



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	September 25, 2024		File No.	24-300		Item Type:	(Enter X in box)		Resolution	X		Other	
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading		N/A		2nd Reading		N/A		
	X		Public Hearing: <i>(Enter X in box)</i>		Yes	No	Yes	No					
Funding Source:	5910-531010		Advertising Requirement: <i>(Enter X in box)</i>		Yes		No		X				
Account Balance:	\$615,927.87		RFP/RFQ/Bid Number:										
Contract/P.O. Required: <i>(Enter X in box)</i>	Yes	No	Project Number:										
	X												
Redevelopment Goals: <i>(Enter X in box)</i>													
<p>Compact & Urban Development Projects</p> <p>Goal 1 - Catalytic projects that support the growth of local economy <input checked="" type="checkbox"/></p> <p>Goal 2 - Transit supportive Development <input type="checkbox"/></p> <p>Goal 3 - Neighborhood-level enhancements <input type="checkbox"/></p> <p>Improve Connectivity within community</p> <p>Goal 1 - Development of complete streets <input type="checkbox"/></p> <p>Goal 2 - Facilitate & Identify safe access to multiple modes of transportation <input type="checkbox"/></p> <p>Goal 3- Provide Strategic parking solutions <input type="checkbox"/></p> <p>Create CRA Resiliency</p> <p>Goal 1- Utilize innovative means to create sense of place to attract residents & visitors <input checked="" type="checkbox"/></p> <p>Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations <input type="checkbox"/></p> <p>Goal 3- Prepare for sustainable future through smart technology, social & economic development Programs and environmental measures <input type="checkbox"/></p>													
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 PROFESSIONAL SERVICES AGREEMENT WITH SYNALOVSKI ROMANIK SAYE LLC TO PROVIDE DESIGN SERVICES INCLUDING CONSTRUCTION DOCUMENTS, PERMITTING, CONSTRUCTION CONTRACT BIDDING; AND CONTRACT ADMINISTRATION FOR THE TENANT BUILD-OUT OF THE COMMERCIAL KITCHEN INCUBATOR SPACE LEASED BY THE HBCRA IN HALLANDALE CITY CENTER IN AN AMOUNT NOT TO EXCEED \$105,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE PROFESSIONAL SERVICES AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE PROFESSIONAL SERVICES AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

On March 19, 2018, the Hallandale Beach Community Redevelopment Agency (HBCRA) Board approved Resolution 2018-004 authorizing the Executive Director to execute the redevelopment agreement between the HBCRA and Hallandale City Center (HCC) LLC. The development agreement allowed for the HCC to be a mixed-use project consisting of 89 residential rental units, over 8,000 square feet of commercial retail/office space, and both structured and surface parking.

In 2020, the HBCRA began modifying its redevelopment plan to align with the needs of Hallandale Beach residents and increase economic activity while creating a sense of place. During the modification process, multiple visioning sessions were held in each quadrant, seeking feedback from residents and stakeholders regarding what improvements they wanted to see throughout their community and the City of Hallandale Beach. Priority areas for the northwest quadrant residents included economic development, social services, social empowerment, and housing. Key takeaways from the northwest quadrant workshop in terms of economic development included commercial development, incorporating restaurants, retail, and entertainment. The community also expressed the need for job training programs and incubator centers to help start-up businesses become established within the quadrant.

Once HBCRA staff received the published feedback from multiple community visioning sessions, they began researching various entrepreneurship programs, which included the development of incubator centers and STEM programs. During their research, staff discovered multiple commercial kitchen incubator spaces whose sole purpose is to help entrepreneurs/small business owners grow and establish their businesses. One of the commercial kitchen incubator operators is Miami Kitchen Incubator (MKI), which currently operates two

locations, Doral and Coral Gables. Additional commercial kitchen incubator spaces include FIU startup Kitchen, The Food Factory, and CK 305 Kitchen Incubators. The primary goals of kitchen incubator spaces is to provide access to a professional commercial kitchen for culinary entrepreneurs with limited resources and assist entrepreneurs with business development.

On March 18, 2019, the HBCRA Board of Directors approved Resolution 2019-020, authorizing the Executive Director to execute the first amendment to the redevelopment agreement. Section 5 of the amendment titled "HBCRA Lease" reads: Developer agrees to lease to the HBCRA up to six thousand (6,000) square feet in the project (the "Premises"). The premises shall be facing Foster Road and shall be used for purposes as determined by the HBCRA. The lease term shall terminate as set forth in the lease agreement. The rent and other terms shall be agreed upon by the parties consistent with the developer's standard form lease agreement for the project; provided, however, the parties agree (a) to negotiate a discounted rent commensurate with the then market rates applicable at the time of project completion and (b) the developer, at the HBCRA's cost and expense, shall make tenant improvements and buildout the premises to the specifications of the HBCRA.

On March 20, 2024 the HBCRA Board of Directors approved Resolution 2024-005 authorizing the Executive Director to execute a lease agreement between Hallandale City Center, LLC and the HBCRA. The Leasing agreement allows the HBCRA to further its economic development efforts by using 6,235 square feet of the HCC commercial space for the purpose of operating two restaurants; one restaurant space designated to be a full service restaurant with seating and the second to be a commissary or "ghost" kitchen.

Current Situation:

To date Building A and B (containing residential rental units only) at the HCC project have received a Certificate of Occupancy and have already begun leasing spaces. Building C (containing commercial retail/office space) is nearing substantial completion and a preliminary study of the future restaurant spaces has been conducted. During the study it was determined that in order to support future restaurant spaces, additional infrastructure components would be required. These infrastructure improvements include grease traps with additional water connections, an additional 400 amp panel service, (2) new gas lines, and new double door service entrance. Per the executed lease agreement between HCC and the HBCRA the developer shall make tenant improvements and buildout the premises to the specifications of the HBCRA. To expedite the entire tenant improvement project Synalovski Romanik Saye LLC is currently providing Programming and Schematic Design Services which include determining exact

locations for the additional infrastructure components, providing conceptual layouts and renderings for the restaurant and producing a schematic design for the Commercial Kitchen Incubator Space. This information will then be given to the HCC developer to begin incorporating the plan changes into their work and installing the tenant infrastructure improvements.

Recommendation:

Staff recommends that the HBCRA Board approve the proposed resolution authorizing the Executive Director to execute a professional service agreement between the HBCRA and Synalovski Romanik Saye LLC. to support phase II of the design effort which involves developing full construction documents for the tenant build-out of the Commercial Kitchen Incubator Space, assisting in permitting and construction contract bidding; as well as, providing contract administration during construction.

Fiscal Impact:

\$105,000.00

Why Action is Necessary:

Pursuant to the HBCRA By-laws the HBCRA Board of Directors must approve procurement of all goods and services in the amount more than \$50,000 pursuant to Section 23-8(5) of the City of Hallandale Beach Code.

PROPOSED ACTION:

The HBCRA Board of Directors approves the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 – Hallandale City Center Incubator Kitchen & Restaurant CD Proposal - 07152024
- Exhibit 3 – Incubator and Restaurant Concept Plans, Mood Boards and Renderings