



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	March 18, 2019		Item Type: <small>(Enter X in box)</small>	Resolution x	Ordinance	Other
Fiscal Impact: <small>(Enter X in box)</small>	Yes	No	Ordinance Reading: <small>(Enter X in box)</small>	1st Reading		2nd Reading
	x			Public Hearing: <small>(Enter X in box)</small>	Yes	No
Funding Source:	Commercial Investment Program 5910-583050		Advertising Requirement: <small>(Enter X in box)</small>		Yes	
					x	
Account Balance:	\$1,273,822		RFP/RFQ/Bid Number:	N/A		
Contract/P.O. Required: <small>(Enter X in box)</small>	Yes	No	Project Number:	46302		
	x					
Strategic Priority: <small>(Enter X in box)</small>						
Capital Improvements						
Goal 1 - Undertake Total Improvements of Public Realm						<input type="checkbox"/>
Goal 2 - Promote Public/Public and Public/Private Partnership						<input checked="" type="checkbox"/>
Promote Projects with Large-Scale Impacts						
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"/>
Priority Area:						
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"/>
Sponsor Name:	Dr. Jeremy Earle, Executive Director		Department:	HBCRA		

Short Title:

A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING AN AWARD OF A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$80,192 TO HALLANDALE SHOPS, LLC FOR THE RENOVATION OF THE PROPERTY LOCATED AT 310-312 NORTH FEDERAL HIGHWAY, HALLANDALE BEACH, FLORIDA; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT THE TERMS AND CONDITIONS OF THE GRANT AGREEMENT AND DISBURSE THE GRANT; 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 February 20, 2018, the HBCRA Board of Directors approved new Commercial Incentive Programs that include the following programs:

- Commercial Façade Improvement Grant Program
- Commercial Interior Renovation Grant Program
- Commercial Kitchen Grant Program
- Property Tax Reimbursement
- Tenant Lease Surety / Tenant Rent Subsidy
- Commercial Business – low cost or No-interest Loan

To that end, HBCRA has received an application for the Commercial Façade Improvement Grant Program (CFIG) seeking Board Approval.

Current Situation:

The HBCRA has received an application for CFIG from Phil Saada of Hallandale Shops LLC, for the property located at 310-312 N. Federal Hwy, Hallandale Beach.

The goal of the CFIG program is to eliminate functional obsolescence, remove deterioration and update the exteriors of existing buildings, with an emphasis on improving the viability of healthy retail uses and generally increasing the “curb appeal” of the business corridors in the CRA. Mr. Saada, the owner of property located at 310-312 North Federal Hwy, is requesting \$80,192 of CFIG funds to renovate this property. The total cost of the façade improvements is \$100,240. This

amount includes \$95,740 in direct construction costs and \$4,500 for a proposed mural.

The project will include complete façade improvements, energy efficient impact windows, removal of a monument sign attached to the roof, installation of new signs and a mural.

Brief History on the Applicant & Building

The Property located at 310-312 North Federal Hwy was purchased in 2015 by Hallandale Shops, LLC, of which Mr. Saada is the principal owner. Mr. Saada is an experienced developer who owns multiple properties throughout South Florida.

In order to further the goals of the City of Hallandale Beach as a dining destination, the overall intent of the property owner is to open a new restaurant called Nana. The vision for the property is to improve the appearance and use of the building into a mini destination for good food. It is important to note that two store fronts are located on the property with one bay currently being used as a barbershop. The other bay will be used for the new restaurant. Mr. Saada has an executed lease with Oscar Hector Amorelli, who will manage the new restaurant, which will be an Argentinian and Italian Fusion restaurant.

Redevelopment Incentive Recommendation: HBCRA staff recommends awarding a Commercial Façade Improvement Grant to Hallandale Shops LLC, in the amount of \$ 80,192. It is important to note that the HBCRA staff has done their due diligence and upon review, the applicant has no bankruptcies, no judgments or liens.

Notable respective program guidelines are as follows:

- The CFG agreement is between the HBCRA and the Applicant.
- HBCRA will disburse funds once the applicants have paid their required match amount \$20,048. HBCRA will expend funds at 50% of the project completion and 100% project completion.
- Properties sold within twenty-four months of receiving the grant funding must repay the full grant amount.
- After approval by the HBCRA Board, the HBCRA will provide the applicant with an approved Grant Agreement and Declaration of Restrictive Covenants for Signature.
- Property to be improved must not have any delinquent ad valorem taxes, be free of all municipal and county liens, deferments and encumbrances of any kind. The HBCRA Board can waive this provision if development plans for the property meet the goal and objectives as set forth by the HBCRA.

Recommendation:

HBCRA Staff recommends that the HBCRA Board of Directors approve an award of a Commercial Façade Improvement Grant in the amount of \$80,192, for the renovation of the property located at 310-312 North Federal Hwy, Hallandale Beach.

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:

\$80,192

Attachment(s):

- Exhibit 1- Resolution
- Exhibit 2- Commercial Façade Application
- Exhibit 3- Proposed Cost of Construction
- Exhibit 4- Current Picture of Property
- Exhibit 5- Renderings of proposed project

Faith Phinn

Prepared by: Faith Phinn, Redevelopment & Operations Manager

Jeremy Earle

Reviewed by: Jeremy Earle, Ph. D., AICP, FRA-RA, Executive Director/Assistant City Manager