



Legislation Text

File #: ID 2018-487, **Version:** 1

TO: Chair and Members of the Board
FROM: Samuel A. May, Executive Director
DATE: September 12, 2018

A RESOLUTION OF THE MARGATE COMMUNITY REDEVELOPMENT AGENCY, APPROVING A BUSINESS INCENTIVE GRANT AGREEMENT IN AN AMOUNT NOT TO EXCEED \$25,000 WITH THE NO FAMILY DENTAL DBA MOLAR BEAR DENTAL, LOCATED AT 533-535 N. STATE ROAD 7, MARGATE, FLORIDA; PROVIDING FOR THE APPROPRIATE CRA OFFICIALS TO EXECUTE THE AGREEMENT; PROVIDING FOR AN EFFECTIVE DATE

Background

Dr. Tuong Ai (Margie) Ngo, on behalf of The No Family Dental dba Molar Bear Dental submitted an application for the Business Incentive Grant program to the MCRA Office requesting \$25,000 for interior construction of the commercial operating space for her upcoming dental office.

On April 2018, Dr. Tuong and Family Trust purchased the commercial property located at 533-535 N. State Road 7, Margate, FL 33063 (street view below), which consists of three commercial bays. The dental office will operate in one of the bays of the property.



Property taxes and City utilities on this property are current. Also, the property does not have any open Code violations or pending fees.

The applicant is The No Family Dental, PA dba Molar Bear Dental, which is owned and operated by Dr. Tuong Ai Ngo. Dr. Ngo has been a general dentist since 2000 and in 2014 she founded The No Family Dental and opened its main office in Wellington, Florida. Due to its success the company is expanding and opening a second location in Margate.

The applicant is requesting a Business Incentive Grant of a maximum of \$25,000 for interior construction of the dental office. After completion of the construction work of the operating space, the Molar Bear Dental will employ two full time employees and one part-time employee.

The company will provide general, cosmetic and implant dentistry to patients of all ages. Further, this practice will be offering dental emergency services 24/7.

The purpose of the project is to adapt the commercial space to the needs of the dental office to accommodate 2 dental chairs, 1 X-ray unit between rooms, a sterilization room, a bathroom and a waiting room. The construction includes new walls, flooring, plumbing, electrical, a new HVAC unit and duct work.

Below are the eligible costs under the MCRA Business Incentive Grant Program and proposed costs by the contractor:

Item	Estimated Amount
New HVAC & Connections	\$10,000
Plumbing	\$12,000
Electrical	\$10,000
Flooring	\$5,000
Frame Walls & Dowel	\$13,000
Ceiling	\$4,800
Millwork & Paint	\$11,450
ESTIMATED TOTAL	\$66,250

If the MCRA Business Incentive Grant is approved, Dr. Tuong Ai Ngo will pay for the totality of the project and then request reimbursement to the MCRA for a maximum of \$25,000 according to the grant agreement and program policy.

Dr. Tuong Ai Ngo wants to maintain in the new Margate office the same theme of her current office in Wellington as shown below:



RECOMMENDATION: To Approve

FISCAL IMPACT: Not to Exceed \$25,000 - FY 2018-2019

CONTACT PERSON: Samuel A. May, Executive Director