



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

Meeting Date:	January 29, 2018		Item Type:	Resolution X	Ordinance	Other		
Fiscal Impact:	Yes	No	Ordinance Reading:		1 st Reading		2 nd Reading	
	X		Public Hearing:		Yes	No	Yes	No
						X		X
Funding Source:	5910-534050		Advertising Requirement:		Yes		No	
							X	
Account Balance:								
Project Number :			RFP/RFQ/Bid Number:		N/A			
Contract/P.O. Required:	Yes	No	Strategic Priority (Enter X in box): <div style="display: flex; justify-content: space-between;"> <div> Capital Improvements Goal 1 - Undertake Total Improvements of Public Realm Goal 2 -Promote Public/Public and Public/Private Partnership Promote Projects with Large-Scale Impacts Goal 1 – Issue a Request for Proposals (RFP) for NW infill Housing Goal 2 – Issue a Request for Qualifications (RFQ) for Dixie Highway/Foster Road parcel Priority Area: North West Quadrant FEC Corridor Southwest Quadrant Northeast Quadrant Southeast Quadrant </div> <div style="text-align: right;"> <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input type="checkbox"/> <input checked="" type="checkbox"/> <input type="checkbox"/> </div> </div>					
	X							
Sponsor Name:	Roger M. Carlton, HBCRA Executive Director		Department:		Roger M. Carlton, HBCRA Executive Director			



Short Title:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, ICEBOX CAFÉ RE, LLC AND ICEBOX PANTRY RE, LLC; CONSENTING TO THE ASSIGNMENT OF THE DEVELOPMENT AGREEMENT FROM ICEBOX CAFÉ RE, LLC TO ICEBOX PANTRY RE, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FOURTH AMENDMENT TO DEVELOPMENT AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

Staff Summary:

Background:

On March 18, 2015 the City Commission approved the site plan for the Art Square project via Resolution No. 2015-16. The project is a mixed use development consisting of 10,264 square feet of retail commercial use; 358 residential units (132 one bedroom; 209 two bedroom; 17 three bedroom units and 8 live work units). The site plan also includes a 2-story parking garage with 328 spaces and 210 surface parking spaces. The estimated construction cost is approximately \$48-50 million. Currently building 1 of the project of the project has received a Temporary Certificate of Occupancy for 90 units, and Hallandale Beach's newest residents have already begun to move in.

The Art Square project represents significant private investment in a once blighted section of the Hallandale Beach Community Redevelopment Agency Area. Viewing this project as catalytic in nature, the Hallandale Beach Community Redevelopment Agency (HBCRA) has explored options to leverage the private (and public) investment by the Art Square Project by creating options for additional redevelopment in the immediate area.

On May 16, 2016 the HBCRA Board of Directors approved the Redevelopment Agreement between the HBCRA and Icebox Café, LC for the construction of a one story, 9,300 s.f. culinary arts center commissary/test kitchen, a 2,100 s.f. greenhouse, a 2,700 s.f. restaurant for a total of 14,100 s.f. of commercial space to be developed on HBCRA owned parcels 219 NE 3 Street and 301 NE 3 Avenue, which are located immediately west of Art Square.

On October 19, 2016 the City Commission approved the site plan and redevelopment area modifications application for the Icebox Cafe and Culinary Center project via Resolution No. 2016-170 and Resolution No. 2016-171. The acquisition of the properties at 211 NE 3 Street and 215 NE 3 Street allows the developer of the Icebox to develop the full site.

Current Situation:

HBCRA has an executed Redevelopment Agreement with Robert Siegmann, owner of the Icebox Café RE LLC (Developer). The developer has operations in multiple locations, including a commissary that is currently located at 913 SW 8th Avenue in Hallandale Beach. Due to growth in its business operations, Icebox Café has outgrown its current location. Because many of its employees live in or near the City of



Hallandale Beach, the developer is committed to stay in the City and contribute to its growth. The redevelopment plans for the FADD District, along with the construction of the Art Square project and the new NE 3rd Street streetscape project makes this location very appealing to the developer and his partners.

Why Action is Necessary:

The developer of the Icebox project and the HBCRA desire to incorporate certain modifications into the Redevelopment Agreement including the assignment of the Development Agreement from Developer to the Successor Developer. This is only a corporate name change and the successor developer principals are the same.

In addition to the name change, in order to expedite the Icebox project and as an accommodation to the Developer, the HBCRA will engage EMS Site Development to perform the Initial Site Work for a not-to-exceed amount of Sixty Seven Thousand Five Hundred Ninety and 00/100 Dollars (\$67,590). This amount has been reviewed by the Capital Improvements staff to ensure that it is the best value.

In consideration of the HBCRA's agreement to fund EMS Site Development, the balance of the \$200,000 Gap Grant which was a part of the original Redevelopment Agreement is reduced from \$113,000 to \$45,410. The CRA Financing shall be reduced from an aggregate of \$368,000 to an aggregate of \$300,410.

In accordance with the existing underlying ordinance regarding the Community Benefits Plan, the Developer agrees to make a payment to the City in the amount of \$25,000 (the "CBP Payment"). The CBP Payment shall be made by the Developer to the City and will be held in an account specifically created for the purpose of receiving CBP Payments. By way of information, the Developer had previously agreed to make a best effort to hire local employees without a specific goal. This amendment will resolve the need for long-term monitoring.

Fiscal Impact:

The fiscal impact of the amended Redevelopment Agreement consists of the \$67,500 reduction in the Gap Grant as payment to EMS Site Development for performing the demolition work on the vacant and boarded up properties. The funding for the demolition however will be provided from dollars that are already encumbered for the Gap Grant. Therefore no additional funding is to be provided.

Proposed Action:

The Resolution seeks HBCRA Board approval of a change in the Developer entity assignment and the authorization for the HBCRA to demolish four (4) residences using already allocated funds to prepare the site; authorizing the Executive Director to execute the attached Fourth Amendment to the Developers Agreement.



400 South Federal Hwy
Hallandale Beach, FL 33009

Attachment(s):

- Exhibit 1 – Resolution
- Exhibit 2 – Development Agreement
- Exhibit 3 – 1st Amendment to the Development Agreement
- Exhibit 4 - 2nd Amendment to the Development Agreement
- Exhibit 5 - 3rd Amendment to the Development Agreement
- Exhibit 6 - 4th Amendment to the Development Agreement
- Exhibit 7 – Ice Box Café Renderings Presentation

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

Prepared by: Faith Phinn, Financial Management Analyst

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

Dr. Jeremy Earle, Assistant City Manager