

1 EXHIBIT 1

2 RESOLUTION NO. 2025-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS
4 OF THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE
6 DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND
7 FINALIZE A NEW AGREEMENT AND FINDING UNIQUE
8 CIRCUMSTANCES WITH ARTAIC GROUP LLC TO PROVIDE
9 CONSTRUCTION MANAGEMENT SERVICES IN AN AMOUNT
10 NOT TO EXCEED \$100,000; AUTHORIZING THE EXECUTIVE
11 DIRECTOR TO EXECUTE THE AGREEMENT; AUTHORIZING
12 THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION
13 NECESSARY TO IMPLEMENT THE TERMS OF THE
14 AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

15
16 **WHEREAS**, as the Hallandale Beach Community Redevelopment Agency ("HBCRA")
17 nears its sunset, it has strategically undertaken a variety of construction projects in accordance
18 with the 2020 Redevelopment Plan Modification; and
19

20 **WHEREAS**, since its inception, the HBCRA has never managed such a large volume of
21 projects of this size and magnitude; the current and upcoming HBCRA projects encompass both
22 residential construction and public improvements; the residential initiatives include new
23 construction as well as the rehabilitation of dilapidated properties throughout the redevelopment
24 area; the public improvement projects involve construction within the public right-of-way (ROW),
25 ranging from streetscape enhancements, street lighting, sidewalks, speed tables, and canopy
26 planting, among other initiatives; and
27

28 **WHEREAS**, in December 2024, under the Executive Director's authority for a not-to-
29 exceed amount of \$25,000, the HBCRA engaged Artaic Group LLC, a construction management
30 firm, to act as the agency's owner's representative for ongoing construction projects; and
31

32 **HEREAS**, the HBCRA anticipates that the costs will surpass the established \$25,000
33 threshold and, on May 15, 2025, John Bills, the principal owner of Artaic Group LLC, submitted a
34 proposal for extended services at the request of HBCRA; and
35

36 **WHEREAS**, the HBCRA desires Artaic Group LLC to provide extended construction
37 management services as needed in an amount not to exceed \$100,000; and
38

39 **WHEREAS**, the Board of Directors of the HBCRA desires to authorize the negotiation,
40 finalization and execution of a new Agreement and finding unique circumstances with Artaic
41 Group LLC to provide extended construction management services as needed in an amount not
42 to exceed \$100,000.
43

44 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
45 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**
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Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Finding of Unique Circumstances; Negotiation and Finalization of the New Agreement. Pursuant to Section 23-8(5) of the City of Hallandale Beach Code, the Board of Directors of the HBCRA find there are unique circumstances and that the Executive Director and HBCRA Attorney are hereby authorized to negotiate and finalize a new Agreement with Artaic Group LLC to provide extended construction management services as needed in an amount not to exceed \$100,000.

Section 3. Execution of New Agreement. The Executive Director is hereby authorized to execute and deliver the new Agreement with Artaic Group LLC.

Section 4. Implementation of New Agreement. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the new Agreement with Artaic Group LLC.

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

PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 18th day of June, 2025.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN
HBCRA SECRETARY

JOY COOPER
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

TAYLOR ENGLISH DUMA LLP
HBCRA ATTORNEY

FINAL VOTE ON ADOPTION

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