



# City of Hallandale Beach HBCRA Board of Directors Meeting

400 S. Federal Highway  
Hallandale Beach, FL 33009  
www.cohb.org

Chair Joy F. Cooper  
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 10, 2020

5:30 PM

Commission Chambers

---

### 1. CALL TO ORDER

*The HBCRA Board of Director's Meeting was called to order by Chair Joy F. Coper 5:30 p.m.*

### 2. ROLL CALL

**Present:** 5 - Chair Joy F. Cooper, Director Mike Butler, Vice Chair Sabrina Javellana, Director Michele Lazarow and Director Anabelle Lima-Taub

*Executive Director Dr. Jeremy Earle and HBCRA Attorney Steve Zerkowitz were also present.*

### 3. PLEDGE OF ALLEGIANCE

### 4. ORDER OF BUSINESS

**MOTION BY DIRECTOR MICHELE LAZAROW, SECONDED BY DIRECTOR ANABELE LIMA-TAUB TO PULL ITEM 9.D. FROM THE EVENING'S AGENDA.** The Motion carried with a 5-0 Voice vote.

### 5. PUBLIC PARTICIPATION - Items not on the agenda (Speakers must sign-in with the Clerk prior to the start of the meeting)

*Leonardo Amaya, Hallandale Beach resident was called to speak.*

#### Unanimous Consensus:

- To waive the application fees for resubmittal of the grant application(s) associated with the Hallandale Brewing Company, LLC.

*Allie Jurchela, Hallandale Beach resident was called to speak.*

#### Unanimous Consensus:

- To authorize staff to work with the applicant regarding their grant application although the subject property is located outside of the HBCRA's priority area property located at 217 – 219 NW 4<sup>th</sup> Avenue, Hallandale Beach, FL; and to study the project as a catalyst project for the area; and to bring back for consideration when ready.

### 6. PRESENTATIONS

- A. BUSINESS ASSISTANCE GUIDE PRESENTATION (STAFF: ECONOMIC DEVELOPMENT COORDINATOR)

*Dr. Jeremy Earle, HBCRA Executive Director introduced the Item. Dr. Niesha Sewell, Economic Development Coordinator gave a presentation answered questions posed by the Board of Directors.*

**B. PRESENTATION REGARDING REQUEST FOR PROPOSALS  
(RFP) PROFESSIONAL LEGAL SERVICES PROCESS (STAFF:  
PROCUREMENT DIRECTOR)**

*Chair Joy Cooper introduced the item and provided a verbal report.*

*Director Anabelle Lima-Taub requested notation of the following questions posed to HBCRA Attorney Zelkowitz:*

- *Is there any state law exempting legal services from the competitive bidding process?*
- *What is the Florida Supreme Court's opinion regarding his matter?*

*Director Anabelle Lima-Taub left the meeting at 6:23p.m.*

*City Attorney Jennifer Merino arrived at the meeting at 6:12 p.m. City Attorney Merino provided a verbal report answering questions posed by the Board of Directors.*

*Upon consensus of the Board of Directors, Director Lima-Taub attended this portion of the meeting via telephone conference at 6:30 p.m.*

*Andrea Lues, Procurement Director gave a presentation and answered questions posed by the Board of Directors.*

*Motion by Director Michele Lazarow to request a Roll Call vote on the Item and to authorize Director Anabelle Lima-Taub to attend the meeting via telephone conference.*

*The Motion died for lack of a second.*

*Motion by Chair Joy F. Cooper to accept the Request for Proposals (RFP) process as presented.*

*Motion died for lack of a Second.*

*There was no further Action taken regarding the Item.*

**C. BROWARD TECHNICAL COLLEGES. (STAFF: EXECUTIVE  
DIRECTOR)**

*Lynn Goldman, Coordinator, Community Relations, Broward Technical Colleges, Broward County Public Schools provided an overview of the item.*

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

**A. DIRECTOR BUTLER**

*Director Mike Butler provided a verbal report.*

**B. DIRECTOR LAZAROW**

*Director Michele Lazarow had no communications.*

C. DIRECTOR LIMA-TAUB

*Director Anabelle Lima-Taub provided a verbal report.*

D. VICE CHAIR JAVELLANA

*Vice Chair Sabrina Javellana provided a verbal report.*

Unanimous Consensus:

- Staff to provide an update of Art Serve Program at the next meeting.

