

1 EXHIBIT 1

2 RESOLUTION NO. 2024-

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 FIRST AMENDMENT TO THE GRANT AGREEMENT
8 BETWEEN THE HALLANDALE BEACH COMMUNITY
9 REDEVELOPMENT AGENCY AND URBALO LLC TO PROVIDE
10 URBALO LLC WITH A NINETY (90) DAY EXTENSION TO
11 COMPLETE THE PROJECT; AUTHORIZING THE EXECUTIVE
12 DIRECTOR TO EXECUTE THE FIRST AMENDMENT TO GRANT
13 AGREEMENT; AUTHORIZING THE EXECUTIVE DIRECTOR TO
14 TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS
15 OF THE FIRST AMENDMENT TO GRANT AGREEMENT AND
16 PROVIDING AN EFFECTIVE DATE.

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18 **WHEREAS**, On April 22, 2019, the Board of Directors of the Hallandale Beach Community
19 Redevelopment Agency (“HBCRA”) approved Resolution No. 2019-014 awarding a Commercial
20 Business Grant to Urbalo LLC (the “Grantee”) for assistance in the renovation of the property
21 located at 144 NE 1st Avenue, Hallandale Beach, Florida, which impact of the property
22 improvements was intended to improve the Community Redevelopment Area’s aesthetics and
23 aid in rebranding of District 8; and

24 **WHEREAS**, on September 14, 2020, the Board of Directors of the HBCRA approved
25 Resolution No. 2020-031 extending the project completion date due to development delays
26 caused by the COVID-19 pandemic; since being approved for program funding; and

27 **WHEREAS**, the HBCRA and the Grantee previously entered into that certain Grant
28 Agreement dated August 24, 2022 (the “Grant Agreement”); and

29
30 **WHEREAS**, to date, the Grantee has completed the proposed property improvements,
31 received a certificate of occupancy from the COHB sustainability department, and entered into a
32 lease agreement with the restaurant chain Los Verdes; and

33 **WHEREAS**, on August 26, 2024, the HBCRA received a formal request for final
34 reimbursement and a grant extension request from the Grantee to complete the project due
35 delays including the completion of the remaining tenant improvements; and

36 **WHEREAS**, the Board of Directors of the HBCRA desires to authorize the negotiation,
37 finalization and execution of a First Amendment to the Grant Agreement to provide the Grantee
38 with a ninety (90) day extension to complete the project.

39
40 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
41 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

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43 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
44 incorporated into this Resolution.
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46 Section 2. Negotiation and Finalization of First Amendment to Grant Agreement. The
47 Executive Director and HBCRA Attorney are hereby authorized to negotiate and finalize a First
48 Amendment to the Grant Agreement with the Grantee to provide the Grantee with a ninety (90)
49 day extension to complete the project.
50

51 Section 3. Execution of First Amendment to Grant Agreement. The Executive Director is
52 hereby authorized to execute and deliver the First Amendment to Grant Agreement with the
53 Grantee.
54

55 Section 4. Implementation of First Amendment to Grant Agreement. The Executive
56 Director is hereby authorized to take all steps necessary and appropriate to implement the terms
57 and conditions of the First Amendment to Grant Agreement with Grantee.
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59 Section 5. Effective Date. This resolution shall take effect immediately upon approval.
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61 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
62 Beach Community Redevelopment Agency, this 25th day of September, 2024.

63 ATTEST: HALLANDALE BEACH COMMUNITY
64 REDEVELOPMENT AGENCY
65
66

67 _____
68 JENORGEN M. GUILLEN
69 HBCRA SECRETARY
70

JOY COOPER
CHAIR

71
72 APPROVED AS TO FORM
73 AND LEGAL SUFFICIENCY:
74
75

76 _____
77 TAYLOR ENGLISH DUMA LLP
78 HBCRA ATTORNEY
79

80
81 **FINAL VOTE ON ADOPTION**
82 Chair Cooper _____
83 Vice Chair Lima-Taub _____
84 Director Adams _____
85 Director Butler _____
86 Director Lazarow _____