



**City of Hallandale Beach Joint Special  
Meeting of the City Commission and  
HBCRA Board of Directors**

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

Mayor/Chair Keith S. London  
Vice Mayor/Vice Chair Michele Lazarow  
Commissioner/Director Mike Butler  
Commissioner/Director Rich Dally  
Commissioner/Director Anabelle Lima-Taub

Interim City Manager Nydia M. Rafols Sallaberry  
City Attorney Jennifer Merino  
HBCRA Attorney Steven Zerkowitz  
City Clerk Jenorgen M. Guillen

## **Meeting Minutes**

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Monday, August 20, 2018

6:00 PM

Commission Chambers

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**1. CALL TO ORDER**

The meeting was called to order at 6:10 p.m. by Mayor/Chair Keith London.

Mayor/Chair Keith S. London read into the record his public apology to Commissioner/Director Anabelle Lima-Taub.

**2. ROLL CALL**

**Present:** 8 - Mayor/Chair London, Vice Mayor/Vice Chair Lazarow, Commissioner/Director Butler (Via telephone), and Commissioner/Director Dally

**Absent:** 2 – Commissioner/Director Anabelle Lima-Taub

Interim City Manager Nydia M. Rafols Sallaberry, City Attorney Jennifer Merino and HBCRA Attorney Steven Zerkowitz were also present.

**3. PLEDGE OF ALLEGIANCE**

**4. ORDER OF BUSINESS**

Mayor/Chair Keith S. London made a Motion to move the items to be in this order to be heard: 10E, 14A, 6B, 6A, 10A.

Motion passed on consensus.

A motion was made by Vice Mayor/Vice Chair Michele Lazarow seconded by Commissioner/Director Rich Dally to approve the Supplemental Agenda. The motion carried by the following vote:

**Ayes:** 8 - Mayor/Chair London, Vice Mayor/Vice Chair Lazarow, Commissioner/Director Dally, and Commissioner/Director Butler,

**Nayes:** 0

**Absent:** 2- Commissioner/Director Lima-Taub

**5. PUBLIC PARTICIPATION (Speakers must sign-in with the City Clerk prior to the start of the meeting)**

Marcos Pena, Hallandale Beach resident was called to speak.

Joy Adams, Hallandale Beach resident was called to speak.

Vicente Thrower, Pompano Beach resident was called to speak.

**6. PRESENTATIONS**

**A. ROGER'S RAIDERS PRESENTATION ON FASHION ARTS AND DESIGN DISTRICT (FADD). (STAFF: ROGER'S RAIDERS)**

Denton Lewis, Software Analyst, IT Department accompanied by Kadene Shaw, Social Worker I, Human Services Department and Police Officer Carolyn Rose, Community Involvement Unit, Police Department gave a presentation and answered questions posed by the City Commission

**B. DISCUSSION OF THE FOODMAN AND ASSOCIATES FORENSIC AUDIT. (STAFF: EXECUTIVE DIRECTOR)**

City Attorney Jennifer Merino provided a verbal report and answered questions posed by the City Commission.

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

A. COMMISSIONER/DIRECTOR BUTLER

B. COMMISSIONER/DIRECTOR DALLY

C. COMMISSIONER/DIRECTOR LIMA-TAUB

Provided a verbal report.

D. VICE MAYOR/VICE CHAIR LAZAROW

Provided a verbal report.

E. MAYOR/CHAIR LONDON

Provided a verbal report.

**8. APPROVAL OF DRAFT MINUTES**

**A. FEBRUARY 20, 2018 ORGANIZATIONAL AND JOINT SPECIAL MEETING OF THE CITY COMMISSION AND HBCRA BOARD OF DIRECTORS DRAFT MINUTES.**

A motion was made by Vice Chair Michele Lazarow seconded by Director Rich Dally to approve the February 20, 2018 Organizational and Joint Special Meeting of the City Commission and HBCRA Board of Directors Minutes. The motion carried by the following vote:

**Ayes:** 8 - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler

**Nayes:** 0

**Absent:** 2 Director Lima-Taub

**B. APRIL 18, 2018 HBCRA BOARD OF DIRECTORS MEETING MINUTES**

A motion was made by Director Rich Dally seconded by Vice Chair Michele Lazarow to approve the April 18, 2018 HBCRA Board of Directors Meeting Minutes. The motion carried by the following vote:

**Ayes:** 4 - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler

**Nayes:** 0

**Absent:** 1 – Director Lima-Taub

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 Commission, then that item may be pulled from the Consent Agenda by any member of the City Commission and will be considered separately. If the public wishes to speak on a matter on the Consent Agenda, they must inform the City 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 Michele Lazarow seconded by Director Rich Dally to approve the Consent Agenda. The motion carried by the following vote:

**Ayes:** 4 - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler

**Nayes:** 0

**Absent:** 1 – Director Lima-Taub

**A. HBCRA MONTHLY BUDGET TO ACTUAL REPORT. (STAFF: EXECUTIVE DIRECTOR)**

Approved on consensus.

**10 RESOLUTIONS/CITY BUSINESS**

- A. **A JOINT RESOLUTION OF THE MAYOR AND COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA AND THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENTS**

**BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RELATING TO THE PROVISION OF INDIRECT AND DIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2018-2019; AUTHORIZING THE CITY MANAGER AND EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENTS; AUTHORIZING THE CITY MANAGER AND EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: CITY MANAGER/EXECUTIVE DIRECTOR)**

Item introduced by Interim City Manager Nydia Rafols

**A motion was made by Commissioner/Director Rich Dally seconded by Vice Mayor/Vice Chair Michele Lazarow to approve this resolution. The motion carried by the following vote:**

**Ayes:** 8 - Mayor/Chair London, Vice Mayor/Vice Chair Lazarow, Commissioner/Director Dally, and Commissioner Director Butler

**Nays:** 0

**Absent:** 2 - Commissioner/Director Lima-Taub

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING AN AMENDMENT TO THE FY 17/18 BUDGET IN ONGOING PROGRAMS AND PROJECTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FY17/18 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE TO THE FY17/18 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)**

City Clerk Jenorgen Guillen read the item into the record.

