



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 Special Meeting Minutes

Monday, August 17, 2020	5:30 PM	Virtual/Online
-------------------------	---------	----------------

1. CALL TO ORDER

The HBCRA Board of Director's Virtual Meeting was called to order by Chair Joy F. Coper 5:31 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)

HBCRA Secretary Jenorgen Guillen noted there was no Public Participation received for Item 5. However, eComments were received for Items 9D and 10B and will be made part of the record (Exhibit 1).

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR BUTLER

B. DIRECTOR LAZAROW

Provided a verbal report.

Motion by Director Michele Lazarow to Appoint James Tucker as a representative for the Northwest Quadrant on the Quadrant Safety Board.

After discussion by the Board of Directors, Director Michele Lazarow restated her motion as follows:

Motion by Director Michele Lazarow, Seconded by Director Mike Butler, to appoint James Tucker as an At-Large member of the HBCRA Quadrant Safety Board. The Motion carried with the following votes:

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

Nayes: 0 –

Motion by Vice Chair Sabrina Javellana, Seconded by Director Michele Lazarow, to appoint Derica Wallace as a Representative for the Northwest Quadrant on the Quadrant Safety Board. The Motion carried with the following votes:

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

Nayes: 0 –

Director Anabelle Lima-Taub noted her reservations on the appointment pending receipt of a legal opinion from the Broward Ethics Commission regarding possible conflict of interest.

Motion by Director Anabelle Lima-Taub, Seconded by Director Michele Lazarow, to reconsider Director Anabelle Lima-Taub's affirmative vote to appoint Derica Wallace as a Representative for the Northwest Quadrant on the HBCRA Quadrant Safety Board. The Motion carried with the following votes:

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

Nayes: 0 –

Motion by Vice Chair Sabrina Javellana, Seconded by Director Michele Lazarow, to appoint Derica Wallace as a Representative for the Northwest Quadrant on the HBCRA Quadrant Safety Board. The Motion carried with the following votes:

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

Nayes: 1 – Director Anabelle Lima-Taub

C. DIRECTOR LIMA-TAUB

Provided a verbal report.

Motion by Director Anabelle Lima-Taub, Seconded by Chair Joy Cooper, to reduce the age requirement for the Senior Rental and Utilities Assistance programs from Sixty-Seven (67) years of age to Sixty (60).

After further discussion, Director Anabelle Lima-Taub restated her Motion as follows:

Motion by Director Anabelle Lima-Taub, Seconded by Chair Joy Cooper, to reduce the age requirement for any/all of the HBCRA's Senior Assistance Programs from Sixty-Seven (67) years of age to Sixty (60) years of age. The Motion carried with the following votes:

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

Nayes: 0 –

D. VICE CHAIR JAVELLANA

Provided a verbal report.

E. CHAIR COOPER

Provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

- A. JULY 27, 2020 VIRTUAL HBCRA SPECIAL BOARD OF DIRECTORS MEETING MINUTES.
- B. JULY 13, 2020 VIRTUAL SPECIAL HBCRA BOARD OF DIRECTORS MEETING MINUTES.

Motion by Director Michele Lazarow, Seconded by Vice Chair Sabrina Javellana, to approve the Draft Minutes in Item 8A and 8B as presented. The Motion carried with the following votes:

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 Vice Chair Sabrina Javellana, Seconded by Director Michele Lazarow, to approve the Consent Agenda. The Motion carried with the following votes:

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 - JULY (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda.

- B. 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 \$20,000,000 INCREASE IN REVENUES DUE TO THE RECEIPT OF LOAN PROCEEDS FROM PNC BANK, NATIONAL ASSOCIATION, RESULTING IN TOTAL REVENUES OF \$44,415,502. 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)

Approved under Consent Agenda.

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, RESCINDING THE AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$75,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000 TO JACQUELINE VARGAS KELS FOR THE RENOVATION OF THE PROPERTY LOCATED AT 101 N.E. 3RD STREET, HALLANDALE BEACH, FLORIDA AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$11,235 TO NANOU HALLANDALE LLC; AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda.

- D. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY,

HALLANDALE BEACH, FLORIDA, RESCINDING THE AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$75,000, A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$50,000, AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$111,744 TO CACIKE INVESTMENTS LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 139 N.E. 1ST AVENUE, HALLANDALE BEACH, FLORIDA, AND A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$6,300 TO BE SPLIT EQUALLY BETWEEN QUIRON CORP. (TRATTORIA DI VAKIS) AND VEGAN JUNKIE LLC (VEGAN JUNKIE); AND PROVIDING AN EFFECTIVE DATE; PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda.

10. AGENCY BUSINESS

- A. FY 20-21 BUDGET PRESENTATION (STAFF: EXECUTIVE DIRECTOR)

Dr. Jeremy Earle, Executive Director and Shawn Mitchell, FMS Consulting, provided an overview of the item.

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND HALLANDALE CITY CENTER, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE SECOND AMENDMENT TO REDEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Mike Butler, Seconded by Director Michele Lazarow, to Approve the Resolution as presented; and to approve amendment to Section 2.3 of the Second Redevelopment Agreement as noted. The Motion carried with the following votes:

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

12. EXECUTIVE DIRECTOR COMMUNICATIONS

13. ADJOURN

There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 8:02p.m.

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy F. Cooper, Chair

Jenorgen M. Guillen, CMC
HBCRA Board Clerk

DRAFT