



Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	September 18, 2023		File No.	Item Type: (Enter X in box)	Resolution		Other	
			23-255		X		Click or tap here to enter text.	
Fiscal Impact: (Enter X in box)	Yes	No	Ordinance Reading: (Enter X in box)		1st Reading		2nd Reading	
					N/A		N/A	
	X		Public Hearing: (Enter X in box)		Yes	No	Yes	No
Funding Source:	5910 - 583050		Advertising Requirement: (Enter X in box)		Yes		No	
							X	
Account Balance:	\$3,515,599.00		RFP/RFQ/Bid Number:					
Contract/P.O. Required: (Enter X in box)	Yes	No	Project Number:		46302			
	X							

Redevelopment Goals:

(Enter X in box)

Compact & Urban Development Projects

Goal 1 – Catalytic projects that support the growth of local economy ☒

Goal 2 – Transit supportive Development ☐

Goal 3 – Neighborhood-level enhancements ☐

Improve Connectivity within community

Goal 1 – Development of complete streets ☐

Goal 2 – Facilitate & Identify safe access to multiple modes of transportation ☐

Goal 3- Provide Strategic parking solutions ☐

Create CRA Resiliency

Goal 1- Utilize innovative means to create sense of place to attract residents & visitors ☒

Goal 2- Use diverse architectural styles & messaging to create iconic buildings & destinations ☐

Goal 3- Prepare for sustainable future through smart technology, social & economic development

Programs and environmental measures ☐

Sponsor Name:	Dr. Jeremy Earle, Executive Director	Department:	HBCRA
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SHORT TITLE:

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDING A COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$103,000 TO DALUKI LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND DALUKI LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

STAFF SUMMARY:

Background:

On February 20, 2018, the HBCRA Board of Directors approved new Commercial Business incentive packages designed to afford maximum opportunity to rehabilitate the priority community redevelopment areas. Since the approval of the new commercial incentives, HBCRA staff has made a concentrated effort to work with local business owners throughout District 8, formerly known as the Fashion, Art, and Design District (FADD), to revitalize the area, with intentions of attracting new businesses, creating lively entertainment spaces, and branding Hallandale Beach as a destination for fine cultural cuisine.

On October 17, 2022, the Hallandale Beach Community Redevelopment Agency (HBCRA) Board of Directors approved grantee Daluki LLC for the Commercial Façade Improvement Grant Program (CFIG). The grantee, Daluki LLC, was awarded \$235,000 in grant funding to assist with an extensive façade renovation for the property located at 205-209 N.E. 1st Avenue. The facade renovation is a part of Daluki LLC's goal to open Cara Palida Brewery in District 8, the first microbrewery in Hallandale Beach.

Since being awarded grant funding, the grantee Daluki LLC has received the necessary permits through the City of Hallandale Beach (COHB) Department of Sustainable Development to begin the exterior improvements. Daluki LLC owner Adrian Oriolo has invested nearly two million dollars, including the property purchase, brewery equipment, exterior improvements, and ADA upgrades.

Current Situation:

On August 8, 2023, Daluki LLC owner Adrian Oriolo sent HBCRA staff an email expressing his need for additional funding to purchase kitchen equipment necessary to operate a functional microbrewery/restaurant. Mr. Oriolo originally

applied for the CFG application, presuming his initial investment in conjunction with HBCRA CFG funds would be enough to complete the proposed property improvements. As mentioned, Mr. Oriolo has already invested nearly two million dollars in the property to develop District 8's first microbrewery.

On August 8, 2023, Mr. Oriolo submitted a Commercial Kitchen Grant application, applying for \$103,000 in grant funding to purchase kitchen equipment. The kitchen equipment includes:

- Double-stacked conveyor oven
- Walk-in combination freezer and refrigerator
- Culinary prep tables
- Draft systems

The kitchen equipment totaled \$103,000. Supporting these types of businesses in the priority area (District 8) identified in the HBCRA 2020 redevelopment plan modification will provide additional support for the business community anchored in the area by encouraging economic development, attracting patrons to an entertainment destination, and creating synergy among neighboring business owners.

Fiscal Impact

\$103,000

Recommendation:

HBCRA Staff recommends that the HBCRA Board of Directors make a one-time exception for Daluki LLC, allowing the grantee to apply for additional grant funding and to approve the attached resolution, awarding a Commercial Kitchen Grant for \$103,000 for the purchase of kitchen equipment.

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.

PROPOSED ACTION:

HBCRA Board of Directors approve the attached resolution.

ATTACHMENT(S):

Exhibit 1 - Resolution

Exhibit 2 - Commercial Kitchen Grant (CKG) Application

Exhibit 3 – Kitchen Equipment Estimate