E. CHAIR COOPER

*Chair Joy Cooper provided a verbal report.*

Unanimous Consensus:

- To forward a copy of the Home Replacement program policy and requirements to the Board of Directors.
- To direct staff to look at alternative adaptive program(s) within the HBCRA to preserve the City's tax base; and to bring back options for consideration by the Board of Directors when ready.

**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.)**

Unanimous Consensus:

- To pull Item #8.E. from the Consent Agenda.

**MOTION BY DIRECTOR MIKE BUTLER, SECONDED BY VICE CHAIR SABRINA JAVELLANA TO APPROVE ALL ITEMS ON THE CONSENT AGENDA EXCEPT ITEM 8.E. The Motion carried with a 4/0 Voice vote (Director Anabelle Lima-Taub was absent from the meeting)**

- A. MONTHLY FINANCIAL REPORT - NOVEMBER 2019 (STAFF: EXECUTIVE DIRECTOR)

**Approved on Consent.**

- B. MONTHLY FINANCIAL REPORT - DECEMBER 2019 (STAFF: EXECUTIVE DIRECTOR)

**Approved on Consent.**

- C. MONTHLY FINANCIAL REPORT - JANUARY 2020 (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 A CHANGE ORDER

IN THE AMOUNT OF \$30,000 TO THE AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND UPSCALE EVENTS BY MOSAIC, LLC D/B/A THE MOSAIC GROUP FOR A TOTAL AGREEMENT AMOUNT NOT EXCEED \$80,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CHANGE ORDER AND ANY OTHER DOCUMENTS AS NECESSARY TO AMEND THE AGREEMENT AND IMPLEMENT THE CHANGE ORDER; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved on Consent.**

- E. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR SOLARIS PARTNERS, LTD. IN AN AMOUNT NOT TO EXCEED \$783,250 FOR A MULTI-FAMILY RESIDENTIAL PROJECT KNOWN AS SOLARIS LOCATED AT 118 7TH STREET, HALLANDALE BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH SOLARIS PARTNERS, LTD. TO PROVIDE FUNDING FOR THE DEVELOPMENT OF THE MULTI-FAMILY RESIDENTIAL PROJECT IN AN AMOUNT NOT-TO-EXCEED \$783,250; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH SOLARIS PARTNERS, LTD.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; PROVIDING AN EFFECTIVE DATE.; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

**MOTION BY VICE CHAIR SABRINA JAVELLANA, SECONDED BY DIRECTOR MIKE BUTLER TO APPROVE ITEM 8.E. The Motion carried with the following Roll Call vote:**

**Ayes: 3 - Director Mike Butler, Chair Joy F. Cooper, Vice Chair Sabrina Javellana**

**Nayes: 1 – Director Michele Lazarow**

**Absent: 1 – Director Anabelle Lima-Taub**

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE RECOMMENDATION OF AWARD OF REQUEST FOR PROPOSALS (RFP) # FY 2018-2019-CRA002 (PRE-QUALIFICATION OF FIRMS NEW RESIDENTIAL HOUSING) TO EMERALD CONSTRUCTION CORPORATION AND URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED FOR THE CONSTRUCTION OF AFFORDABLE HOUSING UNITS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH EACH OF EMERALD CONSTRUCTION CORPORATION AND URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO

TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXPEND MORE THAN \$50,000 PER EACH AFFORDABLE HOUSING UNIT WITHOUT THE NEED FOR FURTHER APPROVAL BY THE BOARD OF DIRECTORS OF THE HBCRA; AND PROVIDING AN EFFECTIVE DATE. (STAFF: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 2019-2020 BUDGET TO REFLECT A \$53,784 REDUCTION IN REVENUES DUE TO THE FINAL TAXABLE RATES AND VALUES BY THE BROWARD COUNTY PROPRIETY APPRAISER PUBLISHED IN OCTOBER 2019 RESULTING IN TOTAL REVENUES OF \$16,026,588, AND AN INCREASE OF \$1,575,434 IN THE CARRYFORWARD BALANCE TOWARDS LAND ACQUISITION, PERSONNEL, AND PROGRAMS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2019-2020 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2019-2020 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Motion by Director Mike Butler, Seconded by Vice Mayor Javellana to approve the Resolution as presented. The Motion carried with the following Roll Call vote:**

