



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	March 18, 2026		File No.	Item Type:	Resolution	Other		
			26-060	<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:	\$1,964,593.60		RFP/RFQ/Bid Number:					
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 checked="" 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 RESCISSION OF THE APPROVAL OF THE AWARD TO B182 TERRACE LLC D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO RESCIND THE APPROVAL OF THE AWARD TO B182 TERRACE LLC D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000; PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR CONFLICTS.

STAFF SUMMARY:

Background:

On June 26, 2024, HBCRA staff met with the development team of Shagina International Group, Yair Marianowsky, Gil Marianowsky, and Nadav Marianowsky, who introduced The Chelsea Food Hall, a proposed culinary destination located at 139 NE 1 Avenue within the HBCRA District 8 area. The project was presented as a transformative redevelopment effort intended to activate a formerly blighted corridor and create a vibrant, arts-focused dining hub. The developer submitted applications for three HBCRA Commercial Business Incentive Programs: the Commercial Interior Renovation Grant (CIRG), Commercial Façade Improvement Grant (CFIG), and Commercial Kitchen Grant (CKG). On February 19, 2025, the HBCRA Board of Directors approved the project and awarded funding through Resolution No. 2025-001 CRA, in the amounts of \$100,000 (CIRG), \$105,000 (CFIG), and \$125,000 (CKG). Subsequently, on July 23, 2025, the HBCRA approved a First Amendment to the grant agreement, extending the project completion deadline to November 22, 2026.

Following Board approval, the developer submitted permit application PL-OMNI-25-05275 on August 26, 2025. A plan correction report was issued in September 2025 reflecting comments from multiple reviewing disciplines, with the exception of Engineering. As of the date of this memorandum, the permitting process has not been finalized and outstanding comments remain unresolved. The approved project concept at the time of Board action consisted of a shipping container food hall model designed to align with District 8 placemaking goals.

During a meeting held on December 8, 2025, the development team advised HBCRA staff that they were evaluating a material change to the approved project concept due to constructability and consultant coordination concerns. Specifically, the team indicated an intent to transition from the approved shipping container concept to a conventional building structure while

maintaining an arts-focused aesthetic. On February 2, 2026, HBCRA staff formally requested a written update regarding the proposed change in scope and the status of the permit application, advising that any material deviation from the originally approved project would require rescission of the existing grant agreements and submission of new applications under the HBCRA Commercial Programs. The developer was reminded that prior approvals do not guarantee future funding and that all work must be completed by November 22, 2026, pursuant to the Board-approved extension. A response deadline of February 12, 2026, was provided.

Current Situation:

On February 11, 2026, Nadav Marianowsky, on behalf of The Chelsea development team, submitted a formal written response advising that they are evaluating a transition from the originally approved shipping container food hall concept to a conventional CMU (concrete masonry unit) building structure. The revised conceptual design package was provided for staff review. According to the developer, the proposed redesign maintains the arts-focused, community-oriented dining destination originally envisioned for the District 8 corridor, while addressing constructability challenges, consultant coordination concerns, long-term structural durability, operational efficiency, and code compliance.

The updated concept includes seven fully enclosed commercial kitchen vendor spaces with individual service areas, integrated ADA-compliant facilities, and a shared outdoor seating area covered by an architectural pergola intended to preserve the pedestrian-friendly and creative character of the original proposal. The developer acknowledged that the proposed scope modification may necessitate rescission of the previously awarded grants and expressed an intent to reapply under the HBCRA Commercial Programs, including the Commercial Kitchen Grant (CKG) and the Tenant Lease Surety (TLS) Program.

After reviewing the materials and conducting internal discussions, HBCRA staff determined that the proposed transition from a shipping container food hall to a conventional structure constitutes a material change from the project approved by the Board on February 19, 2025. Accordingly, on February 24, 2026, staff formally notified the developer that the Agency would proceed with rescinding the previously awarded grants and that the matter would be presented to the HBCRA Board of Directors for formal action at the March 2026 meeting. The developer was further advised that any future participation in HBCRA programs would require submission of new applications, and that prior approvals do not guarantee future funding or award amounts.

Recommendation:

HBCRA staff recommends that the HBCRA Board of Directors approve the resolution authorizing the rescission of the three Commercial Business Incentive programs in the amount of \$330,000 The Chelsea due transition from the originally approved shipping container concept to a CMU food hall structure. deviating from what was approved by the HBCRA Board of Directors.

Fiscal Impact:

No fiscal impact

Why Action is Necessary:

Pursuant to the HBCRA Commercial Investment Program Policy, all applications must be presented to the HBCRA Board of Directors for approval and rescission.

PROPOSED ACTION:

HBCRA Board of Directors approves the proposed resolution.

ATTACHMENT(S):

- Exhibit 1 - Resolution
- Exhibit 2 - Commercial Grant Agreement
- Exhibit 3 - First Amendment to Grant Agreement
- Exhibit 4 - The Chelsea Update Letter