



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

Monday, August 16, 2021	5:30 PM	Commission Chambers
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1. CALL TO ORDER

Chair Joy F. Cooper called the meeting to Order at 5:40 p.m.

2. ROLL CALL

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

Director Sabrina Javellana attended the meeting telephonically.

Director Michele Lazarow arrived at 5:45 p.m.

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

3. PLEDGE OF ALLEGIANCE

4. ORDER OF BUSINESS

5. PUBLIC PARTICIPATION - Items not on the agenda (Speakers must sign-in with the Clerk prior to the start of the meeting)

There were no speakers.

6. PRESENTATIONS

A. CRA PROJECTS UPDATE (STAFF: DEPUTY DIRECTOR)

Kenneth Bowe, CRA Project Coordinator provided an overview of the item.

B. RESIDENTIAL PROGRAMS UPDATE (STAFF: PROGRAM MANAGER)

Motion by Director Michele Lazarow, Seconded by Director Anabelle Lima-Taub, to direct staff to research the feasibility of a subsidy program to assist renters/homeowners during relocation; and to bring back an item for discussion when ready. The Motion carried as follows:

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

Nays: 0

- C. ART PROGRAMMING - INFORMATIONAL (STAFF: DEPUTY DIRECTOR)

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

- A. DIRECTOR JAVELLANA

Provided a verbal report.

- B. DIRECTOR LAZAROW

Provided a verbal report.

- C. DIRECTOR LIMA-TAUB

None

- D. VICE CHAIR BUTLER

None

- E. CHAIR COOPER

Provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

- A. JUNE 16, 2021 BOARD OF DIRECTORS MEETING.

Motion by Vice Chair Butler, Seconded by Director Anabelle Lima-Taub, to approve the Draft Minutes in Item 8.A as presented. The Motion carried as follows:

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

Nays: 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 Vice Chair Mike Butler, to approve Items 9A, 9B, 9C, 9E, 9F, 9G and 9H on the Consent Agenda as presented. The Motion carried as follows:

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 - MAY. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

- B. MONTHLY FINANCIAL REPORT - JUNE. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

- C. MONTHLY FINANCIAL REPORT - JULY. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

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

Chair Joy F. Cooper opened the floor to public comments.

Claudia Penas, applicant, was called to speak.

Chair Joy F. Cooper closed the floor to public comments.

Motion by Director Anabelle Lima-Taub, Seconded by Vice Chair Mike Butler, to approve the Resolution as presented. The Motion carried as follows:

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

Nays: 0

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, AWARDED BID # FY2020-2021-CRA003-001 TO FLORIDA ENGINEERING & DEVELOPMENT CORP.; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH FLORIDA ENGINEERING & DEVELOPMENT CORP.; 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.

- F. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING FUNDING FOR MARGO BUILDING DEVELOPMENT, LLC IN AN AMOUNT NOT TO EXCEED \$390,197 TO ASSIST IN THE DEVELOPMENT OF A THREE-STORY MIXED USE COMMERCIAL PROJECT LOCATED AT 401-405 PEMBROKE ROAD, HALLANDALE BEACH, FLORIDA 33009; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH MARGO BUILDING DEVELOPMENT, LLC IN AN AMOUNT NOT

TO EXCEED \$390,197 TO ASSIST IN THE DEVELOPMENT OF A THREE-STORY MIXED USE COMMERCIAL PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH MARGO BUILDING DEVELOPMENT, LLC; 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.

