



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

Executive Director Dr. Jeremy Earle
HBCRA Attorney Steven Zerkowitz
HBCRA Clerk Jenorgen M. Guillen,
CMC

Meeting Minutes

Monday, February 11, 2019

5:35 PM

Commission Chambers

1. CALL TO ORDER

The HBCRA Board of Directors meeting was called to order by Chair Joy D. Adams at 7:02 p.m.

2. ROLL CALL

Present: 4 - Chair Joy D. Adams, Vice Chair Sabrina Javellana,
Director Michele Lazarow, and Director Anabelle Lima-Taub (via telephone)

Absent: 1 – Director Mike Butler

Executive Director Dr. Jeremy Earle, and HBCRA City Attorney Steve Zerkowitz 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)

Etty Sims, Hallandale Beach, spoke regarding commercial solid waste collection, multi-unit solid waste collection and how much it would cost to keep it inhouse.

Director Michele Lazarow responded to Ms. Sims comments.

Marcos Pena, Hallandale Beach, spoke regarding the properties in the CRA.

6. PRESENTATIONS

A. ART IN PUBLIC PLACES PROGRAM (STAFF: ECONOMIC DEVELOPMENT MANAGER)

Emmanuel George, Dania Beach, spoke regarding the item, the future of arts in public places program and requested that local artists can get those positions.

Director Anabelle Lima-Taub thanked Mr. George for his comments and agrees to use local Hallandale Beach artists.

Jason Rose, Hollywood, spoke regarding the importance of art in the community and using local artists.

Executive Director Dr. Jeremy Earle thanked Emmanuel George, Jason Rose and Vice Chair Sabrina Javellana for the presentation provided to CRA and thanked the CRA staff for all their hard work.

Chair Joy D. Adams apologized to Executive Director Dr. Jeremy Earle and his staff for comments at dais discrediting the CRA department and commended their hard work.

HBCRA Economic Development Manager Glen Hall provided an overview of the item.

Vice Chair Sabrina Javellana requested the creation of a Cultural Arts Committee/Board.

Executive Director Dr. Jeremy Earle responded to Vice Chair Sabrina Javellana's request and recommended an Arts and Culture Program in the City.

Director Michele Lazarow inquired on the funding for the project.

Executive Director Dr. Jeremy Earle briefed the Board on budget, stating the CRA and Grants Department are working in obtaining an estimated \$400,000 in Grants. The City will require to provide funding to any art to the East of 14th Street, should it be requested.

Director Michele Lazarow inquired on the funds used for the Fashion and Design District (FADD).

Executive Director Dr. Jeremy Earle confirmed the Fashion and Design District (FADD) funds are separate from the Art in Public Places program.

Director Michele Lazarow inquired on the final say on the art.

Executive Director Dr. Jeremy Earle briefed the Board on the Art choices. Stating staff to provide the initial decision on the art choices. As the program progresses, it will then be brought before the Cultural Arts Committee/Board, as requested by Vice Chair Sabrina Javellana for decision making on the art selection.

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

A motion was made by Director Michele Lazarow, Seconded by Vice Chair Sabrina Javellana to approve the Art in Public Places Program. The motion carried by the following votes:

Ayes: 4 - Chair Joy Adams, Vice Chair Sabrina Javellana, Director Michele Lazarow, and Director Anabelle Lima-Taub

Nays: 0

Absent: 1 – Director Mike Butler

B. ART SERVE PRESENTATION (STAFF: FINANCIAL MANAGEMENT ANALYST)

Financial Management Analyst Faith Phinn briefed the Board on the item.

Ed King, Art Serve, provided an overview of the item.

Emmanuel George, Dania Beach, spoke on the item and is excited to see what ArtServe can bring to the City.

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

Absent.

B. DIRECTOR LAZAROW

No communication.

C. DIRECTOR LIMA-TAUB

No communication.

D. VICE CHAIR JAVELLANA

Vice Chair Sabrina Javellana commended the CRA staff for their hard work with the community events.

E. CHAIR ADAMS

No communication.

8. 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 Michele Lazarow, Seconded by Vice Chair Sabrina Javellana to approve the Consent Agenda. The motion carried by the following votes:

Ayes: 3 - Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Michele Lazarow.

Nayes: 1 – Director Anabelle Lima-Taub.

Absent: 1 – Director Mike Butler

A. MONTHLY FINANCIAL REPORT. (EXECUTIVE DIRECTOR)

Approved on consent.

9. AGENCY BUSINESS

A. 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 2018-2019 BUDGET IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2018-2019 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2018-2019 BUDGET; AND

PROVIDING AN EFFECTIVE DATE (STAFF: FINANCIAL MANAGEMENT ANALYST)

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

A motion was made by Director Michele Lazarow seconded by Vice Chair Sabrina Javellana to approve the Resolution. The motion carried by the following votes:

Ayes: 3 - Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Michele Lazarow.

