



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 Zelkowitz
HBCRA Clerk Jenorgen M. Guillen, CMC

Meeting Minutes

Monday, June 17, 2019

2:00 PM

Commission Chambers

1. CALL TO ORDER

The HBCRA Board of Director's Meeting was called to order by Chair Joy D. Adams at 2:00 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.

Director Michele Lazarow arrived at 2:10 p.m.

Executive Director Dr. Jeremy Earle 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)

David Mason, Hallandale Beach resident, spoke regarding wall beautification on SW 11th Street and the lanes closed at Ingles Park.

Executive Director Dr. Jeremy Earle addressed Mr. Mason's questions and concerns.

Director Anabelle Lima-Taub addressed Mr. Mason's concerns regarding the wall beautification and regarding trees that were dug up that should not have been removed and asked for Staff to address that concern.

Executive Director Dr. Jeremy Earle asked Department of Development Services Director Vanessa Leroy to address the questions and concerns regarding the tree removal and Ms. Leroy stated that she will schedule a meeting with Mr. Mason.

Jeffrey Jones, Boca Raton resident, introduced his organization called C.E.A.

(Community Enrichment Association).

Eva Paul, Hallandale Beach resident, spoke regarding the elected officials engaging more with each other and the community.

Director Anabelle Lima-Taub asked Director of Parks & Recreation Cathie Schanz for a date in July to have a follow-up Town Hall Meeting at the West side of Hallandale, either at Foster Park or OB Johnson in order to give the community a progress report.

Director of Parks & Recreation Cathie Schanz gave Director Anabelle Lima-Taub the date of July 18, 2019 at 6:00 p.m.

Director Anabelle Lima-Taub asked the City Clerk to publicly notice the July 18, 2019 at 6:00 p.m. Town Hall Meeting in order for the other Board of Directors to be able to attend.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

No communication.

B. DIRECTOR LAZAROW

No communication.

C. DIRECTOR LIMA-TAUB

Director Anabelle Lima-Taub gave updates of her Town Hall meeting and asked Executive Director Dr. Jeremy Earle to attend her next Town Hall Meeting.

Director Anabelle Lima-Taub gave an update on the painting and landscaping of the homes in the community.

Executive Director Dr. Jeremy Earle gave an update on both the paint the town and landscaping program and asked the residents to contact CRA Community Redevelopment Specialist Lovern Parks to sign up for the programs.

Director Anabelle Lima-Taub spoke regarding topics that came up at her Town Hall Meeting. She asked Executive Director Dr. Jeremy Earle to give an update on the different projects coming along in the CRA and incentives that can be given to businesses. She spoke regarding the recording studio at OB Johnson.

Director of Parks & Recreation Cathie Schanz stated that some of the funds from the Future Foundation will be used to assist in paying for the provider of the recording studio technology program.

Director Anabelle Lima-Taub continued discussing topics and programs that came up during her Town Hall Meeting.

Director Anabelle Lima-Taub asked for HBCRA Attorney Zelkowitz to work with Executive Director Dr. Jeremy Earle to come up with some language that can be used to help the community with some of these programs for economic development.

D. VICE CHAIR JAVELLANA

Vice Chair Sabrina Javellana would like to acknowledge the CRA staff for their initiative.

E. CHAIR ADAMS

No communications.

8. **APPROVAL OF DRAFT MINUTES**

A. MAY 13, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

A motion was made by Vice Chair Sabrina Javellana seconded by Director Mike Butler to approve the May 13, 2019 HBCRA Board of Directors Meeting Minutes. Motion passed 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. APRIL 22, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES.

A motion was made by Director Anabelle Lima-Taub seconded by Vice Chair Sabrina Javellana to approve the April 22, 2019 HBCRA Board of Directors Meeting Minutes. Motion passed 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 Vice Chair Sabrina Javellana 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 Director Michele Lazarow.

Nays: 0

- 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 APPROVING THE PURCHASE OF THE REAL PROPERTIES LOCATED AT 538 N.W. 6TH AVENUE FOR A PURCHASE PRICE IS \$50,000 PLUS CLOSING COSTS; 617 N.W. 4TH AVENUE FOR A PURCHASE PRICE OF \$66,000 PLUS CLOSING COSTS; 712 FOSTER ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING COSTS; AND 716 FOSTER ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING COSTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE VACANT LAND CONTRACTS AND ADDENDA FOR THE PROPERTIES AND TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTIES; 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 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, A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$300,000 AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$7,864 TO AARONSHOSH INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 129 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 GRANTS; 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, HALLANDALE BEACH, FLORIDA, APPROVING THE REVISED COMMERCIAL INVESTMENT INCENTIVE POLICY; AUTHORIZING THE EXECUTIVE

DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE REVISED COMMERCIAL INVESTMENT INCENTIVE POLICY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved on consent.

10. AGENCY BUSINESS

11. HBCRA ATTORNEY COMMUNICATIONS

No communication.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle gave a presentation of the CRA, the statutes regulating the CRA and the implementation plan of the proposed projects in the CRA.

Director Anabelle Lima-Taub asked what is planned for SW Hallandale.

Executive Director Dr. Jeremy Earle stated that there are sidewalk projects planned as well as lighting.

Director Anabelle Lima-Taub suggested doing a commercial kitchen project and had Executive Director Dr. Jeremy Earle elaborate on that project. She also asked regarding the process of the staff audit.

Executive Director Dr. Jeremy Earle asked HBCRA Attorney Steven Zelkowitz to explain the audit.

HBCRA Attorney Steven Zelkowitz explained the best measures in creating jobs.

Director Mike Butler spoke regarding the return on investment and thanked Executive Director Dr. Jeremy Earle for his hard work and asked regarding the microbrewery.

Manny Janas, owner of the microbrewery welcomed the Commission and spoke regarding hiring local residents.

Vice Chair Sabrina Javellana thanked Executive Director Dr. Jeremy Earle for attracting outside businesses in coming into the City and hiring local residents.

Director Michele Lazarow thanked Executive Director Dr. Jeremy Earle for his hard work and wanted there to be a concentration on brick and mortar projects that fall within the CRA statutes.

Chair Joy D. Adams asked how the CRA is funded.

Executive Director Dr. Jeremy Earle explained to Chair Joy D. Adams how the CRA gets funded by the City and the County.

Executive Director Dr. Jeremy Earle spoke regarding the \$70 million-dollar loan towards projects in the CRA and requested from the Board direction to move forward with obtaining the best way to apply for this loan.

Executive Director Dr. Jeremy Earle asked the Board for authorization to move ahead in order to work with the Finance Director, Procurement Director, HBCRA Attorney Steven Zerkowitz, and City Attorney Jennifer Merino to find the best way to apply for this loan. He will bring that back in August and they can then decide how to proceed.

A motion was made by Director Anabelle Lima-Taub, seconded by Director Mike Butler to authorize Executive Director Dr. Jeremy Earle to move ahead to work with City and CRA Staff in order to apply for the CRA loan. 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

Executive Director Dr. Jeremy Earle stated that he provided the Board with an Arts Program packet and would like to plan those events during the Summer while they are in recess. He stated that these events have been budgeted and approved by the Board of Directors. He is seeking authorization to move forward and proceed with scheduling these events in the Summer.

A motion was made by Director Michele Lazarow, seconded by Director Mike Butler to authorize Executive Director Dr. Jeremy Earle to move ahead to plan and implement the CRA's arts events based on the approved CRA budget. 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

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 3:30 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy D. Adams, Chair

Jenorgen M. Guillen, CMC CRA Board Clerk