

1 EXHIBIT 1

2 RESOLUTION NO. 2017-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS  
4 OF THE HALLANDALE BEACH COMMUNITY  
5 REDEVELOPMENT AGENCY APPROVING ADDITIONAL  
6 FUNDING FOR THE REPLACEMENT HOME PROGRAM  
7 LOAN FOR MS. BARBARA FERGUSON IN THE AMOUNT  
8 OF \$40,000, FOR A TOTAL LOAN NOT TO EXCEED  
9 \$190,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO  
10 EXECUTE THE LOAN DOCUMENTS; AUTHORIZING THE  
11 EXECUTIVE DIRECTOR TO TAKE ALL STEPS  
12 NECESSARY AND APPROPRIATE TO IMPLEMENT THE  
13 TERMS AND CONDITIONS OF THE LOAN DOCUMENTS  
14 AND DISBURSE THE LOAN NECESSARY FOR THE  
15 REPLACEMENT HOME; AND PROVIDING AN EFFECTIVE  
16 DATE.

17 **WHEREAS**, the Board of Directors of the Hallandale Beach Community Redevelopment  
18 Agency ("HBCRA") previously established the Replacement Home Program which, pursuant to  
19 the current HBCRA Policy Manual, adopted in November 2013, provides a low interest or  
20 interest-free loan up to \$150,000 to single-family homeowners when it has been determined (by  
21 way of the inspection as part of the preliminary loan approval process) that the necessary  
22 repairs to their property to bring it up to code will exceed 50% of the assessed value of the  
23 property; and

24 **WHEREAS**, Ms. Barbara Ferguson (applicant) submitted an application for the  
25 Neighborhood Improvement Program (NIP) in June 2015 for repairs to her home. The property  
26 inspection that was conducted on the applicant's home revealed that the building was in very  
27 poor condition and should be demolished and replaced with a new structure. This qualified the  
28 applicant as a candidate for the Replacement Home Program; and

29 **WHEREAS**, the cost to construct the replacement home, demolition of the existing  
30 home, hardscape, permitting and other related costs exceed the policy amount of \$150,000 by  
31 approximately \$40,000; and

32 **WHEREAS**, due to the complexity of this situation, the advanced age of the applicant  
33 and the long process the applicant has had to endure, HBCRA staff recommends a one-time  
34 exception to the policy; and

35 **WHEREAS**, the Board of Directors of the HBCRA desires to approve the one-time  
36 exception to the policy and approve a Replacement Home Program loan to the applicant in an  
37 amount not to exceed \$190,000.

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

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

42 Section 2. Approval of Replacement Home Program Loan. The Replacement Home  
43 Program loan in the not to exceed amount of \$190,000 is hereby approved.

44 Section 3. Execution of Replacement Home Program Loan Documents. The Executive  
45 Director is hereby authorized to execute the Replacement Home Program Loan Documents  
46 prepared by the HBCRA Attorney and approved by the Executive Director.

47 Section 4. Implementation of Replacement Home Loan Program Documents. The  
48 Executive Director is hereby authorized to take all steps necessary and appropriate to  
49 implement the terms and conditions of the Replacement Home Program Loan Documents  
50 including disbursement of the loan in accordance with the Replacement Home Program Loan  
51 Documents.

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

53 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
54 Beach Community Redevelopment Agency, this 30<sup>th</sup> day of October, 2017.  
55

ATTEST:

HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

\_\_\_\_\_  
MARIO BATAILLE, CMC, CRA CLERK

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

APPROVED AS TO FORM:

\_\_\_\_\_  
GRAY ROBINSON, P.A., CRA ATTORNEY