

1 EXHIBIT 1

2 RESOLUTION NO. 2020-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS
4 OF THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,
6 FLORIDA, APPROVING AN AWARD OF A COMMERCIAL
7 FAÇADE IMPROVEMENT GRANT IN THE AMOUNT OF
8 \$100,000, A COMMERCIAL INTERIOR RENOVATION
9 GRANT IN THE AMOUNT OF \$100,000, AND A
10 COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF
11 \$300,000 TO ADI PROPERTY LLC FOR THE RENOVATION
12 OF THE PROPERTY LOCATED AT 118 N.E. 1ST AVENUE,
13 HALLANDALE BEACH, FLORIDA, AND A TENANT LEASE
14 SURETY/TENANT RENT SUBSIDY IN THE AMOUNT OF
15 \$14,605 TO HALLAND ALE BREWING COMPANY LLC;
16 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE
17 THE GRANT AGREEMENT AND TENANT LEASE
18 SURETY/TENANT RENT SUBSIDY AGREEMENT;
19 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL
20 STEPS NECESSARY AND APPROPRIATE TO IMPLEMENT
21 THE TERMS AND CONDITIONS OF THE GRANT
22 AGREEMENT AND DISBURSE THE GRANTS AND TENANT
23 LEASE SURETY/TENANT RENT SUBSIDY AGREEMENT
24 AND DISBURSE THE SUBSIDY; AND PROVIDING AN
25 EFFECTIVE DATE.

26 **WHEREAS**, the mission of the Hallandale Beach Community Redevelopment Agency
27 ("HBCRA") is to promote economic development and enhance the quality of life by eliminating
28 and preventing blighted conditions through the facilitation of community partnerships, business
29 growth, job creation, and neighborhood rehabilitation; and

30 **WHEREAS**, on February 20, 2018, the Board of Directors of the HBCRA approved new
31 Commercial Incentive Programs that include the Commercial Façade Improvement Grant
32 Program, the Commercial Interior Renovation Grant Program, the Commercial Kitchen Grant
33 Program, the Property Tax Reimbursement, the Tenant Lease Surety/Tenant Rent Subsidy, and
34 the Commercial Business - Low Cost or No-Interest Loan; and

35 **WHEREAS**, the HBCRA has received an application from ADI Property LLC the
36 following: (a) a Commercial Façade Improvement Grant in the amount of \$100,000, a
37 Commercial Interior Renovation Grant in the amount of \$100,000, and a Commercial Kitchen
38 Grant in the amount of \$300,000 all for the renovation of real property located at 118 N.E. 1st
39 Avenue, Hallandale Beach, Florida, and (b) a Tenant Lease Surety/Tenant Rent Subsidy in the
40 amount of \$14,605 to Halland Ale Brewing Company LLC, which is a tenant with a five year
41 lease with an option to renew; and

42 **WHEREAS**, the total project cost, which includes both hard and soft costs is estimated
43 to be \$816,080; and

44 **WHEREAS**, the Board of Directors of the HBCRA desires to award to (a) ADI Property
45 LLC a Commercial Façade Improvement Grant in the amount of \$100,000, a Commercial
46 Interior Renovation Grant in the amount of \$100,000, and a Commercial Kitchen Grant in the
47 amount of \$300,000 and (b) Halland Ale Brewing Company LLC a Tenant Lease Surety/Tenant
48 Rent Subsidy in the amount of \$14,605.

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

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

53 Section 2. Award of Grants and Tenant Lease Surety/Tenant Rent Subsidy. The award
54 of (a) a Commercial Façade Improvement Grant in the amount of \$100,000, a Commercial
55 Interior Renovation Grant in the amount of \$100,000, and a Commercial Kitchen Grant in the
56 amount of \$300,000 to ADI Property LLC and (b) a Tenant Lease Surety/Tenant Rent Subsidy
57 in the amount of \$14,605 to Halland Ale Brewing Company LLC are hereby approved.

58 Section 3. Negotiation and Execution of Grant Agreement and Tenant Lease
59 Surety/Tenant Rent Subsidy Agreement. The Executive Director is hereby authorized to
60 negotiate and execute (a) a Grant Agreement with ADI Property LLC for a Commercial Façade
61 Improvement Grant in the amount of \$100,000, a Commercial Interior Renovation Grant in the
62 amount of \$100,000, and a Commercial Kitchen Grant in the amount of \$300,000 and (b) a
63 Tenant Lease Surety/Tenant Rent Subsidy in the amount of \$14,605 with Halland Ale Brewing
64 Company, which Grant Agreement and Tenant Lease Surety/Tenant Rent Subsidy Agreement
65 will provide the terms and conditions by which the HBCRA will disburse the Grants and Tenant
66 Rent Subsidy. The Agreements will provide that Halland Ale Brewing Company LLC will (x)
67 indemnify the HBCRA relative to the rescinded grants with Aaronshosh Investments LLC, (y)
68 purchase products from the City's Community Garden and (z) hire City residents as a
69 percentage of its permanent staff.

70 Section 4. Implementation of Grant Agreement and Tenant Lease Surety/Tenant Rent
71 Subsidy Agreement. The Executive Director is hereby authorized to take all steps necessary
72 and appropriate to implement the terms and conditions of the (a) Grant Agreement with to ADI
73 Property LLC including disbursement of the Grants in accordance with the Grant Agreement and
74 (b) Tenant Lease Surety/Tenant Rent Subsidy Agreement with Halland Ale Brewing Company
75 LLC, including disbursement of the Tenant Rent Subsidy in accordance with the Tenant Lease
76 Surety/Tenant Rent Subsidy Agreement.

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

78 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
79 Beach Community Redevelopment Agency, this 13th day of January, 2020.
80

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN, CRA SECRETARY

JOY COOPER, CHAIR

APPROVED AS TO FORM:

FOX ROTHSCHILD LLP, CRA ATTORNEY