**Ayes: 4 - Director Mike Butler, Chair Joy F. Cooper, Vice Chair Sabrina Javellana and Director Michele Lazarow**

**Nays: 0 -**

**Absent: 1 - Director Anabelle Lima-Taub**

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED IN AN AMOUNT NOT TO EXCEED \$111,752 FOR THE PROVISION OF SERVICES TO THE CITY OF HALLANDALE BEACH RESIDENTS LIVING IN THE COMMUNITY REDEVELOPMENT AREA WITH THE INTENT TO FILL INDUSTRY GAPS FOR ENTRY TO MIDDLE SKILLS EMPLOYMENT OPPORTUNITIES INCLUDING ASSISTANCE IN FILLING THE PROJECTED INITIAL 64 JOB OPPORTUNITIES FASHION ARTS AND DESIGN DISTRICT; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED IN AN AMOUNT NOT TO EXCEED \$111,752; 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)

**Motion by Director Mike Butler, Seconded by Vice Chair Sabrina Javellana to approve the Resolution as presented. The Motion carried with the following vote:**

**Ayes: 4 - Director Mike Butler, Chair Joy F. Cooper, Vice Chair Sabrina Javellana and Director Michele Lazarow**

**Nays: 0 -**

**Absent: 1 - 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 FUNDING FOR SERVICE CORPS OF RETIRED EXECUTIVES ASSOCIATION INC. D/B/A SCORE BROWARD CHAPTER 17 IN AN AMOUNT NOT TO EXCEED \$24,000 FOR THE PROVISION OF TOOLS, GUIDANCE AND SUPPORT TO LOCAL ENTREPRENEURS TO CONVERT IDEAS INTO COHESIVE AND SUCCESSFUL BUSINESSES IN ADDITION TO ASSISTING EXISTING BUSINESSES EXPAND AND GROW; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH SERVICE CORPS OF RETIRED EXECUTIVES ASSOCIATION INC. D/B/A SCORE BROWARD CHAPTER 17 IN AN AMOUNT NOT TO EXCEED \$24,000; 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)

**Motion by Director Mike Butler, Seconded by Vice Chair Sabrina Javellana to approve the Resolution as presented. The Motion carried with the following vote:**

**Ayes: 4 - Director Mike Butler, Chair Joy F. Cooper, Vice Chair Sabrina Javellana and Director Michele Lazarow**

**Nays: 0 -**

**Absent: 1 - Director Anabelle Lima-Taub**

- D. 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 \$100,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$300,000 TO ADI PROPERTY LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 118 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA, AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$14,605 TO HALLAND ALE BREWING COMPANY LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT

AND TENANT LEASE SURETY/TENANT RENT SUBSIDY 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 TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT AND DISBURSE THE SUBSIDY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

*Refer to action taken under Item 4.*

*This Item was pulled from the Agenda and was not heard.*

- E. 2020 HBCRA BOARD OF DIRECTOR'S MEETING CALENDAR  
(STAFF: EXECUTIVE DIRECTOR)

*HBCRA Secretary Jenorgen Guillen provided an overview of the item.*

**Motion by Director Mike Butler, Seconded by Vice Chair Sabrina Javellana to approve the 2020 HBCRA Board of Director's Calendar as presented. The Motion carried with a 4-0 Voice vote (Director Anabelle Lima-Taub was absent).**

#### **10. HBCRA ATTORNEY COMMUNICATIONS**

#### **11. EXECUTIVE DIRECTOR COMMUNICATIONS**

- A. CALENDAR YEAR 2019 HBCRA ANNUAL ACCOMPLISHMENT  
REPORT TO THE HBCRA BOARD OF DIRECTORS. (EXECUTIVE  
DIRECTOR)

*Executive Director Dr. Jeremy Earle provided an overview of the item.*

#### **12. ADJOURN**

*There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 8:04 p.m.*

RESPECTFULLY SUBMITTED BY:

ATTEST:

---

Joy F. Cooper, Chair

---

Jenorgen M. Guillen, CMC  
HBCRA Board Clerk

---

Date