



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	June 18, 2025		File No. 25-215	Item Type: <i>(Enter X in box)</i>	Resolution X	Other		
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading N/A		2nd Reading N/A	
	X				Public Hearing: <i>(Enter X in box)</i>		Yes	No
				X				
Funding Source:	5910-583050		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No	
							X	
Account Balance:	2,748,947.09		RFP/RFQ/Bid Number:		N/A			
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:		46302			
	X							
Redevelopment Goals: <i>(Enter X in box)</i> <p>Compact & Urban Development Projects</p> <p>Goal 1 – Catalytic projects that support the growth of local economy <input checked="" type="checkbox"/></p> <p>Goal 2 – Transit supportive Development <input type="checkbox"/></p> <p>Goal 3 – Neighborhood-level enhancements <input type="checkbox"/></p> <p>Improve Connectivity within community</p> <p>Goal 1 – Development of complete streets <input type="checkbox"/></p> <p>Goal 2 – Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p>Create CRA Resiliency</p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input checked="" type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/></p> <p>Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input type="checkbox"/></p>								
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:		HBCRA			

SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING AN EXTENSION OF THE TENANT RENT SUBSIDY GRANT TO BARREL WINE AND CHEESE LLC FOR AN ADDITIONAL SIX MONTHS IN THE AMOUNT OF \$15,402; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE AN AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND BARREL WINE AND CHEESE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE AMENDMENT TO GRANT 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 26, 2023, HBCRA staff met with Allison Sarbin, owner of Barrel Wine & Cheese LLC, to review her application for the HBCRA's Commercial Business Incentive Programs. The business was established on April 20, 2023. Located at 419 N Federal Highway on the ground floor of ArtSquare. Barrel Wine & Cheese is the first kosher wine bar in the country and represents a unique addition to the local dining and entertainment landscape. The restaurant features a self-service wine dispensing system with over 48 wine options, gourmet pairings, and a tapas-style menu. Although this is Ms. Sarbin's first business ownership venture, she brings over 15 years of experience in restaurant management, having most recently overseen operations at STREET Kitchen in Surfside. Mrs. Sarbin has also indicated collaborations with renown chefs for culinary operations.

The business was awarded a \$40,000 Commercial Interior Renovation Grant and a Tenant Rent Subsidy in the amount of \$15,402, covering six months of rent assistance at \$2,567 per month, which began in October 2024 and concluded in March 2025.

The Tenant Lease Subsidy (TLS) program offers rent subsidies of up to 35% of a business's monthly rent for up to 12 months within the first 18 months of a multi-year lease term. This program aims to attract trendy businesses, reduce commercial vacancies, and energize ground-floor spaces within the Hallandale Beach Community Redevelopment Agency (HBCRA) boundaries. By fostering

economic growth and job creation, the TLS program also mitigates the risks associated with speculative commercial developments. Funding is allocated annually and awarded on a first-come, first-served basis.

Current Situation:

Barrel Wine & Cheese officially held its Grand Opening and Ribbon Cutting Ceremony on Thursday, May 29, 2025. While the opening marked a significant milestone, the business continues to face financial challenges stemming from its delayed start and costly pre-opening construction setbacks. As a first-generation restaurant tenant, the owners were required to pay nine months of rent upfront as a security deposit, triple the standard, due to lack of prior restaurant ownership. In addition, a critical issue with the building's kitchen hood system and fire code compliance delayed full kitchen operations by six months and resulted in \$75,000 in unexpected expenses. These early hurdles forced the restaurant to open with a limited menu, which severely impacted its ability to generate early revenue and build customer momentum. Although the business has made strides in recovering, it is still struggling to reach projected sales targets and is behind in state sales tax obligations and other outstanding construction-related expenses.

Given the slow summer season typical in the food and beverage industry, the applicant is requesting an extension of the Tenant Rent Subsidy Program for an additional six months, totaling \$15,402 or \$2,567 per month. The HBCRA believes this short-term support will help the business stabilize through the off-season and be positioned for stronger performance in the fall. As the first Kosher wine bar not only in Hallandale Beach but in the entire United States, Barrel Wine & Cheese brings a unique cultural and culinary identity to the area, one that aligns with the HBCRA's mission of promoting economic development and establishing Hallandale Beach as a destination for diverse dining and entertainment. Additionally, the business contributes to the local economy by drawing foot traffic to the northeast quadrant, which is home to several new and upcoming developments. Supporting this business through a temporary extension helps ensure long-term viability, encourages reinvestment in our commercial corridors, and furthers the HBCRA's goals of revitalization and business retention.

Recommendation:

HBCRA Staff recommends that the HBCRA Board of Directors approve the attached resolution, awarding an extension to the HBCRA Tenant Lease Subsidy to Barrel Wine & Cheese LLC located at 419 N Federal Highway for total funding in the amount of \$15,402 for an additional six (6) months.

Fiscal Impact:

\$15,402.00

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.

PROPOSED ACTION:

The HBCRA Board of Directors approves the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – Request Letter of Extension