



# City of Hallandale Beach HBCRA Board of Directors 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

Acting Interim Executive Director Greg Chavarria  
HBCRA Attorney Steven Zelkowitz  
HBCRA Clerk Jenorgen M. Guillen,  
CMC

## Meeting Minutes

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Monday, January 14, 2019	6:05 PM	Commission Chambers
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### 1. CALL TO ORDER

*The HBCRA Board of Director's Meeting was called to order by Chair Joy D. Adams at 6:15 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 (Via telephone)

*Acting Interim Executive Director Greg Chavarria and HBCRA City Attorney Steve Zelkowitz were 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)

*No speakers.*

### 6. PRESENTATIONS

#### A. ABC'S OF CRA'S (STAFF: EXECUTIVE DIRECTOR)

*Assistant City Manager Dr. Jeremy Earle gave a presentation of the history and creation of the CRA and compliance issues with the CRA that must be adhered to.*

*Director Michele Lazarow asked where the \$126 million are going towards.*

*Assistant City Manager Dr. Jeremy Earle answered Director Michele Lazarow's question as to where all those dollars went and will reissue the report to the Board of Directors.*

*Director Mike Butler commended Assistant City Manager Dr. Jeremy Earle on the presentation and is in total support of the CRA. He stated that he would like to focus on the future and where they are going. He also wanted to be very clear that the monies of the CRA are to be used to improve the infrastructure and the community in the entire City. He also asked regarding the arts in public places, the mural project and to get those projects moving.*

*Assistant City Manager Dr. Jeremy Earle responded to Director Butler's comments and would like direction from the Board to move forward with these initiatives that will enhance the community.*

*Acting Interim Executive Director/Assistant City Manager Greg Chavarria stated that there is an item on this agenda for discussion regarding the CRA's visioning session.*

*Director Butler stated that they he would move forward while waiting on the visioning statement.*

*Director Anabelle Lima-Taub (via telephone) stated that she would not be supporting this motion since there is an open investigation involving some of the CRA staff and feels that the commission has a fiduciary responsibility to find out what those issues are with the CRA before moving forward with these projects.*

*Director Mike Butler addressed Director Lima-Taub's comments.*

*Vice Chair Sabrina Javellana addressed Director Lima-Taub's comments regarding the CRA moving forward with the incentives that they have been currently working on including affordable housing, economic development and arts in public places.*

**A motion was made by Director Mike Butler to move forward with the existing CRA Redevelopment Plan, the economic development in arts in public places and affordable housing projects with the CRA, seconded by Director Michele Lazarow. Motion carried by the following votes:**

**Ayes: 4** – Chair Joy D. Adams, Vice Chair Sabrina Javellana, Director Mike Butler, Director Michele Lazarow, and Director Anabelle Lima-Taub.

**Nays: 1** – Director Anabelle Lima-Taub (via telephone)

*Assistant City Manager Dr. Jeremy Earle advised the Board of Directors that the CRA is no longer working with RMA and asked for direction from the Board of Directors in order to move forward with selecting the second ranked firm from the RFP bid selection.*

*Discussion took place among the Board of Directors and staff regarding the RFP process and the selection of the second firm.*

*Chair Adams asked Assistant City Manager Dr. Jeremy Earle regarding some things that can be done for the senior citizens with the painting of their houses.*

*Assistant City Manager Dr. Jeremy Earle advised the Board of Directors that item 10B is on affordable housing and they can give direction then to the CRA on how they want to proceed.*

*Director Mike Butler would also like street lighting and sidewalks in order to make the neighborhoods safer.*

*Director Michele Lazarow stated that RMA was not used because of their cost and was under the impression that the CRA was doing the plan themselves.*

*Assistant City Manager Dr. Jeremy Earle clarified that the CRA was not doing the plan*

*and they need to go with an outside company to do the plan.*

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

**A. DIRECTOR BUTLER**

*No communication.*

**B. DIRECTOR LAZAROW**

*No communication.*

**C. DIRECTOR LIMA-TAUB (Via Telephone)**

*No communication.*

**D. VICE CHAIR JAVELLANA**

*Vice Chair Javellana commended the CRA staff.*

**E. CHAIR ADAMS**

*No communication.*

**8. APPROVAL OF DRAFT MINUTES**

**A. MARCH 19, 2018 HBCRA BOARD OF DIRECTORS MEETING MINUTES.**

**A motion was made by Director Michele Lazarow seconded by Director Mike Butler to approve the March 19, 2018 HBCRA Board of Directors 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 (via telephone)

**Nays: 0**

**B. NOVEMBER 19, 2018 HBCRA BOARD OF DIRECTORS MEETING MINUTES**

**A motion was made by Director Michele Lazarow, seconded by Director Mike Butler to approve the November 19, 2018 HBCRA Board of Directors 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 (via telephone)

**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 motion was made by Director Mike Butler, seconded by Vice Chair Sabrina Javellana 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 (via telephone).

