



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, April 22, 2019

5:30 PM

Commission Chambers

1. CALL TO ORDER

The HBCRA Board of Director's Meeting was called to order by Chair Joy D. Adams at 5:30 p.m.

2. ROLL CALL

Present: 3 - Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler,

Absent: 2 – Director Anabelle Lima-Taub and Director Michele Lazarow

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

No public participation speakers signed up.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

No communication.

B. DIRECTOR LAZAROW

Absent.

C. DIRECTOR LIMA-TAUB

Absent.

D. VICE CHAIR JAVELLANA

Vice Mayor Sabrina Javellana recognized Executive Director Dr. Jeremy Earle for being named South Florida's Most Influential and Powerful Black Leaders in 2019 in Today's Sun Sentinel.

Maria Chevasco, Office Manager, congratulated HBCRA presented Executive Director Dr. Jeremy Earle on behalf of the CRA Staff.

Executive Director Dr. Jeremy Earle thanked the Board of Directors and staff.

E. CHAIR ADAMS

No communication.

8. APPROVAL OF DRAFT MINUTES

A. FEBRUARY 11, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

A motion was made by Vice Chair Sabrina Javellana seconded by Director Mike Butler to approve the February 11, 2019 HBCRA Board of Directors Meeting Minutes. Motion passed with the following votes:

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Anabelle Lima-Taub and Director Michele Lazarow.

B. JANUARY 28, 2019 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES
HBCRA

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

A motion was made by Vice Chair Sabrina Javellana seconded by Director Mike Butler to approve the January 28, 2019 HBCRA Board of Directors Meeting Minutes. Motion passed with the following votes:

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Anabelle Lima-Taub and Director Michele Lazarow.

C. JANUARY 14, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

A motion was made by Vice Chair Sabrina Javellana seconded by Director Mike Butler to approve the January 14, 2019 HBCRA Board of Directors Meeting Minutes. Motion passed with the following votes:

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Anabelle Lima-Taub and Director Michele Lazarow.

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. The motion carried with the following votes:

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Anabelle Lima-Taub and Director Michele Lazarow.

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

Approved on Consent.

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

Approved on Consent.

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, APPROVING A PROPOSAL FROM CALVIN, GIORDANO & ASSOCIATES INC. IN THE AMOUNT OF \$49,402.50 FOR THE CONCEPTUAL DESIGN OF ON-STREET PARKING ALONG N.E. 1ST AVENUE, AND THE DESIGN AND BID PACKAGE PREPARATION FOR A SURFACE PARKING FACILITY ON THE HBCRA OWNED LOT LOCATED AT 203/207 N.E. 3RD STREET; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AN AGREEMENT WITH CALVIN, GIORDANO & ASSOCIATES INC. FOR AN AMOUNT NOT TO EXCEED \$49,402.50 TO PROVIDE SERVICES AS SET FORTH IN THE PROPOSAL; 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)

Approved on Consent.

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 711 FOSTER ROAD, HALLANDALE BEACH, FLORIDA 33009 FOR THE PURCHASE PRICE OF \$36,420 PLUS CLOSING COSTS; 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)

Approved on Consent.

10. AGENCY BUSINESS

- A. 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 \$90,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$282,960 TO RAMCON CORP. FOR THE RENOVATION OF THE PROPERTY LOCATED AT 144 N.E. 1ST AVENUE, 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: EXECUTIVE DIRECTOR)

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

Executive Director Dr. Jeremy Earle introduced and presented the item.

Vice Chair Sabrina Javellana expressed her support for the project.

Director Mike Butler expressed his support for the project.

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

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Michele Lazarow and Director Anabelle Lima-Taub.

- B. 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 TO 2JA HOLDINGS, LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 19 N.E. 1ST AVENUE, 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: EXECUTIVE DIRECTOR)

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

Executive Director Dr. Jeremy Earle introduced and presented the item.

Director Mike Butler asked the timeline of the project.

Executive Director Dr. Jeremy Earle answered Director Mike Butler question advising the timeline of the project and the process. He stated that it should be ready in several months.

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

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Michele Lazarow and Director Anabelle Lima-Taub.

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

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

Executive Director Dr. Jeremy Earle introduced and presented the item and the conditions of the agreement.

A motion was made by Vice Chair Sabrina Javellana seconded by Director Anabelle Lima-Taub to approve the Resolution. The motion carried with the following votes:

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Michele Lazarow and Director Anabelle Lima-Taub.

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ESTABLISHING THE NEIGHBORHOOD IMPROVEMENT PROGRAM MINI GRANT PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE NEIGHBORHOOD IMPROVEMENT PROGRAM MINI GRANT PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

HBCRA Deputy Clerk Evelyn Herbello read the item into the record.

Executive Director Dr. Jeremy Earle introduced and presented the item.

Vice Chair Sabrina Javellana asked Executive Director Dr. Jeremy Earle clarification of the budget for the grants and how many grants will be handed out. She also stated she is happy that there is no application fee.

Executive Director Dr. Jeremy Earle answered Vice Chair Sabrina Javellana's question stating that at this time they are giving out six (6) grants to the seniors and if more grants are needed, he would come back before the Board to request additional funds in order to give out more grants.

Director Mike Butler asked if there is an income requirement for the seniors to qualify.

Executive Director Dr. Jeremy Earle stated that there is an income requirement of 50% of Annual Medium Income (AMI).

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

Ayes: 3 – Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler.

Nays: 0

Absent: 2 – Director Michele Lazarow and Director Anabelle Lima-Taub.

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz commended Executive Director Dr. Jeremy Earle for being named South Florida's Most Influential and Powerful Black Leaders in 2019 in Today's Sun Sentinel.

HBCRA Attorney Steven Zelkowitz also thanked the CRA staff and stated that the CRA is finally well oiled and appreciates their hard work and their commitment.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle spoke regarding the Paint the Town Event being held on May 4, 2019 and explained the event.

Executive Director Dr. Jeremy Earle gave the following dates for the HBCRA Visioning Session and Plan Update: May 6, 2019 from 6:00 p.m. to 8:30 p.m. for the NW quadrant taking place at OB Johnson Park; May 7, 2019 from 6:00 p.m. to 8:30 p.m. for the SE and NE quadrant taking place at the Cultural Center and on May 10, 2019 from 6:00 p.m. to 8:30 p.m. for the SW quadrant taking place at the Cultural Center.

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 5:50 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy D. Adams, Chair

Jenorgen M. Guillen, CMC, CRA Secretary