



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

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|-------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------|-----------|---------------------------------|-------------------------|-------------------------------|--------------|-------------------------------|-----------|
| Meeting Date: | September 25, 2024 | | File No. | Item Type: | Resolution | Other | | |
| | | | 24-412 | <i>(Enter X in box)</i> | X | | | |
| Fiscal Impact: <i>(Enter X in box)</i> | Yes | No | Ordinance Reading: | | 1st Reading | | 2nd Reading | |
| | | X | <i>(Enter X in box)</i> | | N/A | | N/A | |
| | | | Public Hearing: | | Yes | No | Yes | No |
| | | | <i>(Enter X in box)</i> | | | X | | |
| Funding Source: | 5910-583050 | | Advertising Requirement: | | Yes | | No | |
| | | | <i>(Enter X in box)</i> | | | | X | |
| Account Balance: | \$3,755,510.83 | | RFP/RFQ/Bid Number: | | N/A | | | |
| | | | | | | | | |
| Contract/P.O. Required: <i>(Enter X in box)</i> | Yes | No | Project Number: | | 46302 | | | |
| | | X | | | | | | |
| Redevelopment Goals: <i>(Enter X in box)</i> | | | | | | | | |
| Compact & Urban Development Projects | | | | | | | | |
| Goal 1 - Catalytic projects that support the growth of local economy <input checked="" type="checkbox"/> | | | | | | | | |
| Goal 2 - Transit supportive Development <input type="checkbox"/> | | | | | | | | |
| Goal 3 - Neighborhood-level enhancements <input type="checkbox"/> | | | | | | | | |
| Improve Connectivity within community | | | | | | | | |
| Goal 1 - Development of complete streets <input type="checkbox"/> | | | | | | | | |
| Goal 2 - Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/> | | | | | | | | |
| Goal 3- Provide Strategic parking solutions <input type="checkbox"/> | | | | | | | | |
| Create CRA Resiliency | | | | | | | | |
| Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input checked="" type="checkbox"/> | | | | | | | | |
| Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/> | | | | | | | | |
| Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input type="checkbox"/> | | | | | | | | |
| Sponsor Name: | Dr. Jeremy Earle, Executive Director | | Department: | | HBCRA | | | |

SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE A FIRST AMENDMENT TO THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND ABA SHELI LLC TO PROVIDE ABA SHELI LLC WITH A NINETY (90) DAY EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

On March 13, 2021, the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors approved a commercial façade improvement grant for the applicant Zohar Pinhasi, owner of ABA Sheli LLC, for \$397,184. The property improvements include:

- Demolition of the existing storefronts' awnings.
- Removal of outdated façade elements.
- Installation of a new awning.
- An artistic mural design that complements the surrounding District 8 area.

Since being awarded grant funding, Mr. Pinhasi has received approved building permits and begun construction on the exterior of the property located at 200 - 220 NE 1st Avenue. To date, Mr. Pinhasi has completed the demolition of the existing awnings, re-stuccoed exterior walls, applied primer paint, and installed the required mural.

Current Situation:

On August 2, 2024, the HBCRA received a reimbursement request from Mr. Pinhasi for 90% of the awarded grant funding. The HBCRA staff reviewed the reimbursement request and then emailed ABA Sheli office manager Donna Osborne that the agreement deadline to complete the proposed property improvement has passed. Furthermore, staff encouraged Mr. Pinhasi to draft a formal letter requesting a grant extension detailing why the project was delayed and when the project would be complete.

On August 19, 2024, staff received a formal letter from Mr. Pinhasi (Exhibit 2) requesting a 90-day extension to complete the proposed property improvements. Per Mr. Pinhasi, the project faced unforeseen delays due to the death of his office

manager's daughter and her subsequent health issues while also experiencing financial challenges related to the project. Mr. Pinhasi anticipates improvements to be completed by November 15, 2024. To date, staff has conducted multiple site visits. It can confirm the project is near completion, pending the installation of the new awning, reinstallation of the existing lighting, and final inspections.

Recommendation:

HBCRA Staff recommends that the HBCRA Board of Directors approve the HBCRA commercial incentive grantee Zohar Pinhasi, owner of ABA Sheli LLC grant extension, seeking additional time to complete the proposed property improvements.

Fiscal Impact:

N/A

Why Action is Necessary:

Grant extension requests require consideration and approval from the HBCRA Board of Directors.

PROPOSED ACTION:

The HBCRA Board of Directors consider the attached Resolution.

ATTACHMENT(S):

Exhibit 1 – Resolution

Exhibit 2 – Formal Request for Grant Extension (ABA Sheli LLC)