

1 EXHIBIT 1

2 RESOLUTION NO. 2019-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF
4 THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT
5 AGENCY APPROVING THE PURCHASE OF THE REAL
6 PROPERTIES LOCATED AT 538 N.W. 6TH AVENUE FOR A
7 PURCHASE PRICE IS \$50,000 PLUS CLOSING COSTS; 617
8 N.W. 4TH AVENUE FOR A PURCHASE PRICE OF \$66,000 PLUS
9 CLOSING COSTS; 712 FOSTER ROAD FOR A PURCHASE
10 PRICE OF \$100,000 PLUS CLOSING COSTS; AND 716 FOSTER
11 ROAD FOR A PURCHASE PRICE OF \$100,000 PLUS CLOSING
12 COSTS; AUTHORIZING THE EXECUTIVE DIRECTOR TO
13 EXECUTE THE VACANT LAND CONTRACTS AND ADDENDA
14 FOR THE PROPERTIES AND TAKE ALL ACTION NECESSARY
15 TO PURCHASE THE PROPERTIES; AND PROVIDING AN
16 EFFECTIVE DATE.

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

23 **WHEREAS**, the HBCRA desires to acquire the real property located at 538 N.W. 6th
24 Avenue, 712 Foster Road, 716 Foster Road, 617 N.W. 4th Avenue, Hallandale Beach, Florida
25 33009 (collectively, the "Properties") for the purchase prices set forth above in order to allow the
26 HBCRA to continue its efforts to build housing opportunities and commercial redevelopment in
27 the Foster Road corridor; and

28 **WHEREAS**, the purchase prices for the real properties located at 538 N.W. 6th Avenue,
29 712 Foster Road, 716 Foster Road exceed the appraised values and the Board of Directors of
30 the HBCRA desires to approve such purchase prices as each of these properties has a unique
31 and increased value to the HBCRA in order to complete certain land assemblages for affordable
32 housing and commercial development as well as being in close proximity to other projects that
33 the HBCRA has completed which will allow the HBCRA to transform blighted areas into a vibrant
34 community; and

35 **WHEREAS**, the Board of Directors of the HBCRA desires to enter into Vacant Land
36 Contracts and Addenda for the purchase of the Properties in the standard forms as prepared by
37 the HBCRA Attorney, to provide the terms and conditions by which the HBCRA will purchase the
38 Property.

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

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

43 Section 2. Approval and Authorization of Purchase of the Properties. The purchase of
44 the Properties for the purchase prices set forth above plus closing costs pursuant to the terms
45 and provisions of the Vacant Land Contracts and Addenda in the standard forms as prepared by
46 the HBCRA Attorney is hereby authorized and approved.

47 Section 3. Execution of Vacant Land Contracts and Addenda. The Executive Director is
48 hereby authorized to execute and deliver the Vacant Land Contracts and Addenda, all in the
49 standard forms as prepared by the HBCRA Attorney.

50 Section 4. Implementation of Vacant Land Contracts and Addenda. The Executive
51 Director is hereby authorized to take all steps necessary and appropriate to implement the terms
52 and conditions of the Vacant Land Contracts and Addenda and purchase the Properties including
53 payment of the purchase prices to the sellers and executing and delivering all closing documents,
54 all in a form and substance as approved by the HBCRA Attorney.

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

56 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
57 Beach Community Redevelopment Agency, this 17th day June, 2019.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN, CMC
CRA SECRETARY

JOY D. ADAMS, CHAIR

APPROVED AS TO FORM:

FOX ROTHSCHILD LLP, CRA ATTORNEY

FINAL VOTE ON ADOPTION

Chair Adams _____
Vice Chair Javellana _____
Director Butler _____
Director Lazarow _____
Director Lima- Taub _____