



Hallandale Beach
COMMUNITY REDEVELOPMENT AGENCY

Hallandale Beach Community Redevelopment Agency Agenda Cover Memo

Meeting Date:	December 18, 2024		File No.	Item Type:	Resolution	Other		
			24-529	<i>(Enter X in box)</i>	X			
Fiscal Impact: <i>(Enter X in box)</i>	Yes	No	Ordinance Reading: <i>(Enter X in box)</i>		1st Reading		2nd Reading	
	X		Public Hearing: <i>(Enter X in box)</i>		N/A	N/A		
					Yes	No	Yes	No
Funding Source:	5910-583050		Advertising Requirement: <i>(Enter X in box)</i>			X		
Account Balance:	1,000,000.00		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 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 AWARDED A RESTAURANT RENT EMERGENCY STABILITY GRANT IN THE AMOUNT OF \$40,436.31 TO THE BLUES BURGERS HALLANDALE L.L.C; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND THE BLUES BURGERS HALLANDALE L.L.C; 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:

The mission of the Hallandale Beach Community Redevelopment Agency (HBCRA) is to promote economic development and enhance the quality of life by eliminating and preventing blighted conditions through the facilitation of community partnerships, business growth, job creation, and neighborhood rehabilitation.

On October 30, 2024, the HBCRA Board of Directors approved the Restaurant Rent Emergency Stability Grant (RRESG), a critical support mechanism designed to assist restaurants within HBCRA boundaries during periods of financial hardship. This program reflects the HBCRA's commitment to fostering economic sustainability by providing targeted relief to stabilize operations and preserve businesses that serve as vital contributors to the community's economic and social fabric.

The RRESG is a critical support mechanism designed to assist restaurants within HBCRA boundaries during times of financial hardship. As economic volatility continues to challenge small and medium-sized dining establishments, this program provides targeted relief by covering up to six months of rental support.

The RRESG is available to all restaurants located within one of the Hallandale Beach CRA Priority Areas as follows:

- Pembroke Rd from I-95 to one block East of US-1
- US-1 from Pembroke Rd to Southeast 3rd Street
- South Dixie Hwy from Pembroke Rd to SW 11th Street
- Hallandale Beach Blvd from I-95 to NE 14th Avenue
- Foster Rd from NW 11th Avenue to South Dixie Hwy
- NE 1st Avenue from Hallandale Beach Blvd to NE 5th Street – District 8

Current Situation:

On November 12, 2024, Juan Mandayo and Ada Maria Soledad Moretti, owners of The Blues Burgers, met with HBCRA staff to submit their application for the RRESG. Established in March 2020 within Hallandale Beach's Atlantic Village, The Blues Burgers is a beloved casual dining restaurant with a mission to deliver memorable experiences through exceptional food, warm service, and live Blues and Rock & Roll performances by local artists. Renowned for their dedication to quality and sustainability, the restaurant serves organic, grass-fed, and locally sourced ingredients, appealing to a discerning audience that values fresh, ethically sourced meals. With its old-fashioned charm and unique menu offerings, The Blues Burgers has established itself as a standout in Hallandale Beach's competitive dining scene, aligning perfectly with HBCRA's goal of supporting high-quality, community-focused businesses.

Located at 801 N Federal Hwy, Suites 109-110, The Blues Burgers benefits from a high-visibility location in a bustling area surrounded by schools, parks, offices, and landmarks. Catering to local families, young professionals, and tourists, the restaurant offers diverse options such as catering, delivery, and vegan meals, ensuring broad appeal. Its live music events further distinguish it as a cultural and experiential destination, enriching Hallandale Beach's community life.

The Blues Burgers applied for the RRESG under the HBCRA Commercial Business Incentive Program. After a comprehensive review of the submitted application, HBCRA staff recommends funding to address two months of past-due rent, totaling \$22,635.67, and subsidizing 35% of the rent for an additional four months, amounting to \$17,800.64. The total recommended funding for this application is \$40,436.31, which will help stabilize operations and sustain this valuable community asset.

Recommendation:

Staff recommends approval of the Blues Burgers RRESG application for assistance. Approving this application provides necessary assistance that helps to ensure that The Blues Burgers can sustain operations, meet its rental obligations, and continue serving as an essential contributor to the District 8 Restaurant scene. This one-time funding opportunity reflects the HBCRA's dedication to promoting a resilient commercial landscape and supporting businesses that enhance Hallandale Beach's local economy and cultural vibrancy.

Fiscal Impact:

\$40,436.31

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:

The HBCRA Board of Directors approves the attached Resolution.

ATTACHMENT(S):

- Exhibit 1 – Resolution
- Exhibit 2 - RRESG Application
- Exhibit 3 – HBCRA Recommendation

Prepared By: *Maria Chevasco*

Maria Chevasco
Project Coordinator

Reviewed By: *Kathleen Weekes*

Kathleen Weekes
Redevelopment Manager

Reviewed By: *Faith Phinn*

Faith Phinn
Deputy Executive Director