



## Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

<b>Meeting Date:</b>	October 21, 2019		<b>Item Type:</b> (Enter X in box)	<b>Resolution</b> x	<b>Ordinance</b>	<b>Other</b>	
<b>Fiscal Impact:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b> (Enter X in box)	<b>1st Reading</b>		<b>2nd Reading</b>	
	x		<b>Public Hearing:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
<b>Funding Source:</b>	5910-565000		<b>Advertising Requirement:</b> (Enter X in box)	<b>Yes</b>		<b>No</b>	
						X	
<b>Account Balance:</b>	\$ 75,000		<b>RFP/RFQ/Bid Number:</b>	N/A			
<b>Contract/P.O. Required:</b> (Enter X in box)	<b>Yes</b>	<b>No</b>	<b>Project Number:</b>	C1517			
	x						
<b>Strategic Priority:</b> (Enter X in box) <b>Capital Improvements</b> Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/> Goal 2 - Promote Public/Public and Public/Private Partnership <input checked="" type="checkbox"/>  <b>Promote Projects with Large-Scale Impacts</b> Goal 1 - Issue a Request for Proposals (RFP) for NW infill Housing <input type="checkbox"/> Goal 2 - Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel <input type="checkbox"/>  <b>Priority Area:</b> North West Quadrant <input type="checkbox"/> FEC Corridor <input type="checkbox"/> Southwest Quadrant <input type="checkbox"/> Northeast Quadrant <input type="checkbox"/> Southeast Quadrant <input type="checkbox"/>							
<b>Sponsor Name:</b>	Dr. Jeremy Earle, Executive Director		<b>Department:</b>	HBCRA			

**Short Title:**

**A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FUNDING FOR PEOPLES GAS SYSTEM IN AN AMOUNT NOT TO EXCEED \$69,487 FOR THE CONSTRUCTION AND INSTALLATION OF A GAS LINE FROM N.E. 1<sup>ST</sup> AVENUE TO N.E. 5<sup>TH</sup> AVENUE; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AGREEMENT WITH PEOPLES GAS SYSTEM FOR THE CONSTRUCTION AND INSTALLATION OF A GAS LINE FROM N.E. 1<sup>ST</sup> AVENUE TO N.E. 5<sup>TH</sup> AVENUE IN AN AMOUNT NOT TO EXCEED \$69,487; 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 Summary:**

**Background:**

The mission of the Hallandale Beach Community Redevelopment Agency (HBCRA) is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation. On June 17, 2019 the HBCRA Board of Directors approved revised Commercial Incentive Programs that include the following programs:

- Commercial Façade Improvement Grant Program (CFIG)
- Commercial Interior Renovation Grant Program (CIRG)
- Commercial Kitchen Grant Program (CKG)
- Property Tax Reimbursement (PTR)
- Tenant Lease Surety / Tenant Rent Subsidy (TLS/TRS)
- Commercial Business – low cost or No-interest Loan

The adoption of the new incentive programs was designed to “afford maximum opportunity to the rehabilitation or redevelopment of the community redevelopment area by private enterprise” as stated by FS. 163.345, while increasing the fiscal responsibility of the applicant themselves.

A separate and specific Fashion, Arts and Design District (FADD) Incentive Program was also approved. The FADD has been deemed a Priority Area for the purposes of promoting the renovation of building facades, and encouraging the development of such uses including but not limited to:

- Microbreweries/ Wine Bars
- Specialty Coffee shops
- Trendy urban restaurants
- Specialty Donut shops/bakeries
- Family oriented restaurants

- Music Venues
- Art Galleries
- Artist Lofts

**Current Situation:**

As the HBCRA continues its efforts to redevelop and revitalize the FADD as a destination known for its Food and entertainment, the creation of new restaurants is of paramount importance. Since the adoption of the Commercial Investment Programs HBCRA Board has approved the following Commercial Investment Applicants:

- Faith Shopping Plaza, LLC
- Hallandale Shops, LLC
- Ramcon Corp
- Wasser's Furniture
- Tomassi, LLC

Two of the approved applicants, are recipients of a commercial kitchen grant. In order to facilitate the success and growth of these restaurants, and attract future restaurants to the FADD, a gas line would be a great incentive. Unfortunately, as of this moment, a gas line does not exist within the FADD. The closest gas line with a stub-out is on Hallandale Beach Blvd, at the intersection of NE 1<sup>st</sup> Avenue.

In the summer of 2019, the property owner where the new Go Bistro restaurant will be located, Marc Shoshan reached out to HBCRA Staff in order to inform them that Go Bistro preferred a gas stove to an electric stove for cooking. Mr. Shoshan had reached out to the gas company himself, at which point they informed him that it would cost approximately \$40,000 to put in a gas line to his business. Upon hearing this, and realizing that other restaurants in the area may also need a gas line, HBCRA Staff reached out to Peoples Gas System (PGS), a Division of Tampa Electric Company, and requested a partnership between both entities for the construction and installation of a gas line from NE 1<sup>st</sup> Avenue to NE 5<sup>th</sup> Avenue, a distance of approximately 2,000 feet.

The cost of the construction and installation of the gas line is \$69,487. The installation of the gas line is estimated at approximately 16 weeks after execution of the agreement (Exhibit 2). It is important to note that if the FADD becomes a major food and entertainment district as planned, with more restaurants that tap into the newly constructed gas line, PGS will refund the CRA, the cost of the installation of the gas line, over a four year period. The amount of refund will not exceed \$69,487.

**Recommendation:**

HBCRA Staff recommends that the HBCRA Board of Directors approve the resolution authorizing the Executive Director to execute an agreement with PGS for the installation of a gas line within the FADD.

**Why Action is Necessary**

Pursuant to the HBCRA Commercial Investment Program Policy all applications must be presented to the HBCRA Board of Directors for approval. Furthermore, pursuant to the HBCRA By-Laws the HBCRA Board of Directors must approve all procurement of all goods and services in an amount more than \$50,000.

**Fiscal Impact:**

\$69,487.00

<b>Attachment(s):</b>
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Exhibit 1- Resolution  
Exhibit 2- PGS Agreement