



The deadline to apply for any of the programs for Fiscal Year 2023-2024 is June 27, 2024.

The deadline to apply for any of the programs for Fiscal Year 2024-2025 is June 26, 2025.

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

About the Program

The Tenant Lease Surety (TLS) program provides rent subsidies of up to thirty-five percent (35%) of a business's monthly rent for twelve (12) months anytime during the first 18 months of operation, during a multi-year lease term.

The goal of the program is to Accelerate the attraction of trendy businesses and reduce the vacancy of commercial space in the Hallandale Beach Community Redevelopment Agency (HBCRA), with an emphasis on energizing ground-floor space and creating job opportunities in the HBCRA. An additional objective is to reduce the risk of developing/constructing speculative commercial space in the HBCRA.

Funding is budgeted on an annual basis and awarded on a first-come, first-served basis. All applicants are subject to the approval of the HBCRA Board, and an application is not a guarantee of funding.

Eligible Area: The property must be located within the HBCRA Priority Area known as District 8. The boundaries of District 8 are as follows:

- NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street.
- NE 3rd Street from Federal Highway to NE 1st Avenue.

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

- Owner: Provides low-risk lease terms and rates appropriate to the location of the Property during the term of the agreement.
- Tenant: Provides reasonable assurance to the Agency, by means acceptable to the Agency at its sole discretion, that it can and will meet the obligations of its lease.
- The Lease agreement must be for a term of at least two (2) years.
- Subsidies will not be paid during renovations or construction phases during which businesses are not in operation.
- Payments will be mailed directly to the landlord monthly unless otherwise specified by the HBCRA Board of Commissioners. A maximum of twelve (12) consecutive monthly payments may be made.

Eligible Properties: 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 (see below for a list of 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.

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 HBCRA's guarantee of Thirty-Five (35%) percent of a qualified tenant's financial obligation under a proposed lease for twelve (12) months. TLS is a grant subsidy that funds the gap between market rate rent and the specific tenant's capability.

Automatic Disqualifications

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

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

Date of Application 10/16/24

Property Address: 144 NE 1ST AVE, Hallandale Beach FL 33009

Name of Applicant: JAVIER PENAGOS

Address of Applicant: 18239 NE 4th CT MIAMI FL 33182

Phone: (305) 301 8241 Fax: ()

Email: JAVIER.P@LOSVERDES.COM

4. Does the Applicant own property? Yes No

5. Indicate the owning entity of the property (i.e., name on property title)

urbalo llc.

6. Brief Description of Lease Term:

Lease for 5 years plus extension of 5 years.

7. Total Rent Cost \$11,500

Total Funding Request ~~\$138,300.00~~ (Jr.)
\$138,000⁰⁰ 12 Months

Authorized Representative (Property Owner or Agent):

Signature [Handwritten Signature]

Date 10/16/24

Print Name and Title Javier Penagos (owner)

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





2024 Florida Annual Resale Certificate for Sales Tax

DR-13
R. 10/23

This Certificate Expires on December 31, 2024

Business Name and Location Address

Certificate Number

GENESIS HALLANDALE LLC
144 NE 1ST AVE
HALLANDALE BEACH, FL 33009-4204

16-8019482720-2

By extending this certificate or the certificate number to a selling dealer to make eligible purchases of taxable property or services exempt from sales tax and discretionary sales surtax, the person or business named above certifies that the taxable property or services purchased or rented will be resold or re-rented for one or more of the following purposes:

- Resale as tangible personal property
- Re-rental as tangible personal property
- Resale of services
- Re-rental as commercial real property
- Incorporation into tangible personal property being repaired
- Re-rental as transient rental property
- Incorporation as a material, ingredient, or component part of tangible personal property that is being produced for sale by manufacturing, compounding, or processing

Your *Florida Annual Resale Certificate for Sales Tax* (Annual Resale Certificate) allows you or your representatives to buy or rent property or services tax exempt when the property or service is resold or re-rented. You **may not** use your Annual Resale Certificate to make tax-exempt purchases or rentals of property or services that will be used by your business or for personal purposes. Florida law provides for criminal and civil penalties for fraudulent use of an Annual Resale Certificate.

As a seller, you must document each tax-exempt sale for resale using one of three methods. You can use a different method each time you make a tax-exempt sale for resale.

1. Obtain a copy (paper or electronic) of your customer's current Annual Resale Certificate.
2. For each sale, obtain a transaction authorization number using your customer's Annual Resale Certificate number.
3. Each calendar year, obtain annual vendor authorization numbers for your regular customers using their Annual Resale Certificate numbers.

Online: Visit floridarevenue.com/taxes/certificates

Phone: 877-357-3725 and enter your customer's Annual Resale Certificate number

Mobile App: Available for iPhone, iPad, and Android devices

LOS VERDES BUSINESS PLAN/MARKETING PLAN.

1. Executive Summary

Business Name: Los Verdes

Mission Statement: To provide a premier sports viewing experience combined with great food and drinks in a lively and welcoming atmosphere.

Keys to Success: High-quality food and drinks, excellent customer service, and a vibrant atmosphere with the latest sports broadcasting technology.

2. Company Description

Brief History: Founded in 2004, Los Verdes began as a fast-food restaurant and has experienced exponential growth in South Florida, now boasting a total of 14 locations.

Products/Services: Offering a wide variety of food items including burgers, wings, and a full bar with craft beers, cocktails, and non-alcoholic beverages.

Market Needs: There is a growing demand for venues that offer a combined dining and entertainment experience, particularly in the Hallandale area.

3. Market Analysis

Target Market: Local residents, office workers, youth, and families.

Competitive Advantage: Los Verdes offers a unique combination of high-quality food, a wide selection of beverages, and an unparalleled sport viewing experience with multiple televisions.

Affidavit to Authorize Agent

I am (we are) the owner(s) and record title holder(s) of the property noted herein

Property Owner's Name:

Urbalo, LLC

"This property constitutes the property for which the following request is made

Property Address: 144 NE 1ST Ave

Parcel ID#: 514 227040132

Request: _____

"The undersigned has(have) appointed and does(do) appoint the following agent(s) to execute any application(s) or other documentation necessary to effectuate such application(s)

Agent's Name(s): Genesis Hallandale LLC

This affidavit has been executed to induce the City of Hallandale Beach Florida, to consider and act on the above-described property

I (we), the undersigned authority, hereby certify that the foregoing is true and correct

Signature (owner): _____

Marc Shoshan
Printed Name

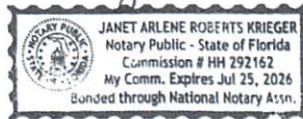
Sworn to and subscribed on this date

Identification or personally known: X

Notary Signature: Janet Roberts-Krieger

Date: 8.7.24

Commission Expiration (Stamp or date):



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. *fl.*
- A copy of the signed tenant's lease agreement. *by email.*
- A one-page summary of the business plan/marketing plan. *fl.*
- Applicant acknowledges that the property being leased does not have any delinquent ad valorem taxes and is free of all municipal and county liens, judgments and encumbrances of any kind. *fl.*
- Applicant acknowledges that properties that are sold within twenty-four months of receiving grant funding must repay the full amount of the grant and that a **lien** shall be recorded by the HBCRA against the property to secure the right of repayment.
- Signed Program Agreement signed by the tenant. ~~*by email*~~ *fl.*
- Copy Authorized Agent letter (or other documentation) if the Applicant is not the owner *fl.*
- Copy of Business Tax Receipt *by email*
- Copy of property insurance for business or building. *by email*

REVISED SEPTEMBER 2023

Initial *JR*

