



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, May 21, 2025

5:30 PM

Commission Chambers

1. CALL TO ORDER

The meeting was called to order by Chair Joy F. Cooper at 5:35 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. 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. MURAL PRESENTATION (STAFF: EXECUTIVE DIRECTOR)

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

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

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 Lima-Taub, 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 -

A. MARCH 19, 2025 HBCRA MEETING MINUTES. (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 Lima-Taub to approve the Consent Agenda excluding item 9C. 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 - MARCH (STAFF: EXECUTIVE DIRECTOR)

Approved under Consent Agenda

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

Approved under Consent Agenda

C. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN INCREASE TO THE GUARANTEED MAXIMUM PRICE FOR THE N.E. 1ST AVENUE STREETScape

IMPROVEMENTS PROJECT IN THE AMOUNT OF \$300,288.41 FOR THE COST FOR OWNER'S CONTINGENCY (\$120,000.00) AND PERMIT ALLOWANCE (\$180,288.41) FOR AN INCREASED GUARANTEED MAXIMUM PRICE OF \$9,040,509.27; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE INCREASE TO THE GUARANTEED MAXIMUM PRICE INCLUDING THE EXECUTION AND DELIVERY OF AN AMENDMENT TO THE ADDENDUM TO THE CMAR AGREEMENT FOR THE N.E. 1ST AVENUE STREETScape IMPROVEMENTS PROJECT; AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

A motion was made by Mayor Cooper, seconded by Director Lima-Taub 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 -

D. HBCRA QUADRANT SAFETY BOARD ANNUAL REPORT. (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.

13. ADJOURN

There being no further discussion before the HBCRA Board of Directors, the meeting adjourned without objection at 5:51 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