



# 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

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Monday, September 29, 2025

5:00 PM

Commission Chambers

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**1. CALL TO ORDER**

*The meeting was called to order by Chair Joy F. Cooper at 5:03 PM.*

**2. ROLL CALL**

**Present 3** - Chair Joy F. Cooper, Director Joy D. Adams, and Director Anabelle Lima-Taub

**Absent 2** - Vice Chair Michele Lazarow and Director Mike Butler

*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. RESIDENTIAL PROGRAMS - UPDATE (STAFF: EXECUTIVE DIRECTOR)**

*CRA Residential Programs Manager, Lovern Parks provided an overview of the item and responded to questions from the Commission.*

**7. DIRECTOR COMMUNICATIONS - Items not on the Agenda**

**A. DIRECTOR ADAMS**  
*Provided a verbal report.*

**B. DIRECTOR BUTLER**  
*Absent*

C. DIRECTOR LIMA-TAUB

*No communication.*

D. VICE CHAIR LAZAROW

*Absent*

E. CHAIR COOPER

*No communication.*

**8. APPROVAL OF DRAFT MINUTES**

A. AUGUST 20, 2025 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: CITY CLERK)

**A motion was made by Director Lima-Taub seconded by Commissioner Adams, to approve the Draft Minutes. The motion carried by the following vote:**

**Ayes: 3 - Chair Cooper, Director Adams and Director Lima-Taub**

**Nayes: 0 -**

**Absent 2 - Vice Chair Michele Lazarow and Director Mike Butler**

**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 Commissioner Adams, to approve the Consent Agenda. The motion carried by the following vote:**

**Ayes: 3 - Chair Cooper, Director Adams and Director Lima-Taub**

**Nayes: 0 -**

**Absent 2 - Vice Chair Michele Lazarow and Director Mike Butler**

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

**Approved under Consent Agenda**

B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF FUNDS TO THE CITY IN AN AMOUNT NOT EXCEED \$640,000 FOR A LOCAL GOVERNMENT AREA OF OPPORTUNITY LOAN TO PINNACLE AT AUDUBON PLACE, IN CONNECTION WITH THE

DEVELOPMENT OF AN AFFORDABLE HOUSING PROJECT FOR SENIORS AGED 62+ KNOWN AS PINNACLE AT AUDUBON PLACE; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL 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, HALLANDALE BEACH, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 721 AND 725 S.W. 7th TERRACE, HALLANDALE BEACH, FLORIDA 33009 FROM PERRY W. HODGES, JR., AS PERSONAL REPRESENTATIVE OF THE ESTATE OF IRENE THORESON FOR A PURCHASE PRICE NOT TO EXCEED \$855,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE "AS-IS" RESIDENTIAL CONTRACT AND ADDENDUM 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)

**Approved under Consent Agenda**

- D. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE ADMINISTRATION BY THE HBCRA OF THE CITY'S SHUTTER/IMPACT GLASS AND SENIOR MINI-GRANT PROGRAMS FOR RESIDENTS WHO RESIDE OUTSIDE THE CRA BOUNDARIES; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL 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 INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES CONSISTING OF THE FUNDING FOR AN ADDITIONAL FULL-TIME CODE COMPLIANCE SPECIALIST TO THE CITY FROM THE HBCRA FOR FISCAL YEAR 2025-2026 IN AN

AMOUNT NOT TO EXCEED \$93,642.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- F. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF INDIRECT SERVICES BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED \$480,847.00; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- G. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE PROVISION OF DIRECT SERVICES CONSISTING OF COMMUNITY POLICING INNOVATIONS BY THE CITY TO THE HBCRA FOR FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED \$2,029,784; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- H. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; APPROVING THE INTERLOCAL AGREEMENT BETWEEN THE CITY OF HALLANDALE BEACH AND THE HALLANDALE BEACH COMMUNITY AGENCY RELATING TO THE ESTABLISHMENT AND ADMINISTRATION OF A RIDESHARING ASSISTANCE PROGRAM WITH UBER FOR THE BENEFIT OF CITY RESIDENTS WITH THE HBCRA CONTRIBUTING SEVENTY SIX PERCENT (76%) (ONE HUNDRED FOURTEEN THOUSAND AND 00/100 DOLLARS [\$114,000.00]) AND THE CITY CONTRIBUTING TWENTY FOUR PERCENT (24%) (THIRTY SIX THOUSAND AND 00/100 DOLLARS

[\$36,000.00]) OF THE OVERALL BUDGET OF ONE HUNDRED FIFTY THOUSAND AND 00/100 DOLLARS (\$150,000.00); AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE INTERLOCAL AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE INTERLOCAL AGREEMENT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- I. A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA; ADOPTING THE FINAL ESTIMATES OF REVENUE AND EXPENDITURES FOR THE FISCAL YEAR COMMENCING ON OCTOBER 1, 2025, AND ENDING ON SEPTEMBER 30, 2026 (FISCAL YEAR 2025-2026); APPROPRIATING THE FUNDS SHOWN THEREIN AS MAY BE NEEDED OR DEEMED NECESSARY TO DEFRAY ALL EXPENDITURES AND LIABILITIES OF THE HBCRA FOR FISCAL YEAR 2025-2026; APPROVING THE FISCAL YEAR 2025-2026 BUDGET; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FISCAL YEAR 2025-2026 BUDGET; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

- J. 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 TAYLOR DUMA LLP TO PROVIDE LEGAL REPRESENTATION SERVICES TO THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2025-2026 IN AN AMOUNT NOT TO EXCEED \$155,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE ENGAGEMENT LETTER WITH TAYLOR DUMA LLP; 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**

- K. 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 provided a verbal report. had no communication.*

**13. ADJOURN**

*There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 5:17 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:

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Joy F. Cooper, Chair

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Jenorgen Guillen,  
HBCRA Secretary

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Adopted Date