



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	October 14, 2020		File No.	Item Type: (Enter X in box)	Resolution		Other	
			20-412		X		Click or tap here to enter text.	
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)		1st Reading		2nd Reading	
		X	Public Hearing: (Enter X in box)		N/A		N/A	
					Yes	No	Yes	No
Funding Source:	N/A		Advertising Requirement: (Enter X in box)		Yes		No	
							X	
Account Balance:	N/A		RFP/RFQ/Bid Number:		N/A			
Contract/P.O. Required: (Enter X in box)	Yes	No	Project Number :		N/A			
		X						
Strategic Priority: (Enter X in box) Capital Improvements Goal 1 - Undertake Total Improvements of Public Realm <input type="checkbox"/> Goal 2 - Promote Public/Public and Public/Private Partnership <input 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 REVISIONS TO THE COMMERCIAL INVESTMENT INCENTIVE POLICY; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

Florida Statute (FS.) 163.345 states in part, that "any county or municipality, to the greatest extent it determines to be feasible...shall afford maximum opportunity, consistent with the sound needs of the county or municipality as a whole, to the rehabilitation or redevelopment of the community redevelopment area by private enterprise." Based on this statement by the statute, the mission of the Hallandale Beach Community Redevelopment Agency (HBCRA) was created in order 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 revitalization."

On February 20, 2018, HBCRA Board adopted a package of aggressive new incentives that were 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.

Current Situation

As of today, the HBCRA has 11 commercial investment programs for commercial properties throughout the CRA. Since the Board approval of the commercial incentives package, HBCRA has had multiple applicants utilize these programs.

In order to protect the investment of the agency and the integrity of these programs, HBCRA staff recommends the following changes to the Commercial Investment Programs guidelines:

- 1). The HBCRA reserves the right to deny any submitted application if:
 - a.) It is determined that the application does not meet the spirit, intent and/or legal requirements for the grant.
 - b.) The applicant has previously defaulted on an any prior grant agreement or other agreement with the HBCRA and/or City.

- c.) A prior grant awarded to the applicant was rescinded.
- d.) The applicant is currently a party in litigation against the HBCRA and/or City or has threatened litigation against the HBCRA and/or City.

2). Automatic Disqualifications:

- a.) Businesses that received grant/assistance in the previous fiscal year cannot apply.
- b.) Businesses that relocate out of the district during the process will not be considered.
- c.) More than one application submitted for the same business will not be considered.
- d.) Properties 'for sale' or listed on the MLS will not be considered.

Why Action is Necessary:

HBCRA Board of Directors sets the policy and procedures for the agency.

Fiscal Impact:

There is no fiscal impact.

PROPOSED ACTION:

HBCRA staff recommends the Board of directors approve the proposed the resolution to adopt the revised Commercial Investment Program grant guidelines.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – Example Commercial Façade Program Application (Revised)