

1 EXHIBIT 1

2 RESOLUTION NO. 2019-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS  
4 OF THE HALLANDALE BEACH COMMUNITY  
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,  
6 FLORIDA, APPROVING AN AWARD OF A COMMERCIAL  
7 FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF  
8 \$75,000, A COMMERCIAL INTERIOR RENOVATION  
9 GRANT IN THE AMOUNT OF \$50,000 AND A  
10 COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF  
11 \$125,000 TO JACQUELINE VARGAS KELS FOR THE  
12 RENOVATION OF THE PROPERTY LOCATED AT 101 N.E.  
13 3<sup>RD</sup> STREET, HALLANDALE BEACH, FLORIDA; AND A  
14 TENANT LEASE SURETY/TENANT RENT SUBSIDY IN THE  
15 AMOUNT OF \$11,235 TO NANOU HALLANDALE LLC;  
16 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE  
17 THE GRANT AGREEMENT AND TENANT LEASE  
18 SURETY/TENANT RENT SUBSIDY AGREEMENT;  
19 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL  
20 STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT  
21 THE TERMS AND CONDITIONS OF THE GRANT  
22 AGREEMENT AND DISBURSE THE GRANT AND TENANT  
23 LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT  
24 AND DISBURSE THE SUBSIDY; AND PROVIDING AN  
25 EFFECTIVE DATE.

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

30 **WHEREAS**, on February 20, 2018, the Board of Directors of the HBCRA approved new  
31 Commercial Incentive Programs that include the Commercial Façade Improvement Grant  
32 Program, the Commercial Interior Renovation Grant Program, the Commercial Kitchen Grant  
33 Program, the Property Tax Reimbursement, the Tenant Lease Surety/Tenant Rent Subsidy, and  
34 the Commercial Business - Low Cost or No-Interest Loan; and

35 **WHEREAS**, the HBCRA has received an application from Jacqueline Vargas Kels  
36 requesting the following: (a) a Commercial Façade Improvement Grant in the amount of  
37 \$75,000, a Commercial Interior Renovation Grant in the amount of \$50,000, and a Commercial  
38 Kitchen Grant in the amount of \$125,000, all for the renovation of real property located at 101  
39 N.E. 3<sup>rd</sup> Street, Hallandale Beach, Florida, and (b) a Tenant Lease Surety/Tenant Rent Subsidy  
40 in the amount of \$11,235 to Nanou Hallandale LLC, which is a tenant with a five year lease with  
41 an option to renew; and

42           **WHEREAS**, the total project cost, which includes both hard and soft costs is estimated  
43 to be \$485,378; and

44           **WHEREAS**, the Board of Directors of the HBCRA desires to award to (a) Jacqueline  
45 Vargas Kels a Commercial Façade Improvement Grant in the amount of \$75,000, a Commercial  
46 Interior Renovation Grant in the amount of \$50,000, and a Commercial Kitchen Grant in the  
47 amount of \$125,000 and (b) Nanou Hallandale LLC a Tenant Lease Surety/Tenant Rent  
48 Subsidy in the amount of \$11,235.

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

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

53           Section 2. Award of Grants and Tenant Lease Surety/Tenant Rent Subsidy. The award  
54 of a (a) Commercial Façade Improvement Grant in the amount of \$75,000, a Commercial  
55 Interior Renovation Grant in the amount of \$50,000, and a Commercial Kitchen Grant in the  
56 amount of \$125,000 to Jacqueline Vargas Kels and (b) and a Tenant Rent Subsidy in the  
57 amount of \$11,235 to Nanou Hallandale LLC are hereby approved.

58           Section 3. Negotiation and Execution of Grant Agreement and Tenant Lease  
59 Surety/Tenant Rent Subsidy Agreement(a). The Executive Director is hereby authorized to  
60 negotiate and execute (a) a Grant Agreement with Jacqueline Vargas Kels for a Commercial  
61 Façade Improvement Grant in the amount of \$75,000, a Commercial Interior Renovation Grant  
62 in the amount of \$50,000, and a Commercial Kitchen Grant in the amount of \$125,000 and (b) a  
63 Tenant Lease Surety/Tenant Rent Subsidy in the amount of \$11,235 with Nanou Hallandale  
64 LLC, which Grant Agreement and Tenant Lease Surety/Tenant Rent Subsidy Agreement will  
65 provide the terms and conditions by which the HBCRA will disburse the Grants and Tenant Rent  
66 Subsidy.

67           Section 4. Implementation of Grant Agreement and Tenant Lease Surety/Tenant Rent  
68 Subsidy Agreement. The Executive Director is hereby authorized to take all steps necessary  
69 and appropriate to implement the terms and conditions of the (a) Grant Agreement with to  
70 Jacqueline Vargas Kels including disbursement of the Grants in accordance with the Grant  
71 Agreement and (b) Tenant Lease Surety/Tenant Rent Subsidy Agreement with Nanou  
72 Hallandale LLC, including disbursement of the Tenant Rent Subsidy in accordance with the  
73 Tenant Lease Surety/Tenant Rent Subsidy Agreement.

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

76 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
77 Beach Community Redevelopment Agency, this 21<sup>st</sup> day of October, 2019.  
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ATTEST:

HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

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JENORGEN M. GUILLEN, CRA SECRETARY

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JOY D. ADAMS, CHAIR

APPROVED AS TO FORM:

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FOX ROTHSCHILD LLP, CRA ATTORNEY

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