



# 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

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Monday, May 13, 2019

5:30 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 5:30 p.m.*

### 2. ROLL CALL

**Present:** 5 - Chair Joy D. Adams, Vice Chair Sabrina Javellana, and Director Mike Butler, 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)

*Irina, Hallandale Beach resident, spoke regarding the division of the City quadrants in the CRA and requested that the east side of N.E. 14<sup>th</sup> Avenue to the NW quadrant of N.E. 14<sup>th</sup> Avenue be made part of the CRA boundaries in order to obtain more parking.*

*Executive Director Dr. Jeremy Earle addressed Ms. Irina's concerns and briefed on the history and requirements for the boundaries of a CRA.*

*Vice Mayor Sabrina Javellana explained the purpose of CRA. She also stated that some of the areas in the NE are not blighted and they would not qualify to be part of the CRA.*

### 6. PRESENTATIONS

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

#### A. DIRECTOR BUTLER

*Director Mike Butler commended the CRA staff on the visioning session.*

B. DIRECTOR LAZAROW

*No communication.*

C. DIRECTOR LIMA-TAUB

*Director Anabelle Lima-Taub requested to meet with Executive Director Dr. Jeremy Earle and City Manager Greg Chavarria to discuss CRA concerned matters.*

D. VICE CHAIR JAVELLANA

*No communication.*

E. CHAIR ADAMS

*Chair Joy D. Adams commended the CRA staff on their hard work with the events that took place last week.*

**8. APPROVAL OF DRAFT MINUTES**

A. MARCH 18, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES

**A motion was made by Director Michele Lazarow, Seconded by Director Mike Butler to approve the March 18, 2019 HBCRA Board of Directors Meeting Minutes. The motion carried with the following votes:**

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

**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 Michele Lazarow, Seconded by Director Anabelle Lima-Taub to approve the Consent Agenda. The motion carried with the following votes:**

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

**Nays: 0**

- A. MONTHLY FINANCIAL REPORT APRIL 2019. (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; 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: EXECUTIVE DIRECTOR)

**Approved on Consent.**

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING LEGAL FEES IN THE AMOUNT OF UP TO \$64,000 FOR FOX ROTHSCHILD, LLP FOR THE LAWSUIT ENTITLED HBC MEDICAL HOLDING, LLC V. HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, CASE NO. CACE-18-009444-04 (BROWARD COUNTY, FL); 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 THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND HALLANDALE CITY CENTER, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO REDEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*HBCRA Clerk Jenorgen Guillen read the item into the record.*

*Executive Director Dr. Jeremy Earle briefed the Board on the item.*

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

**A motion was made by Director Mike Butler, Seconded by Director Michele Lazarow to approve the Resolution. The motion carried with the following votes:**

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

**Nays:** 0

- 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, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$90,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$300,000 TO TOMASSI LLC. FOR THE RENOVATION OF THE PROPERTY LOCATED AT 11 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 Clerk Jenorgen Guillen read the item into the record.*

*Executive Director Dr. Jeremy Earle briefed the Board on the item.*

*Director Michele Lazarow commended Executive Director Dr. Jeremy Earle for his hard work on the various projects. She expressed her enthusiasm for the projects coming to the Fashion and Design District (FADD). She also welcomed Developer Elias Benaim to the Fashion And Design District (FADD).*

*Executive Director Dr. Jeremy Earle thanked Director Michele Lazarow for her comment. He thanked the City staff for their strong support on the project.*

*Director Anabelle Lima-Taub requested to have more plant based and vegan options in the CRA.*

*Vice Chair Sabrina Javellana spoke regarding the projects including the mural project and expressed her vision to use local artists once the project comes into fruition. She also stated that she was in support and excited for the façade program.*

*Director Mike Butler commended the project and the need for it in the CRA.*

**A motion was made by Director Mike Butler, Seconded by Director Anabelle Lima-Taub to approve the Resolution. The motion carried with the following votes:**

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

**Nays:** 0

**11. HBCRA ATTORNEY COMMUNICATIONS**

*No communication.*

**12. EXECUTIVE DIRECTOR COMMUNICATIONS**

*Executive Director Dr. Jeremy Earle commended the CRA staff for all their hard work.*

*Executive Director Dr. Jeremy Earle briefed the Board on the Paint the Town Event and the new event date.*

*Executive Director Dr. Jeremy Earle introduced the CRA Staff and commended them for their dedication and hard work. He introduced three (3) new employees.*

*Dr. Niesha Sewell-Jones, Economic Development Coordinator introduced herself to the Board.*

*Dominick Davis, Project Coordinator, introduced himself to the Board.*

*Kenneth Bowe, Project Coordinator, introduced himself to the Board.*

**13. ADJOURN**

*There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 6:03 p.m.*

RESPECTFULLY SUBMITTED BY:

ATTEST:

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Joy D. Adams, Chair

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Jenorgen M. Guillen, CMC CRA Board Clerk