



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

Virtual Meeting Minutes

Wednesday, April 15, 2020

5:30 PM

Commission Chambers

1. CALL TO ORDER

The HBCRA Board of Director's Virtual Meeting was called to order by Chair Joy F. Coper 8:54 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

ITEM #10B TO BE DISCUSSED FIRST.

5. PUBLIC PARTICIPATION - (Comments must be provided to the City Clerk prior to the start of the meeting) IF YOU WISH TO PROVIDE PUBLIC COMMENT, YOU MAY DO SO:

A) BY SUBMITTING A VOICEMAIL AT 954-457-1482

B) BY SUBMITTING AN AUDIO/VIDEO FILE OR EMAIL AT HBCRAmeetings@cohb.org

C) BY SUBMITTING AN ECOMMENT AT www.cohb.org/agenda

ALL PUBLIC COMMENT MUST BE SUBMITTED BY 4:35PM ON APRIL 15, 2020.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

No communications.

B. DIRECTOR LAZAROW

No communications.

C. DIRECTOR LIMA-TAUB

No communications.

D. VICE CHAIR JAVELLANA

No communications.

E. CHAIR COOPER

Chair Cooper provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

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

Motion by Director Mike Butler, Seconded by Director Anabelle Lima-Taub to approve the draft minutes as presented. The Motion carried with the following Roll Call vote:

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

Nayes: 0

B. OCTOBER 21, 2019 HBCRA BOARD OF DIRECTORS MEETING MINUTES

Motion by Director Mike Butler, Seconded by Director Anabelle Lima-Taub to approve the draft minutes as presented. The Motion carried with the following Roll Call vote:

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

Nayes: 0

C. OCTOBER 11, 2019 SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES

Motion by Director Mike Butler, Seconded by Director Anabelle Lima-Taub to approve the draft minutes as presented. The Motion carried with the following Roll Call vote:

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

Nayes: 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.)

Motion by Director Mike Butler, Seconded by Director Michele Lazarow, to Approve Items 9.A, 9.B and 9.C. as presented. The Motion carried with the following Roll Call vote: Ayes:

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

Nays: 0 –

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

Approved on Consent.

- B. MONTHLY FINANCIAL REPORT - FEBRUARY. (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 THE FISCAL YEAR 2018-2019 ANNUAL REPORT OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TRANSMIT THE ANNUAL REPORT TO THE LISTED TAXING AUTHORITIES; 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, CREATING A QUADRANT SAFETY BOARD, PROVIDING FOR GEOGRAPHICAL BOUNDARIES FOR MEMBERS, BOARD RULES OF APPOINTMENT, QUALIFICATIONS, TERM, ADMINISTRATIVE REQUIREMENTS, AND OTHER REGULATIONS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

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

Motion by Chair Joy Cooper, Seconded by Director Anabelle Lima-Taub, to amend the Resolution adding a Ninth (9th) membership position specifically for a Business Representative; and to approve the Resolution as amended. The Motion carried with the following Roll Call vote:

Ayes: 5 - Director Mike Butler, Chair Joy F. Cooper, Vice Chair

Nayes: 0

10. AGENCY BUSINESS

- A. 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) #FY2019-2020-CRA001 (BANK LOAN) TO PNC BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$35,000,000 AT A NOT TO EXCEED COMBINATION INTEREST RATE (2.00% TAX-EXEMPT / 2.50% TAXABLE); AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A PROMISSORY NOTE, LOAN AGREEMENT, SECURITY AGREEMENT AND RELATED DOCUMENTS WITH PNC BANK FOR A LOAN IN AN AMOUNT NOT TO EXCEED \$35,000,000 AT A NOT TO EXCEED COMBINATION INTEREST RATE (2.00% TAX-EXEMPT / 2.50% TAXABLE) FOR FURTHER APPROVAL BY THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Mike Butler, Seconded by Director Anabelle Lima-Taub, to approve the Resolution as presented. The Motion carried with the following Roll Call vote:

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

Nayes: 0

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ADOPTING RULES OF PROCEDURE FOR VIRTUAL BOARD OF DIRECTORS MEETINGS IN ACCORDANCE WITH THE FLORIDA GOVERNOR'S EXECUTIVE ORDER 20-69, THAT TAKE PLACE DURING THE PENDENCY OF THE STATE OF EMERGENCY DECLARED IN GOVERNOR DESANTIS' EXECUTIVE ORDER 20-52; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

TO BE DISCUSSED AT THE BEGINNING OF AGENDA UNDER ITEM #4: ORDER OF BUSINESS.

Motion by Director Mike Butler, Seconded by Director Michele Lazarow, to approve the Resolution as presented. The Motion carried with the following Roll Call vote:

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

Nayes: 0

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ESTABLISHING THE CORONAVIRUS SMALL BUSINESS SUSTAINABILITY AND RECOVERY LOAN PROGRAM; ALLOCATING \$500,000 TO THE CORONAVIRUS SMALL BUSINESS SUSTAINABILITY AND RECOVERY LOAN PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE CORONAVIRUS SMALL BUSINESS SUSTAINABILITY AND RECOVERY LOAN PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Mike Butler, Seconded by Director Michele Lazarow, to approve the Resolution as presented. The Motion carried with the following Roll Call vote:

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

Nayes: 0

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz provided a verbal report.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle provided a verbal report.

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 9:38 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy F. Cooper, Chair

Jenorgen M. Guillen, CMC
HBCRA Board Clerk