**Nays: 0**

A. MONTHLY FINANCIAL REPORTS (STAFF: EXECUTIVE DIRECTOR)

**Approved on consent.**

**10. AGENCY BUSINESS**

A. PREVIOUS UNSOLICITED PROPOSALS - RESCISSION OF MOTION TO NEGOTIATE FOR 203 AND 207 NE 3RD STREET AND 208 NW 5TH STREET. (STAFF: EXECUTIVE DIRECTOR)

*Assistant City Manager Dr. Jeremy Earle provided an overview of the item.*

*CRA Attorney Zelkowitz stated that they need for a motion to remove this item which was tabled previously.*

**A motion was made by Director Michele Lazarow and seconded by Director Mike Butler to remove this tabled item. Motion carried 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 (via telephone).

**Nays: 0**

*Anthony Lewis, Hallandale Beach, spoke on the item.*

*Tim Burton, Hallandale Beach, spoke on the item.*

*Chair Joy D. Adams advised Mr. Burton that his concerns are being addressed.*

*Acting Interim Executive Director/Assistant City Manager Greg Chavarria asked Assistant City Manager Dr. Jeremy Earle to elaborate on the item.*

*Assistant City Manager Dr. Jeremy Earle explained the project.*

*Director Michele Lazarow stated that she agreed with 203 and 207 N.E. 3<sup>rd</sup> Street and is willing to do a Fashion and Design District (FADD) and would like the money into 1<sup>st</sup> Avenue.*

*Director Michele Lazarow also wanted to know whether they believe people would walk from this location all the way down Dixie Highway to Hallandale Beach Boulevard.*

*Director Anabelle Lima-Taub agrees with Director Michele Lazarow and would like to*

*make sure they are not placing a hardship on Ms. Claudia Pena, the owner of the lots.*

*Director Anabelle Lima-Taub asked if the City would be able to obtain some income by putting parking meters in the parking lot.*

*Assistant City Manager Dr. Jeremy Earle answered Director Anabelle Lima-Taub's question stating that yes, the City could place meters in the parking lot.*

*Vice Chair Sabrina Javellana commented on the amount budgeted to be committed.*

*Director Michele Lazarow stated that she did speak with Ms. Claudia Pena regarding this project.*

*Director Mike Butler discussed moving forward with the FADD and this project.*

*Director Anabelle Lima-Taub would like to hear from Ms. Claudia Pena before voting on the item.*

*Director Michele Lazarow wanted to clarify to Vice Chair Sabrina Javellana's that they have met with Ms. Claudia Pena and she understands the project.*

*Ms. Claudia Pena, Hallandale Beach, thanked the Commission for their time and for being her partner. She stated her concerns and she will respect the Commission's decision.*

*Assistant City Manager Dr. Jeremy Earle responded to Ms. Claudia Pena's concerns. He suggested to move forward with those projects that Ms. Claudia Pena has mentioned and will work on getting a development agreement to place on the March agenda for those parcels.*

*Director Anabelle Lima-Taub responded to Ms. Claudia Pena's concerns and thanked her for working with the City but will not support this item.*

*Vice Chair Sabrina Javellana asked Ms. Claudia Pena regarding her CBV units and if affordable housing was negotiated in those contracts.*

*Ms. Claudia Pena stated that there was no affordable housing negotiated and she stated that the only way that a private developer can go with affordable rentals is obtaining a GAP from the CRA.*

*Vice Chair Sabrina Javellana suggested having a city center, grocery stores and that was on the old proposal and it was not included.*

*Ms. Claudia Pena replied to Vice Chair Sabrina Javellana's comments on the proposals questioned, the master plan project of her parcels and how they will invest in the CRA lots.*

*Discussion continued among Vice Chair Sabrina Javellana and Ms. Claudia Pena regarding her remaining lots and what projects should be considered.*

*Assistant City Manager Dr. Jeremy Earle stated that as Board of Directors they can do what they choose, and the CRA can sit down with Ms. Claudia Pena along with HBCRA Attorney Zelkowitz to move forward with the reimbursement.*

*Director Mike Butler would like an amendment to bring it back after Assistant City Manager Dr. Jeremy Earle meets with Ms. Claudia Pena.*

*Ms. Claudia Pena refused to accept any reimbursement from the CRA.*

**A motion was made by Director Michele Lazarow to rescind the original motion to reimburse Ms. Claudia Pena up to \$15,000 due to Ms. Claudia Pena rejecting the offer for reimbursement, seconded by Director Butler. The motion carried by 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 (via telephone)

**A motion was made by Director Michele Lazarow, seconded by Vice Chair Sabrina Javellana to move forward with the rescission of the motion to negotiate for 203 and 207 N.E. 3<sup>rd</sup> Street and 208 N.W 5<sup>th</sup> Street. The motion carried by 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 (via telephone).

