



**Hallandale Beach Community Redevelopment Agency  
Board of Directors Meeting  
Agenda Cover Memo**

<b>Meeting Date:</b>	December 18, 2017		<b>Item Type:</b>	<b>Resolution</b>	<b>Ordinance</b>		<b>Other</b>	
				X				
<b>Fiscal Impact:</b>	<b>Yes</b>	<b>No</b>	<b>Ordinance Reading:</b>		<b>1<sup>st</sup> Reading</b>		<b>2<sup>nd</sup> Reading</b>	
	X		<b>Public Hearing:</b>		<b>Yes</b>	<b>No</b>	<b>Yes</b>	<b>No</b>
<b>Funding Source:</b>	130-5910- 534050		<b>Advertising Requirement:</b>		<b>Yes</b>		<b>No</b>	
							X	
<b>Account Balance:</b>	\$3,619,587.00							
<b>Project Number:</b>			<b>RFP/RFQ/Bid Number:</b>		N/A			
<b>Contract/P.O. Required:</b>	<b>Yes</b>	<b>No</b>	<b>Strategic Priority (Enter X in box):</b>					
	X		<p><b>Capital Improvements</b> <span style="float: right;"><input type="checkbox"/></span></p> <p>Goal 1 - Undertake Total Improvements of Public Realm <span style="float: right;"><input type="checkbox"/></span></p> <p>Goal 2 - Promote Public/Public and <span style="float: right;"><input type="checkbox"/></span></p> <p>Public/Private Partnership <span style="float: right;"><input type="checkbox"/></span></p> <p><b>Promote Projects with Large-Scale Impacts</b> <span style="float: right;"><input type="checkbox"/></span></p> <p>Goal 1 – Issue a Request for Proposals (RFP) for <span style="float: right;"><input type="checkbox"/></span></p> <p>NW infill Housing</p> <p>Goal 2 – Issue a Request for Qualifications (RFQ) for <span style="float: right;"><input type="checkbox"/></span></p> <p>Dixie Highway/Foster Road parcel</p> <p><b>Priority Area:</b></p> <p>North West Quadrant <span style="float: right;"><input type="checkbox"/></span></p> <p>FEC Corridor <span style="float: right;"><input type="checkbox"/></span></p> <p>Southwest Quadrant <span style="float: right;"><input type="checkbox"/></span></p> <p>Northeast Quadrant <span style="float: right;"><input type="checkbox"/></span></p> <p>Southeast Quadrant <span style="float: right;"><input type="checkbox"/></span></p>					
<b>Sponsor Name:</b>	Roger M. Carlton HBCRA Executive Director		<b>Department:</b>		HBCRA			



**Short Title:**

**A JOINT RESOLUTION OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA AND THE BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN HALLANDALE LAND VENTURES, LLLP, THE CITY OF HALLANDALE BEACH, FLORIDA, AND THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND DISBURSE ANY FUNDS REQUIRED THEREBY; AND PROVIDING AN EFFECTIVE DATE.**

**Staff Summary:**

**Background:**

As part of the approved development agreement for the ArtSquare project, provisions were made to include street improvements to NE 3rd Street from North Federal Highway to NE 1st Avenue, which will include repaving, underground utilities, extensive landscaping, lighting, side-walks, on-street parking as well as bicycle lanes. The developer will construct the improvements and will receive reimbursement in the amount of \$3,300,00 from the HBCRA. This was approved via Resolution No. 2015-18. (Exhibit 1)

**ArtSquare Development Details**

1. A 7.5139-acre parcel including required right-of-way dedications associated with the platting of the property. After the right-of-way dedications, the site will be reduced to 7.44 acre.
2. Three mid-rise buildings consisting of: one building with six- stories in height with 79 units; and, two buildings 7- stories in height with 96 units and the other with 93 units, for a total of 268 multifamily mid-rise units, including 8 live/work units.
3. 90 garden apartments consisting of three 3-story buildings with 30 units each. The total number of residential units proposed is 358 units.
4. 12,569 square feet of commercial space on the first floor of the mid-rise buildings.
5. The 358 units proposed consist of 132 one bedroom (including the 8 live/work units), 209 two bedrooms; and 17 three bedroom units. The unit size is as follows:
  - The one-bedroom units are 711 to 720 square feet in floor area, (1,000 square feet are the minimum required;
  - the live-work units which also are also one bedroom type units are 1,050 square feet exceeding the 1,000 square feet minimum required);



