



# 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 Zerkowitz  
HBCRA Secretary Jenorgen M. Guillen,  
MMC

## Meeting Minutes

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Wednesday, November 20, 2024

5:30 PM

Commission Chambers

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### 1. CALL TO ORDER

*The meeting was called to order by Chair Joy F. Cooper at 8:17PM.*

### 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. Zerkowitz 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. APPROVAL OF DRAFT MINUTES

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

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

**Nays: 0** -

- A. OCTOBER 30, 2024 HBCRA BOARD OF DIRECTORS MEETING.  
(STAFF: CITY CLERK)

**Approved**

**8. 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. The motion carried by the following vote:**

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

**Nays: 0** -

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

**Approved under Consent Agenda**

- B. A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDING INVITATION TO BID (ITB) BID # FY 2023-2024 CRA04 LAKE HOUSES RENOVATIONS – 1016 & 1018 S.W. 8TH STREET TO JULIANA ENTERPRISES, INC. DBA ADAL FGC AS THE LOWEST, RESPONSIVE AND RESPONSIBLE BIDDER IN THE AMOUNT OF \$492,264 WITH AN OWNER’S CONTINGENCY OF \$73,839 FOR A TOTAL NOT TO EXCEED AMOUNT OF \$566,103; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A CONTRACTOR AGREEMENT WITH JULIANA ENTERPRISES, INC. DBA ADAL FGC IN THE NOT TO EXCEED AMOUNT OF \$566,103; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE CONTRACTOR AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE CONTRACTOR AGREEMENT AND PROVIDING AN EFFECTIVE DATE. (STAFF: EXECUTIVE DIRECTOR)

**Approved under Consent Agenda**

**9. ADJOURN**

*There being no further business to discuss before the HBCRA Board of Directors, the meeting adjourned without objection at 8:20 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