

1 EXHIBIT 1

2 RESOLUTION NO. 2024 - _____

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS
4 OF THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,
6 FLORIDA, AUTHORIZING THE RESCISSION OF THE
7 APPROVAL OF THE PURCHASE OF REAL PROPERTY
8 LOCATED AT 716 FOSTER ROAD, HALLANDALE BEACH,
9 FLORIDA 33009 FROM TARPON IV LLC FOR A PURCHASE
10 PRICE NOT TO EXCEED \$177,100; AUTHORIZING THE
11 EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY
12 TO RESCIND THE APPROVAL OF THE PURCHASE THE
13 PROPERTY; PROVIDING AN EFFECTIVE DATE; AND
14 PROVIDING FOR CONFLICTS.

15 WHEREAS, on June 26, 2024, the Board of Directors Hallandale Beach Community
16 Redevelopment Agency (“HBCRA”) approved the purchase of the real property located at 716
17 Foster Road, Hallandale Beach, Florida 33009 (the “Property”) from Tarpon IV LLC for a purchase
18 price not to exceed \$177,100 in order to provide affordable housing opportunities; and
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20 WHEREAS, The HBCRA has encountered challenges in finalizing the purchase of the
21 Property; the HBCRA Attorney has made multiple attempts to communicate with the seller’s
22 attorney to address outstanding liens on the Property, which are required to be satisfied before
23 closing; despite assurances from the seller’s attorney to provide a lien payoff letter, no response
24 or documentation has been received to date; these liens, held by other municipalities, remain
25 unresolved, and the lack of cooperation from the seller’s attorney has hindered the progress of
26 the transaction; and
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28 WHEREAS, HBCRA staff recommends that the Board of Directors of the HBCRA
29 Directors rescind the approval of the purchase of the Property from Tarpon IV LLC, and reallocate
30 resources and focus on other land acquisition opportunities that align with the HBCRA’s mission
31 to further redevelopment efforts and expand affordable housing initiatives within the Community
32 Redevelopment Area; and
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34 WHEREAS, the Board of Directors of the HBCRA desires to rescind the approval of the
35 purchase of the Property from Tarpon IV LLC.
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37 NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS
38 OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:
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40 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
41 incorporated into this Resolution.
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43 Section 2. Rescission of the Approval and Authorization. The rescission of the approval of
44 the purchase of the Property from Tarpon IV LLC is hereby approved.
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46 Section 3. Implementation of the Rescission. The Executive Director and HBCRA Attorney

47 are hereby authorized to take all steps necessary and appropriate to implement the rescission of
48 the approval of the purchase of the Property from Tarpon IV LLC.

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50 Section 4. Effective Date. This Resolution shall take effect immediately upon approval.

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52 Section 5. Conflicts. This Resolution supersedes any prior resolutions in conflict herewith.

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54 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
55 Beach Community Redevelopment Agency, this 18th day of December, 2024.

56
57 ATTEST: HALLANDALE BEACH COMMUNITY
58 REDEVELOPMENT AGENCY

59
60
61 _____
62 JENORGEN M. GUILLEN JOY COOPER
63 HBCRA SECRETARY CHAIR

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66 APPROVED AS TO FORM
67 AND LEGAL SUFFICIENCY:

68
69
70 _____
71 TAYLOR ENGLISH DUMA LLP
72 HBCRA ATTORNEY

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75 **FINAL VOTE ON ADOPTION**
76 Chair Cooper _____
77 Vice Chair Lazarow _____
78 Director Adams _____
79 Director Butler _____
80 Director Lima-Taub _____