

1 EXHIBIT 1

2 RESOLUTION NO. 2024-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE  
4 HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY  
5 AWARDED A TENANT LEASE SUBSIDY IN THE AMOUNT OF  
6 \$30,800.00 TO GENESIS HALLANDALE LLC; AUTHORIZING THE  
7 EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE  
8 AND FINALIZE THE GRANT AGREEMENT BETWEEN THE  
9 HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY  
10 AND GENESIS HALLANDALE LLC; AUTHORIZING THE EXECUTIVE  
11 DIRECTOR TO EXECUTE THE GRANT AGREEMENT; AUTHORIZING  
12 THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO  
13 IMPLEMENT THE TERMS OF THE GRANT AGREEMENT AND  
14 PROVIDING AN EFFECTIVE DATE.

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

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

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

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26 WHEREAS, the Tenant Lease Subsidy (TLS) program offers rent subsidies of up to 35%  
27 of a business’s monthly rent for up to 12 months within the first 18 months of a multi-year lease  
28 term; the TLS program aims to attract trendy businesses, reduce commercial vacancies, and  
29 energize ground-floor spaces within the Community Redevelopment Area; by fostering economic  
30 growth and job creation, the TLS program also mitigates the risks associated with speculative  
31 commercial developments; funding is allocated annually and awarded on a first-come, first-served  
32 basis; and

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34 WHEREAS, on October 16, 2024, Javier Penagos submitted an application for the Tenant  
35 Lease Subsidy (TLS) program on behalf of Genesis Hallandale LLC d/b/a Los Verdes, a popular  
36 Colombian-inspired restaurant located at 144 N.E. 1<sup>st</sup> Avenue poised to become a dynamic  
37 addition to Hallandale Beach’s District 8; established in 2004, Los Verdes has grown from a single  
38 fast-food establishment into a renowned brand with 14 successful locations across South Florida;  
39 the restaurant’s mission is to offer a premier sports-viewing experience paired with high-quality  
40 food and drinks in a lively, welcoming atmosphere; and

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42 WHEREAS, based on its location in the Community Redevelopment Area, Genesis  
43 Hallandale LLC d/b/a Los Verdes is eligible for the TLS; and



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**FINAL VOTE ON ADOPTION**

Chair Cooper \_\_\_\_\_  
Vice Chair Lazarow \_\_\_\_\_  
Director Adams \_\_\_\_\_  
Director Butler \_\_\_\_\_  
Director Lima-Taub \_\_\_\_\_