

EXHIBIT 1

RESOLUTION NO. 2025 - \_\_\_\_\_

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING THE REDEVELOPMENT AGREEMENT WITH DRAGONFLY INVESTMENTS, LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE REDEVELOPMENT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE REDEVELOPMENT AGREEMENT INCLUDING THE EXECUTION AND DELIVERY OF ALL DOCUMENTS NECESSARY TO CONVEY THE REAL PROPERTY TO DRAGONFLY INVESTMENTS, LLC; AND PROVIDING AN EFFECTIVE DATE.

**WHEREAS**, on July 25, 2024, the City of Hallandale Beach (the "City") Procurement Department issued a Request for Proposals, RFP # FY 2023-2024 CRA03 Disposal of Real Property in a Community Redevelopment Area and Development of a Mixed Used Development in Harlem Village (the "RFP"), on behalf of the Hallandale Beach Community Redevelopment Agency (the "HBCRA"); and

**WHEREAS**, on September 25, 2024, the Board of Directors of the HBCRA approved the award of the RFP to Dragonfly Investments, LLC, and authorized the Executive Director and the HBCRA Attorney to negotiate and finalize a Redevelopment Agreement with Dragonfly Investments, LLC, to be brought back to the Board of Directors of the HBCRA for review and approval; and

**WHEREAS**, the final negotiated Redevelopment Agreement with Dragonfly Investments, LLC is attached hereto as Exhibit "A" and HBCRA staff recommends that the Redevelopment Agreement be approved by the Board of Directors of the HBCRA; and

**WHEREAS**, the Board of Directors of the HBCRA desires to (a) approve the Redevelopment Agreement with Dragonfly Investments, LLC in the form attached hereto as Exhibit "A" and (b) authorize the Executive Director to execute and deliver the Redevelopment Agreement with Dragonfly Investments, LLC.

**NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Redevelopment Agreement. The Redevelopment Agreement with Dragonfly Investments, LLC in the form attached hereto as Exhibit "A" is hereby approved.

Section 3. Execution of Redevelopment Agreement. The Executive Director is hereby authorized to execute and deliver the Redevelopment Agreement with Dragonfly Investments, LLC.

Section 4. Implementation of Redevelopment Agreement. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Redevelopment Agreement with Dragonfly Investments, LLC including the execution and delivery of all documents necessary to convey the real property to Dragonfly Investments, LLC.

Section 5. Effective Date. This Resolution shall take effect immediately upon approval.

PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 18<sup>th</sup> day of June, 2025.

ATTEST: HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

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JENORGEN M. GUILLEN  
HBCRA SECRETARY

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JOY COOPER  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR DUMA LLP  
HBCRA ATTORNEY

**FINAL VOTE ON ADOPTION**

Chair Cooper \_\_\_\_\_  
Vice Chair Lazarow \_\_\_\_\_  
Director Adams \_\_\_\_\_  
Director Butler \_\_\_\_\_  
Director Lima-Taub \_\_\_\_\_