- G. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE WAIVER OF THE \$50,000 MAXIMUM PAYMENT PER VENDOR PER FISCAL YEAR RESTRICTION UNDER THE "UNIQUE CIRCUMSTANCES" PROVISION OF THE CITY OF HALLANDALE BEACH PROCUREMENT CODE, SECTION 23-8(5); PRE-QUALIFYING THE FOLLOWING EIGHT (8) CONTRACTORS FOR A PERIOD OF SIX (6) YEARS FROM THE EFFECTIVE DATE OF THIS RESOLUTION: DR. HOUSE PAINTERS, LLC, A-BEST PAINTING CONTRACTORS, INC., PAINT & COATINGS CONTRACTORS, INC., PRISMA PAINTING SERVICES, INC., ALDO CLEANING AND PAINTING, INC., STAR PAINTING AND WATERPROOFING, INC., AVCO PAINTING AND WATERPROOFING CO., INC., AND ALBRITE SPECIALTY PAINTING, INC.; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AGREEMENTS WITH DR. HOUSE PAINTERS, LLC, A-BEST PAINTING CONTRACTORS, INC., PAINT & COATINGS CONTRACTORS, INC., PRISMA PAINTING SERVICES, INC., ALDO CLEANING AND PAINTING, INC., STAR PAINTING AND WATERPROOFING, INC., AVCO PAINTING AND WATERPROOFING CO., INC., AND ALBRITE SPECIALTY PAINTING, INC.; 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: PROGRAM MANAGER)

Approved on Consent.

- H. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF \$11,056.50 TO EPLOU'S SHOP COFFEE CORP. D/B/A LAND OF A THOUSAND HILLS COFFEE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE TENANT LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT AND DISBURSE THE SUBSIDIES; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved on Consent.

10. AGENCY BUSINESS

- A. PROPOSED FY 22 BUDGET. (STAFF: EXECUTIVE DIRECTOR)

Motion by Director Michele Lazarow, Seconded by Director Anabelle Lima-Taub, to approve the Item as presented. The Motion carried as follows:

Ayes: 5 - Chair Joy F. Cooper, Vice Chair Mike Butler, Director Michele Lazarow, Director Sabrina Javellana and 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, PAINT THE TOWN PROGRAM, SENIOR MINI-GRANT PROGRAM, IMPACT GLASS REBATE PROGRAM, FIRST TIME HOME BUYER'S PROGRAM, RENTAL/UTILITY ASSISTANCE PROGRAM, AND HIGHLAND PARKS VILLAGE CONDOMINIUM PROGRAM; 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 Anabelle Lima-Taub, Seconded by Vice Chair Mike Butler, to approve the Resolution as presented. The Motion carried as follows:

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

Nays: 0

- C. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR RESIDENTIAL OPTIONS OF FLORIDA, INC. AND SOLARIS APARTMENTS, LTD. IN AN AMOUNT NOT TO EXCEED \$2,000,000 FOR THE DEVELOPMENT BY CORNERSTONE GROUP PARTNERS, LLC OF A MIXED INCOME, EIGHTY-FOUR (84) UNIT, EIGHT (8) STORY, GREEN MULTI-FAMILY RESIDENTIAL PROJECT KNOWN AS SOLARIS LOCATED AT 118 SE 7TH STREET, HALLANDALE BEACH, FLORIDA 33009; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH RESIDENTIAL OPTIONS OF FLORIDA, INC. AND SOLARIS APARTMENTS, LTD. TO PROVIDE FUNDING FOR THE DEVELOPMENT BY CORNERSTONE GROUP PARTNERS, LLC OF THE MIXED INCOME, EIGHTY-FOUR (84) UNIT, EIGHT (8) STORY, GREEN MULTI-FAMILY RESIDENTIAL PROJECT KNOWN AS SOLARIS IN AN AMOUNT NOT-TO-EXCEED \$2,000,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH RESIDENTIAL OPTIONS OF FLORIDA, INC. AND SOLARIS APARTMENTS, LTD.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Steve Zelkowitz, HBCRA Attorney noted a scrivener's error, citing the Resolution will be amended to list Seventy-Eight (78) units.

Chair Joy F. Cooper opened the floor to public comments.

Keith Poliakoff, Applicant Attorney and Josh Tonnensen, Representative were called to speak.

Chair Joy F. Cooper opened the floor to public comments.

Motion by Director Anabelle Lima-Taub, Seconded by Director Michele Lazarow, to approve the Resolution as amended to list Seventy-Eight (78) units. The Motion carried as follows:

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.

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 7:19 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