

1 EXHIBIT 1

2 RESOLUTION NO. 2018-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF
4 THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT
5 AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE
6 REDEVELOPMENT AGREEMENT BETWEEN THE
7 HALLANDALE BEACH COMMUNITY REDEVELOPMENT
8 AGENCY AND HALLANDALE CITY CENTER, LLC;
9 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE
10 REDEVELOPMENT AGREEMENT; AND PROVIDING AN
11 EFFECTIVE DATE.

12 WHEREAS, an integral part of the mission of the Hallandale Beach Community
13 redevelopment Agency ("HBCRA") is the alleviation of slum and blight within the HBCRA
14 Community Redevelopment Area through the provision of affordable housing and other mixed
15 use projects; and

16
17 WHEREAS, the HBCRA is the owner of certain real property as described below, which
18 property the HBCRA desires to be redeveloped;

19	514222070070	DIXIE HIGHWAY
20	514222070040	505 NW 1 AVENUE
21	514222070050	512 NW 1 AVENUE
22	514222070030	504 NW 1 AVENUE
23	514222070020	DIXIE HIGHWAY
24	514222070010	FOSTER ROAD
25	514222070060	513 N DIXIE HIGHWAY
26	514222070220	608 NW 1 AVENUE
27	514222070090	110 NW 5 STREET
28	514222070080	502 FOSTER ROAD
29	514222070180	605 N DIXIE HIGHWAY
30	514222070120	505 NW 1 AVENUE
31	514222070110	501 NW 1 AVENUE
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33		

34 WHEREAS, In order to dispose of the property in accordance with applicable law, the
35 HBCRA previously issued a public notice in accordance with Section 163.380, Florida Statutes;
36 and

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38 WHEREAS, the HBCRA received unsolicited proposals to redevelop the Property causing
39 the HBCRA to engage in a process which resulted in three (3) proposals being thoroughly
40 evaluated by a designated Evaluation Committee comprised of five experts in the fields of
41 community redevelopment, economic development, urban planning, transportation and mobility
42 and financial valuation; and

43
44 WHEREAS, the Evaluation Committee used in part the following criteria in no specific
45 order to score and rank the proposals: (a) highest and best use of the Property, (b) proposal
46 alignment with long term redevelopment objectives in accordance with the 2015 HBCRA Strategic
47 Planning Retreat, (c) developer financial capacity, relevant experience and ability to proceed in a

timely manner, (d) proposed deal terms including developer contributions and HBCRA incentives, and (e) aesthetic/development contribution of the project; and

WHEREAS, pursuant to procedures implemented by the City's Procurement Department, Best and Final Offers ("BAFOs") were requested from the developers and received by the City Clerk on February 10, 2017; the BAFOs were distributed to the members of the Evaluation Committee; based on the BAFOs, the Evaluation Committee held Oral Presentations at City Hall on April 5, 2017; and

WHEREAS, the proposal submitted by Hallandale City Center, LLC was ranked first by the Evaluation Committee; and

WHEREAS, at the HBCRA Board meeting held on April 19, 2017, the HBCRA Board authorized the Executive Director to negotiate a Redevelopment Agreement with Hallandale City Center, LLC; and

WHEREAS, the Board of Directors of the HBCRA desires to enter into a Redevelopment Agreement with Hallandale City Center, LLC, substantially in the form attached hereto as Exhibit "A" and by this reference made a part hereof.

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

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

Section 2. Approval of Redevelopment Agreement. The Redevelopment Agreement with Hallandale City Center, LLC as attached hereto as Exhibit "A" is hereby approved with such non-material changes as approved by the HBCRA Executive Director and approved as to legal form and sufficiency by the HBCRA Attorney.

Section 3. Execution of Redevelopment Agreement. The HBCRA Executive Director is hereby authorized to execute the Redevelopment Agreement with Hallandale City Center, LLC.

Section 4. Implementation of Redevelopment Agreement. The HBCRA Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Redevelopment Agreement with Hallandale City Center, LLC including, but not limited to, terminating that certain Post Closing Occupancy Agreement between the HBCRA and Arlene Konig and Shimon Kapeta dated August 19, 2014.

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 19th day of March, 2018.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN GUILLEN, CRA SECRETARY

APPROVED AS TO FORM:

KEITH S. LONDON, CHAIR

GRAY ROBINSON, P.A., CRA ATTORNEY