



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, May 18, 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 5:34 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

**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 COMMENTS MUST BE SUBMITTED BY 4:30PM ON MAY 18, 2020.**

HBCRA Secretary Jenorgen Guillen, advised there was no Public Participation received.

Item #10.D. was heard during this time.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

Provided a verbal report.

Motion by Director Mike Butler, Seconded by Director Michele Lazarow, to direct staff to research the feasibility of bringing the World Central Kitchen program partnership within the HBCRA; and to bring back the information for discussion by the Board of Directors. Motion carried with a 5/0 Voice vote.

B. DIRECTOR LAZAROW

No communications

C. DIRECTOR LIMA-TAUB

Provided a verbal report.

D. VICE CHAIR JAVELLANA

Provided a verbal report.

E. CHAIR COOPER

Provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

A. APRIL 15, 2020 VIRTUAL HBCRA BOARD OF DIRECTORS MEETING.

B. FEBRUARY 10, 2020 HBCRA BOARD OF DIRECTORS MEETING MINUTES

Motion by Director Michele Lazarow, Seconded by Director Mike Butler to approve the draft minutes Items 8A and 8B 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 Michele Lazarow, Seconded by Director Anabelle Lima-Taub, to

Approve the Consent Agenda 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

Nayes: 0 –

- A. MONTHLY FINANCIAL REPORT - APRIL (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 AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$20,000 TO CORNEL PROPERTY LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 217 N.W. 4TH 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)

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, ESTABLISHING THE CORONAVIRUS NEIGHBORHOOD AND HOUSING STABILIZATION PROGRAM; ALLOCATING \$300,000 TO THE CORONAVIRUS NEIGHBORHOOD AND HOUSING STABILIZATION PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE CORONAVIRUS NEIGHBORHOOD AND HOUSING STABILIZATION PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

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

Motion by Chair Joy Cooper, to approve the Resolution as amended to include provision of the Neighborhood Stabilization program; and to look be provided for those who do not have computer access or technical savvy.

Director Anabelle Lima-Taub seconded the Motion for discussion.

After further discussion by the Board of Directors, Chair Joy Cooper amended her original motion as follows:

Chair Joy F. Cooper, Seconded by Director Anabelle Lima-Taub to direct the Executive Director to work collectively with City to establish one or two centers where feasible to provide online computer access as well as the staffing necessary to assist those residents with the HBCRA Neighborhood Stabilization application process; 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 Sabrina Javellana, Director Michele Lazarow, Director Anabelle Lima-Taub

Nays: 0 –

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING CERTAIN MODIFICATIONS TO THE NEIGHBORHOOD IMPROVEMENT PROGRAM (NIP), THE PAINT THE TOWN PROGRAM (PTT), AND THE SENIOR MINI-GRANT PROGRAM (SMGP); AUTHORIZING THE EXECUTIVE DIRECTOR TO APPROPRIATE FUNDS, AS NEEDED, FROM ANY OF THE OTHER RESIDENTIAL PROGRAMS TO MEET THE GREATEST RESIDENTIAL PROGRAM DEMAND; AUTHORIZING THE EXECUTIVE DIRECTOR TO MAKE CHANGES TO THE RESIDENTIAL PROGRAMS AND APPLICATIONS (EXCLUDING OR INCLUDING ELIGIBILITY) ON AN AS-NEEDED BASIS AS MARKET CONDITIONS ALLOW, DUE TO THE FLUIDITY OF THE CURRENT ECONOMIC AND MARKET CONDITIONS, WHICH ARE OCCURRING DUE TO THE CORONAVIRUS / COVID-19 PANDEMIC; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Michele Lazarow, Seconded by Director Mike Butler, 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

Nays: 0 –

Motion by Director Mike Butler, Seconded by Director Michele Lazarow to move Item 7. Director Communications to the end of the meeting. The Motion carried with a 5/0 Voice vote.

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, ESTABLISHING THE SENIOR RENTAL/UTILITY ASSISTANCE PROGRAM; ALLOCATING \$30,000

TO THE SENIOR RENTAL/UTILITY ASSISTANCE PROGRAM;
AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS
NECESSARY AND APPROPRIATE TO IMPLEMENT THE SENIOR
RENTAL/UTILITY ASSISTANCE PROGRAM; AND PROVIDING AN
EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Michele Lazarow, Seconded by Director Anabelle Lima Taub, to amend the Resolution authorizing staff to negotiate and execute an Interlocal Agreement with the City of Hallandale Beach within the approved spending thresholds, in order to expand the Senior Rental/Utility Assistance program outside of CRA Boundaries and to utilize City resources; and to approve the Resolution as amended.

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

Nayes: 0 –

Motion by Director Mike Butler, Seconded Director Anabelle Lima-Taub, to move Item 7. Director Communications to the end of the meeting. The Motion carried with a 5/0 Voice vote.

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE COMMUNITY REDEVELOPMENT PLAN MODIFICATION; RECOMMENDING THE COMMUNITY REDEVELOPMENT PLAN MODIFICATION TO THE CITY OF HALLANDALE BEACH, AS THE GOVERNING BODY OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ANY AND ALL ACTION NECESSARY TO FACILITATE THE APPROVAL OF THE COMMUNITY REDEVELOPMENT PLAN MODIFICATION BY THE CITY OF HALLANDALE BEACH; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Dr. Jeremy Earle, HBCRA Executive Director Robert J. Gray, AICO, Strategic Planning Group, Inc. gave a presentation and answered questions posed by the Board of Directors.

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 –

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven Zelkowitz provided a verbal report.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

- A. CORONAVIRUS SMALL BUSINESS SUSTAINABILITY AND
RECOVERY LOAN PROGRAM UPDATE.

Dr. Jeremy Earle, HBCRA Executive Director 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 7.54 p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy F. Cooper, Chair

Jenorgen M. Guillen, CMC
HBCRA Board Clerk