

1 EXHIBIT 1

2 RESOLUTION NO. 2020-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF
4 THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT
5 AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING
6 FUNDING FOR THE SOUTH FLORIDA COMMUNITY LAND
7 TRUST IN AN AMOUNT NOT TO EXCEED \$700,000 FOR A 85
8 UNIT PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT
9 LOCATED AT 214 EAST HALLANDALE BEACH BOULEVARD,
10 HALLANDALE BEACH, FLORIDA; AUTHORIZING THE
11 EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO
12 NEGOTIATE AND FINALIZE AN AGREEMENT WITH THE SOUTH
13 FLORIDA COMMUNITY LAND TRUST TO PROVIDE FUNDING
14 FOR THE DEVELOPMENT OF THE 85 UNIT PERMANENTLY
15 AFFORDABLE RESIDENTIAL PROJECT 85 UNIT
16 PERMANENTLY AFFORDABLE RESIDENTIAL PROJECT IN AN
17 AMOUNT NOT-TO-EXCEED \$7000,000; AUTHORIZING THE
18 EXECUTIVE DIRECTOR TO EXECUTE THE AGREEMENT WITH
19 THE SOUTH FLORIDA COMMUNITY LAND TRUST;
20 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL
21 ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE
22 AGREEMENT; PROVIDING AN EFFECTIVE DATE.; AND
23 PROVIDING FOR CONFLICTS.

24 **WHEREAS**, the mission of the Hallandale Beach Community Redevelopment Agency
25 ("HBCRA") is to promote and enhance the quality of life by eliminating and preventing slum and
26 blighted conditions in the Community Redevelopment Area through redevelopment activities and
27 projects pursuant to Part III of Chapter 163, Florida Statutes, known as the Community
28 Redevelopment Act of 1969; and
29

30 **WHEREAS**, to remain efficient and effective with its housing initiatives, the HBCRA
31 desires to support the development by the South Florida Community Land Trust of a 85 unit
32 permanently affordable residential project located at 214 East Hallandale Beach Boulevard,
33 Hallandale Beach, Florida, which support is in the form of funding in an amount not to exceed
34 \$700,000; and
35

36 **WHEREAS**, the Board of Directors of the HBCRA desires to (a) approve the funding in an
37 amount not to exceed \$700,000 for the development by the South Florida Community Land Trust
38 of a 85 unit permanently affordable residential project located at 214 East Hallandale Beach
39 Boulevard, Hallandale Beach, Florida, which funding is subject to certain conditions as set forth
40 in this resolution and shall be paid in equal installments of \$233,333 each in Fiscal Year 2021-22,
41 Fiscal Year 22-23 and Fiscal Year 2023-24 and (b) authorize the negotiation, finalization and
42 execution of an agreement with the South Florida Community Land Trust to provide funding for
43 the development of the 85 unit permanently affordable residential project in an amount not-to-
44 exceed \$700,000.
45

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

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

50 Section 2. Approval of Funding. The funding by the HBCRA in an amount not to exceed
51 \$700,000 for the development by the South Florida Community Land Trust of a 85 unit
52 permanently affordable residential project located at 214 East Hallandale Beach Boulevard,
53 Hallandale Beach, Florida, which funding shall be paid in equal installments of \$233,333 each in
54 Fiscal Year 2021-22, Fiscal Year 22-23 and Fiscal Year 2023-24, is hereby approved; provided,
55 however, such approval is contingent upon the South Florida Community Land Trust receiving an
56 award from the Florida Housing Finance Corporation (FHFC) based on its submitted application
57 and, if such award is not received from the FHFC, the funding approval is rescinded; provided,
58 further, that this contingency may be changed by subsequent negotiations.

59 Section 3. Negotiation and Finalization of Agreement. The Executive Director and
60 HBCRA Attorney are hereby authorized to negotiate and finalize an agreement with the South
61 Florida Community Land Trust of a 85 unit permanently affordable residential project located at
62 214 East Hallandale Beach Boulevard, Hallandale Beach, Florida.

63 Section 4. Execution of Agreement. The Executive Director is hereby authorized to
64 execute the agreement with the South Florida Community Land Trust of a 85 unit permanently
65 affordable residential project in an amount not-to-exceed \$700,000.

66 Section 5. Implementation of Agreement. The Executive Director is hereby authorized to
67 take all action necessary to implement the terms of the agreement.

68 Section 6. Effective Date. This resolution shall take effect immediately upon approval.

69 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
70 Beach Community Redevelopment Agency, this 14th day of October, 2020.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN,
CRA SECRETARY

JOY COOPER,
CHAIR

APPROVED AS TO FORM:

FINAL VOTE ON ADOPTION

FOX ROTHSCHILD LLP,
CRA ATTORNEY

Chair Cooper _____
Vice Chair Javellana _____
Director Butler _____

Director Lazarow
Director Lima-Taub

