



# 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

## Special Meeting Minutes

---

Wednesday,  
May 5, 2021

5:30 PM

Cultural Center/Virtual

---

### 1. CALL TO ORDER

*Chair Joy F. Cooper called the meeting to Order at 5:44 p.m.*

### 2. ROLL CALL

***Present (physically): 4 - Chair Joy F. Cooper, Vice Chair Mike Butler, and Director Sabrina Javellana***

***Present (virtually): 1 - Director Michele Lazarow***

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

*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

*Absent*

D. VICE CHAIR BUTLER

*None*

E. CHAIR COOPER

*Provided a verbal report.*

## **8. APPROVAL OF DRAFT MINUTES**

A. MARCH 17, 2021 HBCRA BOARD OF DIRECTORS MEETING.

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

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

**Nays:** 0

**Absent:** 1 – Director Anabelle 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 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.)**

### **Unanimous Consensus:**

**-To pull Item 9.C from the Consent Agenda.**

**Motion by Vice Chair Mike Butler, Seconded by Director Sabrina Javellana, to approve Consent Agenda Items 9.A, 9.B and 9.D as presented. The Motion carried with the following votes:**

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

**Nays:** 0

Absent: 1 - Director Anabelle Lima-Taub

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

**Approved on Consent.**

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE FISCAL YEAR 2020-2021 BUDGET TO REFLECT CHANGES IN REVENUES, CARRY FORWARD FUND BALANCE, AND EXPENDITURES NECESSARY TO FUND REDEVELOPMENT INITIATIVES DETAILED HEREIN; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AMENDMENT TO THE FISCAL YEAR 2020-2021 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2020-2021 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (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, ESTABLISHING THE HALLANDALE BEACH FILM INCENTIVE PROGRAM; ALLOCATING \$25,000 TO THE HALLANDALE BEACH FILM INCENTIVE PROGRAM FOR FISCAL YEAR 2020-2021; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE HALLANDALE BEACH FILM INCENTIVE PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Unanimous Consensus:**

- To amend the Resolution and/or program application to specify that filming location must be within the HBCRA District.

**Motion by Chair Joy F. Cooper, Seconded by Director Sabrina Javellana to approve the Resolution as amended. The Motion carried with the following votes:**

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

**Nays:** 0

Absent: 1 - Director Anabelle Lima-Taub

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, AWARDED RFP #FY2020-2021-CRA002 CMAR VARIOUS PROJECTS TO BURKHARDT CONSTRUCTION INC.; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH BURKHARDT CONSTRUCTION INC.;

AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved on Consent.**

**10. AGENCY BUSINESS**

**11. HBCRA ATTORNEY COMMUNICATIONS**

*HBCRA Attorney Steve Zelkowitz provided a verbal report.*

**Unanimous Consensus:**

**-To schedule a Special Meeting/Executive Session on Wednesday, May 19, 2021 at 4:30 PM regarding HBC Medical Holdings LLC v. Hallandale Beach CRA Case No. CACE-18-009-44404**

**12. EXECUTIVE DIRECTOR COMMUNICATIONS**

*Deputy HBCRA Director, Faith Phinn 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 6:26 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