

DEADLINE TO APPLY FOR FISCAL YEAR 2023 FUNDING IS JULY 28, 2023

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY TENANT LEASE SURETY/ TENANT LEASE SUBSIDY PROGRAM

About the Program

<u>Goals/Objectives</u>: Accelerate the attraction of new start-up businesses and reduce the vacancy of commercial space in the CRA, with an emphasis on energizing ground-floor space and creating job opportunities in the CRA. An additional objective is to reduce the risk of developing/constructing speculative commercial space in the CRA.

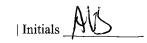
<u>Eligible Area</u>: All properties within the FADD. The FADD designated Priority Area is defined as:

NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street.

NE 3rd Street from Federal Highway to NE 1st Avenue

<u>Eligible Properties</u>: All commercial or mixed-use (containing retail/commercial space) buildings in the designated Priority Area with proposed leases for new office and/or qualified retail (Qualified Retail) uses permitted by applicable land use codes or approved conditional uses. The Agency, at its sole discretion, may change the list of Qualified Retail from time to time. Currently, Qualified Retail includes:

- Restaurant/food service family-oriented restaurant, ice cream shop, coffee shop, micro-brewery;
- Merchandise retail clothing store, florist, general merchandise store;
- Destination retail:
- Small theatre (movies and live performances);
- High tech companies or co-working spaces
- Performing/creative arts gallery, studio, arts-oriented business; and
- Other uses as approved.



Eligible Project Costs: This is not a cost-based program.

Basis/Limits of Benefits: TLS is the CRA's guarantee of Thirty-Five (35%) percent of a qualified tenant's financial obligation under a proposed lease for three (3) years. TRS is a grant subsidy that funds the gap between market rate rent and the specific tenant's capability for three (3) years.

Applicant: The property owner (Owner) and the tenant must be joint applicants, each with different obligations to the CRA as follows:

- Owner: Provides low-risk lease terms and rate appropriate to the location of
- Tenant: Provides reasonable assurance to the Agency, by means acceptable to the Agency at its sole discretion, that it can and will meet the

<u>Automatic Disqualifications</u>

- Is determined that the application does not meet the spirit, intent and/or legal 0 requirements for the grant.
- A prior grant awarded to the applicant was rescinded. Ο
- Applicant is currently a party in litigation against the HBCRA and/or City or 0 has threatened litigation against the HBCRA and/or City.
- Any work done prior to the CRA Board approval does not qualify. 0
- Religious organizations or sites being utilized for religious purposes will not be 0 considered for funding, unless the funding will not have as its primary effect the advancing or inhibiting of religion.
- Applicant has previously defaulted on an any prior grant agreement or 0 agreement with the HBCRA and/or City. other

HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY

Tenant Lease Surety/Tenant Rent Subsidy

Date of Application 6/30/23
1. Property Address: 419 N Federal Huy 12/04 Hallandale Beach, Fe 33009
2. Name of Applicant: Allian Sarbin - Band Wine and Cheese LC.
3. Address of Applicant: 1030 ME 169th Terrace, Mani, Fr. 33162
Phone: (786) 216-8165 Fax: ()
avs designs. 208 @ gnail. com
4. Does the Applicant own property?YesNo
5. Indicate the owning entity of the property (i.e. name on property title)
Hallandah Land Ventures ULF

6. Brief Description of Lease Term:	
We have a 10 year leave term.	with 4% is cruse yearly.
The lease is the 10/59ft plus \$12	UNN and tay. I'm applying for
	in the first 3 years which would
have a budget for otherwise. I have a budget for otherwise.	markettry to draw in chartle I wouldn't In turn this would give great for it to at last the first few slow
7. Total Rent Cost 114, 400/year W/ 9% increase Jearly	Total Funding Request 35% apx - \$40,040 + 4% in an yearly
Authorized Representative (Property Owner or Age	nt):
Signature	<u>しりなりる</u> Date

*If application is signed by authorized agent, please provide proof through notarized letter, articles of incorporation or some other form acceptable to HBCRA legal counsel.

TENANT LEASE SURETY/TENANT RENT SUBSIDY INCENTIVE PROGRAM CHECKLIST

	One (1) hard copy and one (1) electronic copy of the completed application with a check for \$250.00 made payable to the City of Hallandale Beach CRA.
	Photographs of the current condition of site and structures.
	Architectural renderings of proposed façade improvements in color.
	A detailed outline of all proposed improvements with three (3) quotes from a licensed contractor.
□ valore	Applicant acknowledges that the property to be improved does not have any delinquent ad employers and is free of all municipal and county liens, judgments and encumbrances of any kind.
grant again	Applicant acknowledges that properties that are sold within twenty-four months of receiving funding must repay the full amount of the grant and that a lien shall be recorded by the CRA st the property in order to secure the right of repayment.
	Both the CRA Neighborhood Amenity Incentive Application and Program Agreement have been signed.
	Preliminary schedule for completion of improvements
	Copy Authorized Agent letter (or other documentation) if Applicant is not the owner
	Copy of Business Tax Receipt
	Copy of license and liability insurance form chosen contractor.
	Copy of property insurance for business or building.