

1 EXHIBIT 1

2 RESOLUTION NO. 2021-

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 \$72,000, A COMMERCIAL INTERIOR RENOVATION GRANT
9 IN THE AMOUNT OF \$50,000, AND A COMMERCIAL
10 KITCHEN GRANT IN THE AMOUNT OF \$125,000 TO
11 CACIKE INVESTMENTS LLC FOR THE RENOVATION OF
12 THE PROPERTY LOCATED AT 139 N.E. 1ST AVENUE,
13 HALLANDALE BEACH, FLORIDA; AUTHORIZING THE
14 EXECUTIVE DIRECTOR TO EXECUTE THE GRANT
15 AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR
16 TO TAKE ALL STEPS NECESSARY AND APPROPRIATE TO
17 IMPLEMENT THE TERMS AND CONDITIONS OF THE
18 GRANT AGREEMENT AND DISBURSE THE GRANTS; AND
19 PROVIDING AN EFFECTIVE DATE.

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

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

29 **WHEREAS**, on October 14, 2020, the Board of Directors of the HBCRA approved via
30 Resolution No. 20-412 revisions to the Commercial Incentive Policy to protect the HBCRA's
31 investment and the integrity of these programs and all HBCRA Commercial Incentive Program
32 applications now provide that the HBCRA reserves the right to deny any submitted application if:
33 (a) it is determined that the application does not meet the grant's spirit, intent, and/or legal
34 requirements, (b) the applicant has previously defaulted on any prior grant agreement or other
35 agreement with the HBCRA or the City, (c) a prior grant awarded to the applicant was rescinded
36 and/or (d) the applicant is currently in litigation against the HBCRA or the City or has threatened
37 litigation against the HBCRA or the City; and

38 **WHEREAS**, the HBCRA previously awarded a Commercial Incentive Grant package to
39 Cacike Investments LLC but Cacike Investments LLC was non-responsive to the request of the
40 HBCRA to sign an amended Grant Agreement due to a scrivener's error despite the fact the

HBCRA staff made every effort to work with Cacike Investments LLC to negotiate and execute an Amended and Restated Grant Agreement; and on August 17, 2020, the HBCRA Board of Directors approved Resolution No. 20-284 authorizing the rescission of the Commercial Incentive Grant package awarded to Cacike Investments.

WHEREAS, the HBCRA has received another application from Cacike Investments LLC requesting the following a Commercial Façade Improvement Grant in the amount of \$72,000, a Commercial Interior Renovation Grant in the amount of \$50,000, and a Commercial Kitchen Grant in the amount of \$125,000 all for the renovation of real property located at 139 N.E. 1st Avenue, Hallandale Beach, Florida; and

WHEREAS, the total project cost, which includes both hard and soft costs is estimated to be \$330,00; and

WHEREAS, since the new application was in process before the Commercial Incentive Program policy changed, the Board of Directors of the HBCRA desire to make a one-time exception to approve Commercial Incentive Grant funding for Cacike Investments LLC, which was previously approved and recently had the Commercial Incentive Grant package rescinded; and

WHEREAS, the Board of Directors of the HBCRA desires to award to Cacike Investments LLC a Commercial Façade Improvement Grant in the amount of \$72,000, a Commercial Interior Renovation Grant in the amount of \$50,000, and a Commercial Kitchen Grant in the amount of \$125,000.

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. Award of Grants. The award of a Commercial Façade Improvement Grant in the amount of \$72,000, a Commercial Interior Renovation Grant in the amount of \$50,000, and a Commercial Kitchen Grant in the amount of \$125,000 to Cacike Investments LLC is hereby approved.

Section 3. Negotiation and Execution of Grant Agreement. The Executive Director is hereby authorized to negotiate and execute a Grant Agreement with Cacike Investments LLC for a Commercial Façade Improvement Grant in the amount of \$72,000, a Commercial Interior Renovation Grant in the amount of \$50,000, and a Commercial Kitchen Grant in the amount of \$125,000, which Grant Agreement will provide the terms and conditions by which the HBCRA will disburse the Grants.

Section 4. Implementation of Grant Agreement. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the Grant Agreement.

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 17th day of February, 2021.

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 _____