



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 Michele Lazarow
Director Joy D. Adams
Director Mike Butler
Director Anabelle Lima-Taub

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

Meeting Minutes

Wednesday, March 18, 2026

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 5:31 PM.

2. ROLL CALL

Present 5 - Chair Joy F. Cooper, Vice Chair Michele Lazarow, Director Joy D. Adams, Director Mike Butler and Director Anabelle Lima-Taub

Executive Director Dr. Jeremy Earle and HBCRA Attorney Steven W. 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)

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

Dalia Rodriguez was called to speak.

Cheryl Robinson was called to speak.

There being no other speakers, Chair Joy F. Cooper closed the floor to public comments.

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR ADAMS

Provided a verbal report

B. DIRECTOR BUTLER

No communication

C. DIRECTOR LIMA-TAUB

No communication

D. VICE CHAIR LAZAROW
Provided a verbal report

E. CHAIR COOPER
Provided a verbal report

8. APPROVAL OF DRAFT MINUTES

A motion was made by Director Butler, seconded by Vice Chair Lazarow, to approve the Draft Minutes. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub

Nays: 0 -

A. FEBRUARY 4, 2026 HBCRA BOARD OF DIRECTORS MEETING.
(STAFF: CITY CLERK)

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.)

A motion was made by Director Butler, seconded by Vice Chair Lazarow, to approve the Consent Agenda, excluding items 9A, 9E, and 9G. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub

Nays: 0 -

A. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE AFFORDABLE RENTAL HOUSING PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE AFFORDABLE RENTAL HOUSING PROGRAM INCLUDING SETTING PROGRAM POLICY AND PROCEDURES FOR THE HBCRA TO DISBURSE THE FUNDS; AND PROVIDING AN EFFECTIVE DATE.
(STAFF: EXECUTIVE DIRECTOR)

A motion was made by Director Butler, seconded by Chair Cooper, to approve the Resolution. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub

Nayes: 0 -

- B. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FISCAL YEAR 2024-2025 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 under Consent Agenda

- C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A PROFESSIONAL SERVICES AGREEMENT WITH STEVEN W. ZELKOWITZ, P.A. TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR THE REMAINDER OF FISCAL YEAR 2025 -2026 IN AN AMOUNT NOT TO EXCEED \$92,500; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE ENGAGEMENT LETTER WITH STEVEN W. ZELKOWITZ, P.A.; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE ENGAGEMENT LETTER; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR).

Approved under Consent Agenda

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN AMENDMENT TO THE FISCAL YEAR 2025-2026 BUDGET TO REFLECT CHANGES IN REVENUES, CARRYFORWARD 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 2025-2026 BUDGET AND TO MAKE CONTINUED ADJUSTMENTS TO THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- E. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY RATIFYING THE FOLLOWING AMENDMENTS TO PROJECT EXPENDITURES IN ORDER TO COMPLY WITH CITY OF HALLANDALE BEACH PROCUREMENT CODE REQUIREMENTS: AMENDMENT #1 IN THE AMOUNT OF \$49,945 AND AMENDMENT #2 IN THE AMOUNT OF \$14,075 TO PO 20221089 - PARKING LOT & N.E. 2ND AVENUE STREETScape; AMENDMENT #1 IN THE AMOUNT OF \$49,920 TO PO 20221090 – N.E. 1ST AVENUE & N.E. 5TH STREET STREETScape; AND

AMENDMENT #1 IN THE AMOUNT OF \$49,750 TO PO 20221098 - HALLANDALE BEACH ART TRAIL, ALL IN A NOT TO EXCEED AMOUNT OF \$163,690; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RATIFY THE AMENDMENTS TO THE PROJECT EXPENDITURES IN A NOT TO EXCEED AMOUNT OF \$163,690; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Director Butler, seconded by Vice Chair Lazarow, to approve the Resolution. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub

Nays: 0 -

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE RESCISSION OF THE APPROVAL OF THE AWARD TO B182 TERRACE LLC D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RESCIND THE APPROVAL OF THE AWARD TO B182 TERRACE LLC D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR CONFLICTS. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- G. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; ALLOCATING \$350,000 TO THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Director Butler, seconded by Vice Chair Lazarow, To approve the Resolution with an amendment to increase the program allocation from \$350,000 to \$500,000. The motion carried by the following vote:

Ayes: 5 - Chair Cooper, Vice Chair Lazarow, Director Adams, Director Butler and Director Lima-Taub

Nayes: 0 -

H. ADVISORY BOARD & COMMITTEE MINUTES (STAFF: CITY CLERK)
Approved under Consent Agenda

10. AGENCY BUSINESS

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven W. Zelkowitz provided a verbal report.

12. EXECUTIVE DIRECTOR COMMUNICATIONS

Executive Director Dr. Jeremy Earle had no communication.

13. ADJOURN

There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 6:08 PM.

(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 Secretary'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 Guillen,
HBCRA Secretary

Adopted Date