

1 EXHIBIT 1

2 RESOLUTION NO. 2023-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE
4 HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY
5 AWARDED A COMMERCIAL INTERIOR RENOVATION GRANT IN THE
6 AMOUNT OF \$40,000 AND A TENANT RENT SUBSIDY GRANT IN THE
7 AMOUNT OF \$15,402 TO BARREL WINE AND CHEESE LLC;
8 AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY
9 TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENTS
10 BETWEEN THE HALLANDALE BEACH COMMUNITY
11 REDEVELOPMENT AGENCY AND BARREL WINE AND CHEESE LLC;
12 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE
13 GRANT AGREEMENTS; AUTHORIZING THE EXECUTIVE DIRECTOR
14 TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF
15 THE GRANT AGREEMENTS AND PROVIDING AN EFFECTIVE DATE.

16 **WHEREAS**, the mission of the Hallandale Beach Community Redevelopment Agency
17 ("HBCRA") is to promote economic development and enhance the quality of life by eliminating
18 and preventing blighted conditions through the facilitation of community partnerships, business
19 growth, job creation, and neighborhood rehabilitation; and

20 **WHEREAS**, the promotion of the Community Redevelopment Area and the use of tax
21 increment funds therefore falls within the purposes of the Community Redevelopment Act set
22 forth in Part III, Chapter 163, Florida Statutes; and

23 **WHEREAS**, businesses in the Northeast Quadrant are eligible to apply for funding from
24 several HBCRA business incentive programs and, to receive the maximum amount of funding, an
25 applicant must be located within one of the HBCRA "Priority Areas;" and

26
27 **WHEREAS**, on June 26, 2023, HBCRA staff met with Allison Sarbin, the owner of Barrel
28 Wine and Cheese LLC, for the submittal of the HBCRA Commercial Business Grant (CBG),
29 Commercial Interior Renovation Grant (CIRG), and the Tenant Rent Subsidy Grant (TRSG)
30 applications; and

31
32 **WHEREAS**, since meeting with HBCRA staff, Barrel Wine and Cheese LLC executed a
33 10-year lease to occupy the ground floor commercial space of ArtSquare located at 419 N Federal
34 Highway, Hallandale Beach, Florida, and plans to renovate the interior commercial space to
35 create a unique wine bar/lounge called Barrel Wine & Cheese, which will provide a moderately
36 priced menu of fine wine & gourmet cuisine for lunch and dinner; and

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38 **WHEREAS**, Barrel Wine & Cheese LLC has applied for the CBG, CIRG, and TRSG
39 programs, which will help offset some of their investments in transforming the existing space into
40 a restaurant, including a kitchen area, bar, and dining/lounge area; their total investment cost is
41 \$850,800 for interior renovations, furnishing, wine dispensers, and POS equipment; and

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43 **WHEREAS**, based on its location in the Community Redevelopment Area, Barrel Wine
44 and Cheese LLC is eligible for the CIRG and TRSG; and

WHEREAS, HBCRA Staff recommends that the Board of Directors of the HBCRA award a HBCRA Commercial Business Incentive package to Barrel Wine and Cheese LLC for the renovation of the commercial floor space at 419 N Federal Highway, which incentives will include a CIRG in the amount of \$40,000 and a TRSG in the amount of \$15,402, totaling \$55,402 in commercial incentives; and

WHEREAS, the Board of Directors of the HBCRA desires to approve a Commercial Interior Renovation Grant in the amount of \$40,000 and a Tenant Rent Subsidy Grant in the amount of \$15,402 to Barrel Wine and Cheese LLC for the renovation of commercial floor space and rent subsidy, and in order to alleviate slum and blighted conditions.

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. Award of Commercial Interior Renovation Grant and Tenant Rent Subsidy Grant. The Commercial Interior Renovation Grant in the amount of \$40,000 and a Tenant Rent Subsidy Grant in the amount of \$15,402 to Barrel Wine and Cheese LLC are hereby approved.

Section 3. Negotiation and Finalization of the Grant Agreements. The Executive Director and HBCRA Attorney are hereby authorized to negotiate and finalize the Grant Agreements with Barrel Wine and Cheese LLC.

Section 4. Execution of the Grant Agreements and Memorandum of Grant Agreements.
The Executive Director is hereby authorized to execute and deliver the Grant Agreements and Memorandum of Grant Agreements.

Section 5. Implementation of Grant Agreement. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Grant Agreements.

Section 6. 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 18th day of September, 2023.

ATTEST: HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN
HBCRA SECRETARY

JOY COOPER
CHAIR

91
92 APPROVED AS TO FORM
93 AND LEGAL SUFFICIENCY:
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96 _____
97 TAYLOR ENGLISH DUMA LLP
98 HBCRA ATTORNEY
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102 **FINAL VOTE ON ADOPTION**
103 Chair Cooper _____
104 Vice Chair Lima-Taub _____
105 Director Adams _____
106 Director Butler _____
107 Director Lazarow _____