- 34 of the 2-bedroom units are 789 square feet; 35 units are 980 square feet; 16 units are 1,038 square feet; and 124 units are 1,076 square feet (1,100 square feet are the minimum required);
  - The 3 bedroom units are 1,200 square feet (1,200 square feet are the minimum required).
6. A 2-level parking garage with 395 spaces and 212 surface parking spaces for a total of 607 spaces provided for the project
  7. 17.3% of landscaping is proposed (35% is the minimum required).
  8. Two hundred sixty-nine (269) trees for credit are proposed (219 trees are required).
  9. A bus shelter is proposed on North Federal Highway.
  10. A new westbound right turn lane is proposed at the intersection of North Federal Highway and NE 3rd Street.

### **Current Situation:**

The HBCRA is currently working with EMS Site Development LLC. to deliver the roadway improvements to NE 3rd Street. Construction began on November 6, 2017 and will be completed by September 30, 2018. After review of the development agreement it was determined by HBCRA staff that the undergrounding of AT&T and Comcast facilities were not going to be accomplished on this road project.

The HBCRA staff along with Hallandale Land Ventures, LLLP, are recommending that a revised development agreement be executed to ensure the completion of the NE 3rd Street reconstruction project. The new development agreement will include the developer foregoing \$100,000 project management fee and any unused soft cost which will be allocated to the installation cost for undergrounding of AT&T and Comcast conduits for the HBCRA/ City to use in the future.

Currently AT&T and Comcast have completed their designs and Hallandale Land Ventures, LLP is working on revising their construction drawings to reflect the additional scope of work to be completed on the 3rd street road project. The FEC railroad has completed improvements to the intersection of the tracks and NE 3<sup>rd</sup> Street. The Complete Streets and Localized Initiatives Program (CSLIP) application to take NE 3<sup>rd</sup> Street all the way past Public Works site has been approved by the City Commission and submitted to the Metropolitan Planning Organization (MPO).



### **Fiscal Impact:**

The City and the HBCRA agree to pay and shall reimburse the Developer for its costs, up to the maximum amount of the \$3,300,000 which includes an interest rate of 4 % The reimbursement is as follows:

1. 50% of the costs, up to the reimbursement amount shall be paid to developer upon completion of the NE 3<sup>rd</sup> Street work in the amount of \$1,650,000
2. 25% of the costs up to the reimbursement, amount shall be paid to developer no later than one year after the date of issuance of the first Certificate of Occupancy for a building in the amount of \$825,000
3. 25% of the cost, up to reimbursement amount shall be paid to the Developer two years after the date of issuance of the first certificate of occupancy for the building within the project in the amount of \$825,000.

The HBCRA has budgeted \$1,664,987 million in FY 17/18. Depending on the actual completion date these funds may need to carry over into FY18/19. (See Exhibit #5)

### **Financial Impact**

The project's anticipated value at build-out is \$55 Million. It is expected the proposed development will generate approximately \$599,245 in Tax Increment Financing (TIF) for the HBCRA. The estimated building permit fee is approximately \$500,000 based on the estimated construction cost of \$50 Million and the project has paid substantial contributions for its water and sewer services.

#### **Proposed Action:**

Staff recommends approval of the attached Resolution (Exhibit 1) authorizing the Executive Director to execute the attached first amendment to the development agreement.

#### **Attachment(s):**

- Exhibit 1 – Resolution no. 2015-18
- Exhibit 2 – First Amendment to Development Agreement
- Exhibit 3- Development Agreement
- Exhibit 4- project rendering
- Exhibit 5- HBCRA FY17/18 budget



A handwritten signature in blue ink, appearing to read "Faith", written over a horizontal line.

Prepared by: Faith Phinn, Financial Management Analyst

A handwritten signature in blue ink, appearing to read "Jeremy", written over a horizontal line.

Reviewed by: Jeremy Earle, Ph.D., AICP, Assistant City Manager