



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 Zelkowitz
HBCRA Secretary Jenorgen M. Guillen, MMC

Meeting Minutes

Wednesday, January 21, 2026

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 5:36 PM.

2. ROLL CALL

Present 4 - Chair Joy F. Cooper, Vice Chair Michele Lazarow, Director Joy D. Adams and Director Mike Butler

Absent 1 - 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

Absent

D. VICE CHAIR LAZAROW

No communication

E. CHAIR COOPER

Provided a verbal report.

8. APPROVAL OF DRAFT MINUTES

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

Ayes: 4 - Chair Cooper, Vice Chair Lazarow, Director Adams and Director Butler

Nayes: 0 -

Absent 1 - Director Anabelle Lima-Taub

A. NOVEMBER 19, 2025 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 Vice Chair Lazarow, seconded by Director Butler, to approve the Consent Agenda. The motion carried by the following vote:

Ayes: 4 - Chair Cooper, Vice Chair Lazarow, Director Adams and Director Butler

Nayes: 0 -

Absent 1 - Director Anabelle Lima-Taub

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

Approved under Consent Agenda

B. MONTHLY FINANCIAL REPORT - DECEMBER (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, DECLARING THAT THE PROCESS OF COMPETITIVE SOLICITATIONS IS NOT IN THE BEST INTEREST OF THE HBCRA PURSUANT TO SECTION 23-10(4) OF THE HALLANDALE BEACH PROCUREMENT CODE AND WAIVING COMPETITIVE SOLICITATIONS FOR THE CONSTRUCTION OF FOUR ACCESSORY DWELLING UNITS FROM GOSHEN TINY HOMES LLC ON THE PROPERTY LOCATED 622 S.W. 9TH STREET, HALLANDALE BEACH, FLORIDA TO PROVIDE AFFORDABLE HOUSING FOR SENIOR CITIZENS FOR AN AMOUNT NOT TO EXCEED \$824,255; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH GOSHEN TINY HOMES LLC FOR THE CONSTRUCTION OF FOUR ACCESSORY DWELLING UNITS FROM GOSHEN TINY HOMES LLC ON THE PROPERTY LOCATED 622 S.W. 9TH STREET, HALLANDALE BEACH, FLORIDA TO PROVIDE AFFORDABLE HOUSING FOR SENIOR CITIZENS FOR AN AMOUNT NOT TO EXCEED \$824,255; 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, HALLANDALE BEACH, FLORIDA, APPROVING AMENDMENT NUMBER 2 TO THE CRA PROFESSIONAL SERVICES AGREEMENT WITH KIMLEY-HORN AND ASSOCIATES, INC. IN AN AMOUNT NOT TO EXCEED \$14,075; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE AMENDMENT NUMBER 2; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT AMENDMENT NUMBER 2; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

- E. ADVISORY BOARD & COMMITTEE MINUTES (STAFF: CITY CLERK)

Approved under Consent Agenda

10. AGENCY BUSINESS

11. HBCRA ATTORNEY COMMUNICATIONS

HBCRA Attorney Steven W. Zelkowitz had no communication.

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 5:41 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