**B. AFFORDABLE HOUSING/REAL ESTATE ACQUISITION PROGRAM. (STAFF: EXECUTIVE DIRECTOR)**

*Assistant City Manager Dr. Jeremy Earle provided an overview of the item.*

*Tim Burton, Hallandale Beach, spoke on this item.*

*Eve Paul, Hallandale Beach, spoke on this item. Ms. Eve Paul requested to meet with CRA staff to see what projects are being worked on and possibly have this presentation given at a meeting with the northwest residents.*

*Director Mike Butler addressed Ms. Eve Paul's comments on having a community meeting with the northwest residents to have this presentation given to them as well.*

*Assistant City Manager Dr. Jeremy Earle addressed Director Mike Butler's comments and explained the program.*

*There being no further discussion before the Board, Chair Joy D. Adams called the question.*

**A motion was made by Director Mike Butler and seconded by Vice Chair Sabrina Javellana to move forward with the affordable housing/real estate acquisition program. The motion carried by the following votes:**

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

**Nays: 0** -

**C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDING A TENANT RENT SUBSIDY GRANT AND APPROVING THE GRANT AGREEMENT WITH CEVICHE**

AVENUE LLC FOR A GRANT IN THE AMOUNT OF \$7,308; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE GRANT AGREEMENT AND DISBURSE THE GRANT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*Assistant City Manager Dr. Jeremy Earle presented the item.*

*Vice Chair Sabrina Javellana spoke in support of this business.*

*Director Michele Lazarow wanted to know if the owners of Ceviche wanted to speak. She supports this project and spoke on how the business was affected due to the construction in the area.*

*Aleyda Rivera, Owner of Ceviche, wanted to thank the CRA staff and they are looking forward to working with the CRA.*

**A motion was made by Vice Chair Sabrina Javellana and seconded by Director Mike Butler to approve this Resolution. Motion passed with the following votes:**

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

**Nays: 0** -

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

##### *ANNOUNCEMENT OF EXECUTIVE SESSION*

*HBCRA Attorney Steve Zelkowitz announced an executive session to be held on January 23, 2019 at 4:00 p.m. in the Commission Chambers.*

*HBCRA Attorney Steve Zelkowitz discussed the project involving Icebox Pantry, LLC and he will be sending out a default letter to the developer for not meeting the requirements set forth in the agreement with respect to the developer's default to close on the construction loan and CRA loan by December 31, 2018.*

**A motion was made by Director Mike Butler, seconded by Director Michele Lazarow to approve a 90-day cure period with updates every two weeks with respect to developer's default to close on the construction loan and CRA loan by December 31, 2018. Motion passed with the following votes:**

**Ayes: 5** – Chair Adams, Vice-Chair Sabrina Javellana, Director Mike Butler Director Michele Lazarow and Director Lima-Taub (via telephone)

**Nays: 0** -

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

##### *- DISCUSSION OF THE HBCRA VISIONING SESSION*

*Acting Interim Executive Director/Assistant City Manager Greg Chavarria called on Assistant City Manager Dr. Jeremy Earle to introduce the item.*

*Discussion on the HBCRA Visioning Session took place among staff and the Board of Directors.*

*Assistant City Manager Dr. Jeremy Earle suggested to wait until next month when the plan is brought back with the company, they choose to do the plan. His recommendation would be to bring it back sometime in late March 2019 or April 2019.*

*Acting Interim Executive Director/Assistant City Manager Greg Chavarria stated that many items will be brought back including the number two vendor and thereafter do the visioning session.*

*- RESCHEDULE THE FEBRUARY 18, 2019 HBCRA MEETING TO FEBRUARY 11, 2019.*

*Acting Interim Executive Director/Assistant City Manager Greg Chavarria introduced the item.*

**A motion was made by Director Michele Lazarow, seconded by Vice Chair Sabrina Javellana to move the February 18, 2019 HBCRA Meeting to February 11, 2019 and to start all CRA meetings at 5:30 p.m.**

**Ayes: 4** – Chair Adams, Vice-Chair Sabrina Javellana, Director Mike Butler and Director Michele Lazarow

**Nays: 1** - Director Lima-Taub (via telephone)

*Interim Executive Director/Assistant City Manager Greg Chavarria wanted to commend the CRA staff and team for their hard work and dedication.*

### **13. ADJOURN**

*There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 8:25 p.m.*

RESPECTFULLY SUBMITTED BY:

ATTEST:

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Joy D. Adams, Chair

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Jenorgen M. Guillen, CRA Board Clerk