

1 EXHIBIT 1

2 RESOLUTION NO. 2023 - \_\_\_\_\_

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS  
4 OF THE HALLANDALE BEACH COMMUNITY  
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,  
6 FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY  
7 LOCATED AT 128 S.E TERRACE #1-2 AND 132 S.E TERRACE,  
8 HALLANDALE BEACH, FLORIDA 33009 FROM VICTOR  
9 ROSENBERG FOR A PURCHASE PRICE OF \$1,362,750;  
10 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE  
11 COMMERCIAL CONTRACT AND ADDENDUM FOR THE  
12 PURCHASE OF THE PROPERTY; AUTHORIZING THE  
13 EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY  
14 TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF  
15 THE PURCHASE PRICE AND CLOSING COSTS, AS WELL AS  
16 THE EXECUTION AND DELIVERY OF ALL CLOSING  
17 DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

18 **WHEREAS**, the Hallandale Beach Community Redevelopment Agency ("HBCRA") is  
19 authorized to purchase real property pursuant to Section 163.370(2)(c)(1), Florida Statutes, and,  
20 according to Administrative Policy No. 2027.011, Policy and Procedures Related to Real Estate  
21 Acquisition, Disposition and Lease by the HBCRA, the Executive Director shall have the authority  
22 to sign the documents necessary to purchase real property as authorized by the HBCRA Board  
23 of Directors; and  
24

25 **WHEREAS**, the HBCRA desires to acquire the real property located at 128 S.E Terrace  
26 #1-2 and 132 S.E Terrace, Hallandale Beach, Florida 33009 (the "Property") from Victor  
27 Rosenberg for a purchase price of \$1,362,750 in order to maintain the Property as residential  
28 housing units to provide affordable housing opportunities; and  
29

30 **WHEREAS**, the Board of Directors of the HBCRA desires to (a) approve the purchase of  
31 the Property from Victor Rosenberg for a purchase price of \$1,362,750, (b) authorize Executive  
32 Director to execute and deliver the Commercial Contract and Addendum for the purchase of the  
33 Property for a purchase price of \$1,362,750 substantially in the form attached hereto as Exhibit  
34 "A" and by this reference made a part hereof, and (c) authorize the Executive Director to take all  
35 action necessary to purchase the Property including payment of the purchase price and closing  
36 costs, as well as the execution and delivery of all closing documents.  
37

38 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**  
39 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**  
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41 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and  
42 incorporated into this Resolution.  
43

44 Section 2. Approval of Purchase of the Property. The purchase of the real property located  
45 at 128 S.E Terrace #1-2 and 132 S.E Terrace, Hallandale Beach, Florida 33009 from Victor  
46 Rosenberg for a purchase price of \$1,362,750 pursuant to the terms of Commercial Contract and

Addendum is hereby approved.

Section 3. Execution of the of Commercial Contract and Addendum. The Executive Director is hereby authorized to execute and deliver the of Commercial Contract and Addendum for the purchase of the Property for a purchase price of \$1,362,750 substantially in the form attached hereto as Exhibit "A" with such non-material changes as approved by the Executive Director and approved as to legal form and sufficiency by the HBCRA Attorney.

Section 4. Implementation of First Amendment to Redevelopment Agreement. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Commercial Contract and Addendum and purchase the Property including payment of the purchase price and all closing costs as well as executing and delivering all closing documents.

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

PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 18<sup>th</sup> day of January, 2023.

ATTEST:

HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
JENORGEN M. GUILLEN  
HBCRA SECRETARY

\_\_\_\_\_  
JOY COOPER  
CHAIR

APPROVED AS TO FORM  
AND LEGAL SUFFICIENCY:

\_\_\_\_\_  
TAYLOR ENGLISH DUMA LLP  
HBCRA ATTORNEY

**FINAL VOTE ON ADOPTION**

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