



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	September 25, 2024		File No.	Item Type:	Resolution	Other		
			24-411	<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 URBALO LLC TO PROVIDE URBALO 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 April 22, 2019, the HBCRA Board of Directors approved resolution no. 2019-014 awarding Commercial Incentives funds to the applicant Marc Shoshan, owner of Urbalo LLC, for assistance in renovating the property located at 144 NE 1st Avenue, Hallandale Beach. The impact of the property improvements is intended to improve the area's aesthetics and aid in rebranding of District 8. The property improvements include:

- Renovation of the existing exterior façade.
- Buildout of the interior space creating provisions for a dine-in restaurant.
- Purchase and installation of commercial kitchen equipment.

On September 14, 2020, the HBCRA Board of Directors approved resolution no. 2020-031 extending the applicant's effective term date due to development delays caused by the COVID-19 pandemic. To date, Mr. Shoshan has completed the proposed property improvements, received a certificate of occupancy from the COHB sustainability department, and entered into a lease agreement with the restaurant chain Los Verdes.

Current Situation:

On August 26, 2024, the HBCRA received an email from Mr. Shoshan requesting final reimbursement and an extension of the grant agreement's effective terms. Within the email, Mr. Shoshan informed the HBCRA staff that the project has reached completion and that the tenant (Los Verdes) is finishing the remaining tenant improvements:

- Relocation of the fryer equipment
- Exterior painting (Mural included)

- Install interior decorative lighting
- Speaker systems
- Security cameras
- Interior furniture
- Food & Beverage licensing (attained)
- Overhead fans near the bar area
- Installation of additional freezer

Mr. Shoshan anticipates the restaurant to be fully operational in October 2024 and is requesting a 90 day extension.

Recommendation:

HBCRA Staff recommends that the HBCRA Board of Directors approve the HBCRA commercial incentive grantee Marc Shoshan, the owner of Urbalo LLC, grant extension, seeking an additional 90 days to fulfill grant terms.

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 (Urbalo LLC)