



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, August 23, 2023

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 8:23 PM.

2. ROLL CALL

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

Absent: 0 -

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

A. BUDGET WORKSHOP. (STAFF: EXECUTIVE DIRECTOR)

Executive Director Dr. Jeremy Earle provided an overview of the item and answered questions posed by the Commission.

7. DIRECTOR COMMUNICATIONS - Items not on the Agenda

A. DIRECTOR ADAMS

No Communication

B. DIRECTOR BUTLER

No Communication

C. DIRECTOR LAZAROW

No Communication

D. VICE CHAIR LIMA-TAUB

No Communication

E. CHAIR COOPER

Provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

A. JUNE 21, 2023 HBCRA BOARD OF DIRECTORS MEETING MINUTES
(STAFF: HBCRA SECRETARY)

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

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

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.)

A motion was made by Director Butler, seconded by Vice Chair Lima-Taub, that the Consent Agenda be approved excluding Item 9E. The motion carried by the following vote:

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

Nays: 0

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

Approved under Consent Agenda

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

Approved under Consent Agenda

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

Approved under Consent Agenda

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDDING RFP #FY2022-2023-CRA001 PRE-QUALIFICATION OFFIRMS NEW RESIDENTIAL HOUSING TO JOURNEY C&D GROUP INC.; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A REDEVELOPMENT AGREEMENT WITH JOURNEY C&D GROUP INC. IN AN AMOUNT NOT TO EXCEED \$2,000,000 PER FISCAL YEAR FOR FIVE FISCAL YEARS COMMENCING IN FISCAL YEAR 2023-2024 FOR A TOTAL NOT TO EXCEED EXPENDITURE OF \$10,000,000, WHICH EXPENDITURE INCLUDES BOTH CONSTRUCTION COSTS AND THE FEES TO JOURNEY C&D GROUP INC.; 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; 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, HALLANDALE BEACH, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 1016-1018 S.W. 8TH STREET, HALLANDALE BEACH, FLORIDA 33009 FROM DINORA BARBOSA FOR A PURCHASE PRICE OF \$640,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT AND ADDENDA FOR THE PURCHASE OF THE PROPERTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS, AS WELL AS THE EXECUTION AND DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Director Butler, seconded by Director Lazarow, that this Resolution be approved. The motion carried by the following vote:

Ayes: 4 – Chair Joy F. Cooper, Director Joy D. Adams, Director Mike Butler and Director Michele Lazarow

Nayes: 1 – Vice Chair Anabelle Lima-Taub

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING A GUARANTEED MAXIMUM PRICE PROPOSAL BY BURKHARDT CONSTRUCTION INC. IN THE AMOUNT OF \$938,813.75 FOR THE TREE PLANTING PROJECT PURSUANT TO THE CONSTRUCTION MANAGEMENT AT RISK AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BURKHARDT CONSTRUCTION INC.; AUTHORIZING THE EXECUTIVE

DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE GUARANTEED MAXIMUM PRICE PROPOSAL FOR THE TREE PLANTING PROJECT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

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 provided a verbal report.

13. ADJOURN

There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 8:36 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