**A motion was made by Vice Chair Michele Lazarow seconded by Director Rich Dally to defer this item to September 17, 2018. The motion carried by the following vote:**

**Ayes:** 4 - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler

**Nays:** 0

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

- C. A JOINT RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA AND THE BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE INTERLOCAL SERVICES AGREEMENT (DIRECT COSTS/ TRANSIT SERVICES) BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY IN SUBSTANTIALLY THE SAME FORM AS ATTACHED AS EXHIBIT "2" TO INCREASE THE COST OF SERVICES BY AN AMOUNT NOT TO EXCEED SIXTY-SIX THOUSAND FIVE HUNDRED THIRTY-EIGHT DOLLARS (\$66,538); AND**

**PROVIDING FOR AN EFFECTIVE DATE. (STAFF: CITY MANAGER/EXECUTIVE DIRECTOR)**

City Clerk Jenorgen Guillen read the item into the record.

Commissioner/Director Rich Dally asked if monies are being received.

Assistant City Manager Dr. Jeremy Earle only rectifies the action taken before and once the budget is presented it will decrease headways on some transit routes.

**A motion was made by Commissioner/Director Rich Dally seconded by Commissioner/Director Mike Butler to approve this resolution. The motion carried by the following vote:**

**Ayes: 8** - Mayor/Chair London, Vice Mayor/Vice Chair Lazarow, Commissioner/Director Dally, and Commissioner/Director Butler

**Nays: 0**

Absent 2: Commissioner/Director Lima-Taub

- 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 \$24,473 TO THE PROFESSIONAL SERVICES AGREEMENT WITH THE FIRM GRAYROBINSON, P.A. WITH RESPECT TO LEGAL REPRESENTATION SERVICES FOR THE LAWSUIT FILED BY HBC MEDICAL HOLDINGS LLC AGAINST THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)**

HBCRA Attorney Steven Zerkowitz provided a verbal report.

**A motion was made by Director Rich Dally seconded by Vice Chair Michele Lazarow to approve this resolution. The motion carried by the following vote:**

**Ayes: 4** - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler

**Nays: 0**

Absent: 1 – Director Lima-Taub

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

City Attorney Jennifer Merino left the meeting at 7:50 p.m.

Interim City Manager Nydia Rafols provided a verbal report.

**A motion was made by Director Rich Dally seconded by Vice Chair Michele Lazarow to approve this resolution. The motion carried by the following vote:**

**Ayes:** 4 - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler.

**Nays:** 0

Absent: 1 – Director Lima-Taub

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ADOPTING AN AGENDA PREPARATION PROCESS AND RESPONSIBILITIES FOR MEETINGS OF THE BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)**

Interim City Manager Nydia Rafols provided a verbal report.

**A motion was made by Director Rich Dally seconded by Director Mike Butler to approve this resolution. The motion carried by the following vote:**

**Ayes:** 4 - Chair London, Vice Chair Lazarow, Director Dally, and Director Butler

**Nays:** 0

Absent: 1 - Director Lima-Taub

- 11. CITY ATTORNEY COMMUNICATIONS - Items not on the Agenda**
- 12. HBCRA ATTORNEY COMMUNICATIONS - Items not on the Agenda**
- 13. CITY MANAGER/EXECUTIVE DIRECTOR COMMUNICATIONS - Items not on the Agenda**
- 14. INFORMATIONAL ITEMS: (No Action Required)**
  - A. PREVIOUS UNSOLICITED PROPOSALS - RESCISSION OF MOTION TO NEGOTIATE FOR 203 AND 207 NE 3RD STREET AND 208 NW 5<sup>TH</sup> STREET. (STAFF: EXECUTIVE DIRECTOR)**

THIS ITEM WAS DEFERRED ON JUNE 29, 2018 BY A 5/0 ROLL CALL VOTE.

This item was deferred to October 2018.
  - B. HBCRA REAL ESTATE ACQUISITION AND DISPOSITION INTERNAL POLICY UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Assistant City Manager Dr. Jeremy Earle provided a verbal report.

**C. ARTS IN PUBLIC PLACES UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Interim City Manager Nydia Rafols and Assistant City Manager Dr. Jeremy Earle provided a verbal report.

**D. PREVIOUS FACADE PROGRAM APPLICATION UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Assistant City Manager Dr. Jeremy Earle provided a verbal report.

**E. PROPERTIES 711, 715, 719 FOSTER ROAD UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Assistant City Manager Dr. Jeremy Earle provided a verbal report.

**F. SOUTH EAST/SOUTH WEST QUADRANT LAND ACQUISITION UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Assistant City Manager Dr. Jeremy Earle provided a verbal report.

**G. COMMERCIAL INVESTMENT PROGRAM UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Assistant City Manager Dr. Jeremy Earle Faith Phinn and Financial Management Analyst provided a verbal report.

**H. HALLANDALE BEACH BANK LENDING CONSORTIUM UPDATE. (STAFF: EXECUTIVE DIRECTOR)**

Assistant City Manager Dr. Jeremy Earle provided a verbal report.

**Consensus:**

**- Workshop is scheduled for 9/6/18 at the Cultural Center.**

**15. ADJOURN**

There being no further business to discuss before the Commission and the Board of Directors, the meeting adjourned without objection at 8:36 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

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Joy Cooper, Mayor/Chair

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Jenorgen M. Guillen, City Clerk