Nayes: 1 – Director Anabelle Lima-Taub.

Absent: 1 – Director Mike Butler

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ACCEPTING THE PROPOSAL FROM STRATEGIC PLANNING GROUP, INC. (SPG) & IBI GROUP (FLORIDA) INC. TO REQUEST FOR PROPOSALS # FY 2017-2018-CRA001 REDEVELOPMENT PLAN MODIFICATION AND CITYWIDE VISIONING; AUTHORIZING THE EXECUTIVE DIRECTOR TO NEGOTIATE AND EXECUTE AN AGREEMENT WITH STRATEGIC PLANNING GROUP, INC. (SPG) & IBI GROUP (FLORIDA) INC. FOR THE REDEVELOPMENT PLAN MODIFICATION AND CITYWIDE VISIONING FOR A FEE OF \$189,000; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

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

A motion was made by Director Michele Lazarow seconded by Vice Chair Sabrina Javellana to approve the Resolution. The motion carried by the following votes:

Ayes: 3 - Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Michele Lazarow.

Nayes: 1 - Director Anabelle Lima-Taub

Absent: 1 – Director Mike Butler

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AMENDMENT TO THE FIRST TIME HOMEBUYER PROGRAM TO INCREASE DOWN PAYMENT ASSISTANCE SUBSIDY FROM \$50,000 TO UP TO \$80,000 TO ASSIST LOW TO MODERATE INCOME BUYERS IN THE PURCHASE OF A FIRST HOME; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE AMENDMENT TO THE FIRST TIME HOMEBUYER PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: RESIDENTIAL PROGRAM MANAGER)

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

A motion was made by Vice Chair Sabrina Javellana seconded by Director Michele Lazarow to approve the Resolution. The motion carried by the following votes:

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

Nayes: 0

Absent: 1 – Director Mike Butler

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO PURCHASE REAL PROPERTIES AVAILABLE THROUGH BROWARD COUNTY TAX DEED AUCTIONS IN AN AMOUNT NOT TO EXCEED \$100,000 IN ORDER TO PROVIDE AFFORDABLE HOUSING; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE ALL NECESSARY DOCUMENTS AND TAKE ALL NECESSARY ACTION TO PURCHASE THE REAL PROPERTIES AVAILABLE THROUGH BROWARD COUNTY TAX DEED AUCTIONS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: RESIDENTIAL PROGRAM MANAGER)

Residential Program Manager Lovern Parks provided an overview of the item.

HBCRA Attorney Steven Zelkowitz stated the CRA would purchase \$100,000 worth of lots, should additional funding be needed, the item will require to be discussed at a Board of Director's meeting for authorization.

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

A motion was made by Director Michele Lazarow seconded by Vice Chair Sabrina Javellana to approve the Resolution. The motion carried by the following votes:

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

Nayes: 0

Absent: 1 – Director Mike Butler

- E. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$75,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$270,000 TO FAITH SHOPPING PLAZA, LLC, FOR THE RENOVATION OF THE SHOPPING PLAZA LOCATED AT 600-680 W. HALLANDALE BEACH BOULEVARD, HALLANDALE BEACH, FLORIDA; 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: FINANCIAL MANAGEMENT ANALYST)

Financial Management Analyst Faith Phinn provided an overview of the item.

Mr. Roland Faith, CFO, Faith Shopping Plaza, LLC, presented the project.

Director Michele Lazarow inquired on the façade of shopping plaza.

Executive Director Dr. Jeremy Earle confirmed the façade will be improved.

Mr. Faith provided a time line of when the phases of the project would be completed.

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

A motion was made by Director Michele Lazarow seconded by Vice Chair Sabrina Javellana to approve the Resolution. The motion carried by the following votes:

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

Nayes: 0

Absent: 1 – Director Mike Butler

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ESTABLISHING THE COMMERCIAL BUSINESS MURAL PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE COMMERCIAL BUSINESS MURAL PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: FINANCIAL MANAGEMENT ANALYST)

Financial Management Analyst Faith Phinn provided an overview of the item.

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

A motion was made by Director Michele Lazarow seconded by Vice Chair Sabrina Javellana to approve the Resolution. The motion carried by the following votes:

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

Nayes: 0

Absent: 1 – Director Mike Butler

10. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz provided an update on the Executive Session and requested authorization of \$17,000 from the Board of Directors for legal fees and to move forward.

A motion was made by Director Michele Lazarow seconded by Vice Chair Sabrina Javellana to approve the \$17,000 request for legal fees. The motion carried by the following votes:

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

Nayes: 0

Absent: 1 – Director Mike Butler

11. EXECUTIVE DIRECTOR COMMUNICATIONS

No communication.

12. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 8:22 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy D. Adams, Chair

Jenorgen M. Guillen, CRA Board Clerk