



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

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

Meeting Minutes

Wednesday, June 18, 2025

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 5:37PM.

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. Zelkowitz 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)

No public participation

6. PRESENTATIONS

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR ADAMS

No communication.

B. DIRECTOR BUTLER

No communication.

C. DIRECTOR LIMA-TAUB

No communication.

D. VICE CHAIR LAZAROW

No communication.

E. CHAIR COOPER

A motion was made by Chair Cooper, seconded by Vice Chair Lazarow, for the Community Redevelopment Agency (CRA) to collaborate with the City of Hallandale Beach on the Art Trail project. The motion carried by the following vote:

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

Nayes: 0 -

8. APPROVAL OF DRAFT MINUTES

A. MAY 21, 2025 HBCRA BOARD OF DIRECTORS MEETING. (STAFF: CITY CLERK)

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

Nayes: 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.)**

A motion was made by Director Lima-Taub, seconded by Director Butler, to approve the Consent Agenda excluding item 9D. The motion carried by the following vote:

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

Nayes: 0 -

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

Approved under Consent Agenda

B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN EXTENSION OF THE TENANT RENT SUBSIDY GRANT TO BARREL WINE AND CHEESE LLC FOR AN ADDITIONAL SIX MONTHS IN THE AMOUNT OF \$15,402; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN

AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BARREL WINE AND CHEESE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AMENDMENT TO GRANT AGREEMENT; 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 AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A NEW AGREEMENT AND FINDING UNIQUE CIRCUMSTANCES WITH ARTAIC GROUP LLC TO PROVIDE CONSTRUCTION MANAGEMENT SERVICES IN AN AMOUNT NOT TO EXCEED \$100,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AGREEMENT; 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 THE REDEVELOPMENT AGREEMENT WITH DRAGONFLY INVESTMENTS, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE REDEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE REDEVELOPMENT AGREEMENT INCLUDING THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY TO CONVEY THE REAL PROPERTY TO DRAGONFLY INVESTMENTS, LLC; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Vice Chair Lazarow, 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 -

- 10. AGENCY BUSINESS**
- 11. HBCRA ATTORNEY COMMUNICATIONS**

HBCRA Attorney Steven W. Zelkowitz had no communication.

- 12. EXECUTIVE DIRECTOR COMMUNICATIONS**

Executive Director Dr. Jeremy Earle provided a verbal report.

13. ADJOURN

There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 5:52 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