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**EXHIBIT 1  
ORDINANCE NO. 2018 –**

**AN ORDINANCE OF THE MAYOR AND CITY COMMISSION OF THE CITY OF HALLANDALE BEACH, FLORIDA, AUTHORIZING THE SALE OF A CITY OWNED PROPERTY AT 310 ANSIN BOULEVARD, FOLIO NUMBER #5142-28-66-0010 TO SCOTT DAIAGI OR ASSIGNS FOR THREE MILLION ONE HUNDRED THOUSAND DOLLARS (\$3,100,000) CONVEYED IN SUBSTANTIALLY THE SAME FORM AS ATTACHED EXHIBIT “1A”; PROVIDING THAT SHOULD CONVEYANCE TO SCOTT DAIAGI OR ASSIGNS NOT COME TO FRUITION, THE CITY MANAGER IS AUTHORIZED TO CONVEY TO SECOND RANKED BUYER BECHA 2, LLC OR ASSIGNS FOR THREE MILLION FIVE HUNDRED THOUSAND DOLLARS (\$3,500,000) CONVEYED IN SUBSTANTIALLY THE SAME FORM AS ATTACHED EXHIBIT “1B”; AND PROVIDING FOR AN EFFECTIVE DATE.**

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**WHEREAS**, Section 5.01(4)(f) of the Charter of City of Hallandale Beach requires acts of the City Commission which convey or lease or authorize by administrative action the conveyance or lease of any lands of the City to be by ordinance; and

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**WHEREAS**, on June 20, 2006, the property located at 310 Ansin Boulevard, Folio Number #5142-28-66-0010 was purchased by the City with the intent of utilizing the property as a waste transfer station and storage facility for the City’s Public Works Department; and

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**WHEREAS**, since its acquisition, the City has explored numerous options pertaining to the development of the property. Based on an analysis of current uses in the area as well as recommended use and an appraisal completed by The Urban Group, the property’s highest and best use is as an industrial site; and

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**WHEREAS**, on February 21, 2018, pursuant to Resolution 2018-014, the City Commission declared the property located at 310 Ansin Boulevard to be surplus property, and authorized its disposal by commercial real estate brokerage firm procured through a Request for Proposals; and

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**WHEREAS**, pursuant to Resolution 2018-015, the City Commission awarded RFP #FY 2017-2018-002, Commercial Real Estate Brokerage Services to CBRE, Inc. to sell the City-owned real property located at 310 Ansin Boulevard; and

40           **WHEREAS**, on March 21, 2018, the City entered into a listing agreement with CBRE.  
41 The property was listed for \$2,625,798. A deadline for offers was set for May 7<sup>th</sup> 2018. All written  
42 offers received were given an additional opportunity to provide a best and final offer by May 15,  
43 2018.

44           **WHEREAS**, City Administration recommends the City of Hallandale Beach convey the  
45 property located at 310 Ansin Boulevard to Scott Daiagi or Assigns for three million one hundred  
46 thousand dollars (\$3,100,000) conveyed in substantially the same form as attached Exhibit "1a".  
47 Should the conveyance to Scott Daiagi or Assigns not come to fruition pursuant to the terms  
48 agreed upon by the City, the City Manager is authorized to convey the property to second  
49 ranked buyer Becha 2, LLC or assigns for three million five hundred thousand dollars  
50 (\$3,500,000) conveyed in substantially the same form as attached Exhibit "1b".

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52           **WHEREAS**, the Mayor and City Commission have determined that the City  
53 Administration's recommendations are in the best interest of the City and its residents.

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55           **NOW, THEREFORE BE IT ORDAINED BY THE MAYOR AND CITY COMMISSION OF**  
56 **HALLANDALE BEACH, FLORIDA:**

57           **SECTION 1.** The foregoing "Whereas" clauses are hereby incorporated herein.

58           **SECTION 2.** The City Commission of the City of Hallandale Beach hereby authorizes  
59 and approves the sale of a City owned property located at 310 Ansin Boulevard, Folio Number  
60 #5142-28-66-0010 to Scott Daiagi or assigns, for the price of three million one hundred  
61 thousand dollars (\$3,100,000) conveyed in substantially the same form as attached Exhibit "1A".  
62 Should the conveyance to Scott Daiagi or Assigns not come to fruition pursuant to the terms  
63 agreed upon by the City, the City Manager is authorized to convey to second ranked buyer  
64 BECHA 2, LLC or assigns for three million five hundred thousand dollars (\$3,500,000) conveyed  
65 in substantially the same form as attached Exhibit "1B".

66           **SECTION 3.** This Ordinance shall not be codified in the City's Code of Ordinances.

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68           **SECTION 4. Effective date.** This Ordinance shall take effect immediately upon  
69 adoption.

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PASSED AND ADOPTED on 1<sup>st</sup> reading on \_\_\_\_\_, 2018.

PASSED AND ADOPTED on 2<sup>nd</sup> reading on \_\_\_\_\_, 2018.

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KEITH S. LONDON  
MAYOR

SPONSORED BY: CITY ATTORNEY

ATTEST:

\_\_\_\_\_  
JENORGEN GUILLEN  
INTERIM CITY CLERK

APPROVED AS TO LEGAL SUFFICIENCY  
AND FORM

\_\_\_\_\_  
JENNIFER MERINO  
CITY ATTORNEY