



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,
May 19, 2021

5:35 PM

Cultural Center/Virtual

1. CALL TO ORDER

Chair Joy F. Cooper called the meeting to Order at 7:08 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

Motion by Director Anabelle Lima-Taub, Seconded by Director Michele Lazarow, to pull Item 9.C from Consent Agenda and considered immediately after Public Participation. 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

Motion by Chair Joy F. Cooper, Seconded by Director Anabelle Lima-Taub, to consider item 10.A immediately following Item 9.C. 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

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

Provided a verbal report.

D. VICE CHAIR BUTLER

Provided a verbal report.

E. CHAIR COOPER

Provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

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.E. from the Consent Agenda.

Motion by Director Anabelle Lima-Taub, Seconded by Director Michele Lazarow, to approve Items 9.A, 9.B and 9.D on 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 - APRIL. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE RESCISSION OF THE AWARD OF RFP #FY2018-2019-CRA002 TO THE URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO RESCIND THE AWARD OF RFP #FY2018-2019-CRA002 TO THE URBAN LEAGUE OF BROWARD COUNTY, INCORPORATED; 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, HALLANDALE BEACH, FLORIDA, APPROVING A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND MEGA DEVELOPERS LLC AND A FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS ALLOWING MEGA DEVELOPERS, LLC TO USE THE PROPERTY AS A SINGLE-OWNER MULTI-FAMILY RESIDENTIAL DWELLING AND LEASE UNITS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND MEGA DEVELOPERS, LLC AND A FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT AND THE FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE THIRD AMENDMENT TO THE DEVELOPMENT AGREEMENT AND FIRST AMENDMENT TO THE DECLARATION OF RESTRICTIVE COVENANTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Sabrina Javellana, Seconded by Vice-Chair Mike Butler to amend the Resolution and Declaration of Restrictive Covenants to state the units shall not be used as vacation or short-term rentals such as Airbnbs; and to limit to a thirty-day minimum rental. 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

Motion by Director Sabrina Javellana, Seconded by Vice-Chair Mike Butler by to approve the Resolution as amended. 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

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AWARDING RFP #FY2020-2021-CRA004 AND PRE-QUALIFYING THE FOLLOWING SIX (6) FIRMS FOR A PERIOD OF SIX (6) YEARS FROM THE EFFECTIVE DATE OF THIS RESOLUTION: ALL COUNTIES PAINTING, LLC, CHURCHILL'S CONSTRUCTION COMPANY, INC., COLOR ENTERPRISES LLC, GRECO INTERNATIONAL CORPORATION, J.I.J. CONSTRUCTION CORP., AND ROOF PAINTING BY HARTZELL, INC. FOR PAINTING AND MINOR FASCIA BOARD REPAIRS; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH ALL COUNTIES PAINTING, LLC, CHURCHILL'S CONSTRUCTION COMPANY, INC., COLOR ENTERPRISES LLC, GRECO INTERNATIONAL CORPORATION, J.I.J. CONSTRUCTION CORP., AND ROOF PAINTING BY HARTZELL, INC. FOR AN AMOUNT NOT TO EXCEED \$50,000 PER FISCAL YEAR PER EACH FIRM; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, AUTHORIZING THE EXECUTIVE DIRECTOR TO REJECT THE PROPOSALS RECEIVED PURSUANT TO BID #FY2020-2021-CRA003 OFF STREET SUSTAINABLE SURFACE PARKING FACILITY; AUTHORIZING THE EXECUTIVE DIRECTOR TO RE-ADVERTISE BID #FY2020-2021-CRA003; 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

10. AGENCY BUSINESS

A. SOLARIS PROJECT UPDATE. (STAFF: EXECUTIVE DIRECTOR)

Motion by Vice Chair Mike Butler, Seconded by Director Anabelle Lima-Taub, to approve the project update as presented and to proceed with staff's recommendation. 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 Steve Zelkowitz provided a verbal report.

Motion by Director Anabelle Lima-Taub, Seconded by Vice Chair Mike Butler, to approve litigation fees in the amount of Twenty-Five Thousand dollars (\$25,000) for case HBC Medical Holdings vs. Hallandale Beach CRA. The Motion carried with the following votes:

Ayes: 4 - Director Michele Lazarow, Vice Chair Mike Butler, Director Sabrina Javellana and Director Anabelle Lima-Taub

Nays: 1- Chair Joy F. Cooper

Motion by Chair Joy F. Cooper, Seconded by Director Anabelle Lima-Taub, to schedule a Joint Executive Session of the HBCRA Board of Directors, City Commission and Outside Counsel for an update the Lina Duran Case. The Motion carried with the following votes:

Ayes: 4 - Chair Joy F. Cooper, Vice Chair Mike Butler, Director Sabrina Javellana and Director Anabelle Lima-Taub

Nays: 1 - Director Michele Lazarow

Unanimous Consensus:

- To schedule a Special Meeting of the HBCRA Board of Directors on June 2, 2021.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

City Manager/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 8:14 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

DRAFT