



CRA BOARD OF COMMISSIONERS

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Memorandum

DATE: October 21, 2025

TO: CRA Board of Commissioners

FROM: Evan Camejo, Redevelopment Project Coordinator

THRU: Gregory P. Harrison, Executive Director
Nguyen Tran, Director

RE: Façade and Business Site Improvement Program Grant
Application – 2201, LLC D/B/A Fiberbuilt Umbrellas and Cushions
– 2201 West Atlantic Blvd.

Background:

In November 2010, the CRA Board formally adopted the Strategic Finance Plan for the Pompano Beach Northwest CRA district. The plan identified implementation priorities as an important component of the redevelopment strategy. As additional inducement for improvement of the visual appearance of existing structures, the CRA created incentive programs specifically crafted to address investment obstacles within the CRA district.

The CRA received an incentive program application from Paul and Sonia Knapp, Owner/Operators of 2201, LLC D/B/A Fiberbuilt Umbrellas and Cushions for the Façade & Business Site Improvement Program (Program) offered through the CRA for the property located at 2201 West Atlantic Blvd. The Program is available for exterior aesthetic building improvements including windows, doors, painting, etc. for existing commercial buildings with restaurant or retail uses.

The improvements proposed under the Façade and Business Site Improvement application is for exterior improvements which includes removal of stucco and old building finishes, exterior repair, parapet installation, and painting.

The property is a strategically located commercial building that serves as a hub for businesses in the home decor and improvement industry. With a focus on maintaining high-quality tenant relationships and ensuring the property remains a premier destination for design and renovation needs, 2201, LLC has positioned itself as a trusted landlord and business partner in the South Florida market.

The Northwest CRA Advisory Committee unanimously recommended approval of the Façade and Business Site Improvement Program Grant application submitted by 2201, LLC D/B/A Fiberbuilt Umbrellas and Cushions, in the amount of \$200,000.00, for improvements to 2201 W. Atlantic Boulevard.

Recommendation:

Staff recommends approval of 2201, LLC / Fiberbuilt Umbrellas application for the maximum allowed under the reimbursable grant Program for six (6) addresses in an amount not to exceed \$200,000 for the exterior improvements proposed for 2201 West Atlantic Blvd.

<i>Name of Program</i>	<i>Total Project Cost of Improvements</i>	<i>Program Contribution</i>	<i>Private Contribution</i>
Façade and Business Site Improvement Program Grant	\$601,224.21	\$200,000	\$401,224,21