

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 KITCHEN GRANT IN THE AMOUNT OF
6 \$103,000 TO DALUKI LLC; AUTHORIZING THE EXECUTIVE
7 DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE
8 THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH
9 COMMUNITY REDEVELOPMENT AGENCY AND DALUKI LLC;
10 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE
11 GRANT AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR
12 TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF
13 THE GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

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

21 **WHEREAS**, on February 20, 2018, the Board of Directors of the HBCRA approved new
22 Commercial Business incentive packages designed to afford maximum opportunity to rehabilitate
23 the priority Community Redevelopment Areas; and

24
25 **WHEREAS**, since the approval of the new Commercial Business incentives, HBCRA staff
26 has made a concentrated effort to work with local business owners throughout District 8, formerly
27 known as the Fashion, Art, and Design District (FADD), to revitalize the area, with intentions of
28 attracting new businesses, creating lively entertainment spaces, and branding Hallandale Beach
29 as a destination for fine cultural cuisine; and

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31 **WHEREAS**, on October 17, 2022, the Board of Directors of the HBCRA approved an
32 award of a Commercial Façade Improvement Grant (CFIG) in the amount of \$235,000 to Daluki
33 LLC to assist with an extensive façade renovation for the property located at 205-209 N.E. 1st
34 Avenue; the facade renovation is a part of Daluki LLC's goal to open Cara Palida Brewery in
35 District 8, the first microbrewery in Hallandale Beach; and

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37 **WHEREAS**, since being awarded the CFIG, Daluki LLC has received the necessary
38 permits through the City of Hallandale Beach (COHB) Department of Sustainable Development
39 to begin the exterior improvements, and Daluki LLC owner Adrian Oriolo has invested nearly
40 \$2,000,000, including the property purchase, brewery equipment, exterior improvements, and
41 ADA upgrades; and

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43 **WHEREAS**, on August 8, 2023, Daluki LLC owner Adrian Oriolo sent HBCRA staff an
44 email expressing the need for additional funding to purchase kitchen equipment necessary to
45 operate a functional microbrewery/restaurant and submitted a Commercial Kitchen Grant

46 application, applying for \$125,000 in grant funding to purchase kitchen equipment; and

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48 **WHEREAS**, a priority for the HBCRA is supporting these types of businesses in the priority
49 area (District 8) identified in the HBCRA 2020 redevelopment plan modification will provide
50 additional support for the business community anchored in the area by encouraging economic
51 development, attracting patrons to an entertainment destination, and creating synergy among
52 neighboring business owner; to that end the HBCRA staff recommends the Board of Directors of
53 the HBCRA approve the Commercial Kitchen Grant in an amount of \$103,000 to assist Daluki
54 LLC for the purchase of kitchen equipment in the total amount of \$102,735.85; and

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56 **WHEREAS**, the Board of Directors of the HBCRA desires to approve a Commercial
57 Kitchen Grant award in an amount of \$103,000 to Daluki LLC for the purchase of kitchen
58 equipment, and in order to alleviate slum and blighted conditions.

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

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

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65 Section 2. Award of Commercial Kitchen Grant. The Commercial Kitchen Grant award in
66 the amount of \$103,000 to Daluki LLC is hereby approved.

67 Section 3. Negotiation and Finalization of the Grant Agreement. The Executive Director
68 and HBCRA Attorney are hereby authorized to negotiate and finalize the Grant Agreement with
69 Daluki LLC.

70 Section 4. Execution of the Grant Agreement and Memorandum of Grant Agreement. The
71 Executive Director is hereby authorized to execute and deliver the Grant Agreement and
72 Memorandum of Grant Agreement.

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

76 Section 6. Effective Date. This resolution shall take effect immediately upon approval.

77
78 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
79 Beach Community Redevelopment Agency, this 18th day of September, 2023.

80
81 ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

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85
86
87 _____
88 JENORGEN M. GUILLEN
89 HBCRA SECRETARY

JOY COOPER
CHAIR

91
92 APPROVED AS TO FORM
93 AND LEGAL SUFFICIENCY:
94

95
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 _____