



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 Mike Butler
Director Sabrina Javellana
Director Michele Lazarow
Director Anabelle Lima-Taub

Executive Director Dr. Jeremy Earle
HBCRA Attorney Steven Zerkowitz
HBCRA Secretary Jenorgen M.
Guillen, CMC

Meeting Minutes

Wednesday,
March 17, 2021

5:30 PM

Cultural Center/Virtual

1. CALL TO ORDER

Chair Joy F. Cooper called the meeting to Order at 5:48 p.m.

2. ROLL CALL

Present (physically): 4 - Chair Joy F. Cooper, Vice Chair Mike Butler, Director Anabelle Lima-Taub and Director Michele Lazarow

Present (virtually): 1 - Director Sabrina Javellana

City Manager/Executive Director Dr. Jeremy Earle and HBCRA Attorney Steve Zerkowitz were also present.

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

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

There were no speakers.

6. PRESENTATIONS

None

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR JAVELLANA

None

B. DIRECTOR LAZAROW

None

C. DIRECTOR LIMA-TAUB

None

D. VICE CHAIR BUTLER

None

E. CHAIR COOPER

None

8. APPROVAL OF DRAFT MINUTES

Motion by Director Sabrina Javellana, Seconded by Vice Chair Mike Butler to approve the Draft Minutes as presented in Items 8.A., 8.B., 8.C. and 8.D. The Motion carried with the following votes:

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

Nays: 0

A. FEBRUARY 17, 2021 HBCRA BOARD OF DIRECTORS MEETING.
Approved

B. JUNE 20, 2018 EXECUTIVE SESSION MEETING.
Approved

C. AUGUST 22, 2016 SPECIAL HBCRA BOARD OF DIRECTORS
MEETING.
Approved

D. APRIL 6, 2016 SPECIAL HBCRA BOARD OF DIRECTORS
MEETING.
Approved

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 Vice Chair Mike Butler to approve the

Consent Agenda as presented. The Motion carried with the following votes:

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

Nays: 0

- A. MONTHLY FINANCIAL REPORT - FEBRUARY. (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 THE FUNDING FOR ARTSERVE, INC., IN AN AMOUNT NOT TO EXCEED \$187,000 FOR THE ADMINISTRATION, PRODUCTION AND EXECUTION OF THE "12 MONTHS OF ART" PROGRAM FOR FISCAL YEAR 2020-21; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH ARTSERVE, INC. TO PROVIDE FUNDING FOR THE "12 MONTHS OF ART" PROGRAM IN AN AMOUNT NOT-TO-EXCEED \$187,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AUTHORIZING ARTSERVE, INC. TO MAKE PAYMENTS DIRECTLY TO ITS VENDORS IN CONNECTION WITH THE "12 MONTHS OF ART" PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF; EXECUTIVE DIRECTOR)

Approved on Consent.

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY CONVERTING THE LOW-COST/NO INTEREST LOAN BUSINESS INCENTIVE PROGRAM INTO A FIVE YEAR FORGIVABLE GRANT PROGRAM TO COINCIDE WITH THE REMAINDER OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY BUSINESS INCENTIVE PROGRAMS; AUTHORIZING THE EXECUTIVE DIRECTOR TO IMPLEMENT THE FIVE YEAR FORGIVABLE GRANT PROGRAM AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A FIRST AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND DESIGN FLEX LLC TO

PROVIDE DESIGN FLEX LLC WITH A ONE-HUNDRED EIGHTY (180) DAY EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO GRANT AGREEMENT 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 FISCAL YEAR 2019-2020 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.

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY CONVERTING THE COMMERCIAL BUSINESS LOAN IN THE AMOUNT OF \$100,000 AWARDED TO TOMASSI LLC INTO A FORGIVABLE GRANT; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND TOMASSI LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT 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, AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY TO PROVIDE FUNDING TO THE CITY IN THE AMOUNT OF \$1,200,000 FOR THE PURCHASE OF NINE (9) ELECTRIC BUSES INCLUDING CHARGING STATIONS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

(STAFF: EXECUTIVE DIRECTOR)

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

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

Nays: 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 6:38 p.m.

(Note for the record: The Minutes are not a verbatim transcript of the meeting. A copy of the audio/video recording is available for public inspection at the HBCRA Clerk's Office/Legistar until the time of disposition in accordance with the Records Disposition and other Public Records Law.)

RESPECTFULLY SUBMITTED BY:

ATTEST:

Joy F. Cooper, Chair

Jenorgen M. Guillen,
HBCRA Secretary

Adopted Date