

1 EXHIBIT 1

2 RESOLUTION NO. 2021-

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF
4 THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT
5 AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING A
6 COMMERCIAL BUSINESS LOAN TO TOMASSI LLC IN THE
7 AMOUNT OF \$100,000; AUTHORIZING THE EXECUTIVE
8 DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND
9 FINALIZE LOAN DOCUMENTS WITH TOMASSI LLC FOR A
10 COMMERCIAL BUSINESS LOAN IN THE AMOUNT OF \$100,000;
11 AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE
12 LOAN DOCUMENTS; AUTHORIZING THE EXECUTIVE
13 DIRECTOR TO TAKE ALL ACTION NECESSARY TO DISBURSE
14 THE COMMERCIAL BUSINESS LOAN AND IMPLEMENT THE
15 TERMS OF THE LOAN DOCUMENTS; AND PROVIDING AN
16 EFFECTIVE DATE.

17 **WHEREAS**, on May 13, 2019, the Board of Directors of the Hallandale Beach Community
18 Redevelopment Agency ("HBCRA") approved Resolution No. 2019-021 to aid in the development
19 of a shipping container restaurant (the "Project") in the Food Fashion Arts and Design District
20 ("FFADD") which Project is slated to be the one of the first shipping container restaurants in
21 Broward County; and

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23 **WHEREAS**, the developer, Tomassi LLC, was awarded \$490,000 by the HBCRA towards
24 the Project with a total Project cost of over \$1,000,000 including the cost of the land; and

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26 **WHEREAS**, since the approval date, Tomassi LLC, has worked diligently to move the
27 Project forward but has encountered several challenges with obtaining permits from the City of
28 Hallandale Beach ("City") Building Division and Broward County and, only after sheer
29 determination and perseverance, Tomassi LLC, obtained permit approvals from the City and
30 Broward County; and

31
32 **WHEREAS**, on October 28, 2020, HBCRA staff meet with Tomassi, LLC to discuss the
33 progress of the Project, during which meeting, Tomassi LLC advised that total Project costs had
34 increased by \$200,020 due to the permitting requirements and the purchase of additional
35 containers as well as the need to include a lift station, foundation reinforcements, and ADA
36 changes to meet code requirements; and

37
38 **WHEREAS**, Tomassi LLC will be able to cover one half of the increased Project costs to
39 ensure completion of the Project; and

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41 **WHEREAS**, Tomassi, LLC filed an application with the HBCRA to obtain a Commercial
42 Business Loan from the HBCRA in the amount of \$100,000 to mitigate redevelopment costs
43 associated with permitting requirements and otherwise fund completion of the Project; and
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45 **WHEREAS**, the Board of Directors of the HBCRA desires to approve a Commercial
46 Business Loan from the HBCRA to Tomassi LLC in the amount of \$100,000 to complete the
47 Project.
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49 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
50 **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. Approval of Commercial Business Loan. A Commercial Business Loan from
54 the HBCRA to Tomassi LLC in the amount of \$100,000 is hereby approved.

55 Section 3. Negotiation and Finalization of Loan Documents. The Executive Director and
56 HBCRA Attorney are hereby authorized to negotiate and finalize Loan Documents for a
57 Commercial Business Loan from the HBCRA to Tomassi LLC in the amount of \$100,000 in
58 accordance with the terms set forth in the Agenda Cover Memo.

59 Section 4. Execution of Loan Documents. The Executive Director is hereby authorized
60 to execute and deliver the Loan Documents.

61 Section 5. Implementation of Loan Documents. The Executive Director is hereby
62 authorized to take all steps necessary and appropriate to disburse the Commercial Business Loan
63 in the amount of \$100,000 and implement the terms and conditions of the Loan Documents.

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

65 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
66 Beach Community Redevelopment Agency, this 17th day of February, 2021.

67

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN,
CRA SECRETARY

JOY COOPER,
CHAIR

APPROVED AS TO FORM:

FINAL VOTE ON ADOPTION

SPIRITUS LAW LLC,
CRA ATTORNEY

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

