018 Special Community Redevelopment Agency Board Minutes. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

- B. APRIL 18, 2018 HBCRA BOARD OF DIRECTORS MEETING MINUTES

Motion was made by Director Michele Lazarow and seconded by Director Mike Butler to approve the April 18, 2018 Special Community Redevelopment Agency Board Minutes. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

- C. AUGUST 13, 2018 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES

Motion was made by Director Anabelle Lima-Taub and seconded by Director Mike Butler to approve the August 13, 2018 Special Community Redevelopment Agency Board Minutes. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

- D. SEPTEMBER 4, 2018 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Motion was made by Director Lima Taub and seconded by Director Mike Butler to approve the September 4, 2018 Special Community Redevelopment Agency Board Minutes. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

9. **CONSENT AGENDA** (Matters on the Consent Agenda are not expected to require discussion. Items will be adopted by one motion. If discussion is desired by any member of the Board, then that item may be pulled from the Consent Agenda by any member of the HBCRA Board of Directors and will be considered separately. If the public wishes to speak on a matter on the Consent Agenda, they must inform the Board Clerk prior to the start of the meeting. They will be recognized prior to the approval of the Consent Agenda or on the separate item, if it is pulled.)

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

Motion was made by Director Michele Lazarow and seconded by Director Mike Butler to approve the consent agenda. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

10. **AGENCY BUSINESS**

- A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND MEGA DEVELOPERS, LLC; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Item introduced by City Clerk Jenorgen Guillen.

Motion to approve as amended was made by Director Michele Lazarow and seconded by Director Mike Butler. Motion passed with the following votes:

Ayes: 4 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, and Director Michele Lazarow.

Nays: 1 - Director Anabelle Lima-Taub.

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO AFFORDABLE HOUSING; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE

TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Item introduced by City Clerk Jenorgen Guillen.

Motion to approve as amended was made by Director Michele Lazarow and seconded by Director Mike Butler. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING FUNDING IN THE AMOUNT OF \$480,300 FOR DESIGN SERVICES FOR THE CITY OF HALLANDALE BEACH ATLANTIC SHORES BOULEVARD IMPROVEMENT PROJECT; AUTHORIZING THE INTERIM EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE FUNDING; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Item introduced by City Clerk Jenorgen Guillen.

Motion to approve as amended was made by Director Michele Lazarow and seconded by Director Mike Butler. Motion passed with the following votes:

Ayes: 4 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, and Director Michele Lazarow.

Nays: 1 - Director Anabelle Lima-Taub.

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH THE FIRM FOX ROTHSCHILD LLP TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2018-2019; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Item introduced by City Clerk Jenorgen Guillen

Motion to approve as amended was made by Director Michele Lazarow and seconded by Director Mike Butler. Motion passed with the following votes:

Ayes: 5 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

Nays: 0

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz thanked the Chair and the Board of Directors for approving his engagement letter.

HBCRA Attorney Steven Zelkowitz spoke regarding comments made about alleged corruption in the CRA and in respect to those comments and wanted to clarify that neither himself nor his law firm were involved in any of these corruption allegations. He further stated that he is not aware of any corruption in the CRA.

HBCRA Attorney Steven Zelkowitz spoke regarding the commented impropriety on these alleged invoices and his former firm and stated the CRA has a process of paying vendor invoices and to his knowledge that process was followed. He also stated that if any of the Board of Directors have a concern regarding these invoices they can meet directly with him and he would like those rumors and innuendos to stop.

HBCRA Attorney Steven Zelkowitz wanted to announce he is requesting an Executive Session about the lawsuit pending against the CRA and would like to set a date before the next CRA Board Meeting of 12/10. The meeting was agreed upon by the Board of Directors to take place on 12/10/18 at 5:30 p.m. before the HBCRA Board of Director's scheduled meeting on that same date at 6:00 p.m.

Director Michele Lazarow wanted to thank the HBCRA Attorney on his comments regarding his position and the integrity of the CRA and she has stated that if there is any proof regarding these corruption allegations, she requests for them to be brought forth and she thanked him and commended him.

Director Anabelle Lima-Taub asked HBCRA Attorney Steven Zelkowitz regarding the comments made were because Lina Duran signed for his invoices and when she asked for copies of those invoices she was told that they did not exist. Director Anabelle Lima-Taub and asked HBCRA Attorney Steven Zelkowitz to clear up the comments he just made because she wanted clarification since she has been a big supporter of Mr. Zelkowitz and Ms. Duran.

Director Anabelle Lima-Taub stated that a former City Manager made discriminatory comments to Ms. Duran and she was also promised to be promoted and then that City Manager brought in Assistant City Manager Dr. Jeremy Earle instead of promoting Ms. Duran. Director Anabelle Lima-Taub gave a synopsis of the history of the invoices and Ms. Duran.

HBCRA Attorney Steven Zelkowitz stated that there is a misunderstanding and it was regarding the corruption and he believes that there were rumors, innuendos or stories about invoices being approved by Ms. Duran with his former firm. Mr. Zelkowitz stated that he would submit his invoices and he was aware of the policy on the approval of invoices. He further stated that he wanted to make it clear if there was an issue regarding questionable invoices he would like to see them as well.

Interim Executive Director Nydia Rafols stated that all HBCRA Attorney Steven Zelkowitz invoices will be looked at and whatever we are being invoiced will get paid for accordingly.

Interim Executive Director Nydia Rafols is respectfully requested from Director Anabelle Lima-Taub for her to stop the attacks on the CRA staff because what is being done to the staff is not in the best interest of the City and they are being accused of something that has not been proven to be factual and is currently being investigated. Interim Executive Director Nydia Rafols stated that these attacks and false accusations are also not good for the morale of not only the CRA staff but the entire staff of the City.

Director Anabelle Lima-Taub stated to Interim Executive Director Nydia Rafols that she does not work for Interim Executive Director Nydia Rafols but for the residents and that she will not stop with the attacks.

Director Michele Lazarow stated that if she ever thought there was corruption she would not tolerate it and agreed with Interim Executive Director Nydia Rafols that Director Anabelle Lima-Taub needs to stop the attacks and just deal with City business.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

A. DISCUSSION OF HBCRA/CITY VISIONING RETREAT

Interim Executive Director Nydia Rafols introduced the item and stated that the Board of Directors had requested a day to spend together and for the CRA to give a visioning retreat of how you would like to see the CRA move forward. Recommendations of several dates were given to the Board of Directors, those being 12/15/18, 1/12/19 and 1/19/19 and this meeting will be open to the public.

The dates given did not work with some members of the Board and it was decided that Interim Executive Director Nydia Rafols would come back some alternate dates to present to the Board of Directors.

Director Anabelle Lima-Taub asked what the cost would be for the visioning statement and Assistant City Manager Dr. Jeremy Earle stated it would cost \$2,500.00.

Discussion among the Board of Directors took place regarding the cost of the visioning retreat if it would be done internally versus externally.

Motion to approve going with an outside facilitator for the visioning retreat was made by Director Michele Lazarow and seconded by Director Mike Butler. Motion passed with the following votes:

Ayes: 3 – Vice-Chair Sabrina Javellana, Director Mike Butler and Director Michele Lazarow

Nays: 2 - Chair Joy D. Adams and Director Anabelle Lima-Taub

Interim Executive Director Nydia Rafols will provide different dates and get back with the Board of Directors.

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 10:25 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy D. Adams, Chair

Jenorgen M. Guillen, City Clerk