

1 EXHIBIT 1

2 RESOLUTION NO. 2026 - \_\_\_\_\_

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS  
4 OF THE HALLANDALE BEACH COMMUNITY  
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,  
6 FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY  
7 LOCATED AT 725, 801, 805 AND 809 N.W. 7<sup>TH</sup> AVENUE AND  
8 806, 808 AND 814 N.W. 7<sup>TH</sup> TERRACE, HALLANDALE BEACH,  
9 FLORIDA 33009 FROM BROWARD MULTIFAMILY LLC FOR A  
10 PURCHASE PRICE NOT TO EXCEED \$7,492,000 FOR  
11 REDEVELOPMENT PURPOSES TO PROVIDE AFFORDABLE  
12 HOUSING OPPORTUNITIES; AUTHORIZING THE EXECUTIVE  
13 DIRECTOR TO EXECUTE THE COMMERCIAL CONTRACT AND  
14 ADDENDUM FOR THE PURCHASE OF THE PROPERTY;  
15 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL  
16 ACTION NECESSARY TO PURCHASE THE PROPERTY  
17 INCLUDING PAYMENT OF THE PURCHASE PRICE AND  
18 CLOSING COSTS, AS WELL AS THE EXECUTION AND  
19 DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING  
20 AN EFFECTIVE DATE.

21 **WHEREAS**, the Hallandale Beach Community Redevelopment Agency (“HBCRA”) is  
22 authorized to purchase real property pursuant to Section 163.370(2)(c)(1), Florida Statutes, and,  
23 according to Administrative Policy No. 2027.011, Policy and Procedures Related to Real Estate  
24 Acquisition, Disposition and Lease by the HBCRA, the Executive Director shall have the authority  
25 to sign the documents necessary to purchase real property as authorized by the HBCRA Board  
26 of Directors; and  
27

28 **WHEREAS**, the HBCRA desires to acquire the real property located at 725, 801, 805 and  
29 809 N.W. 7<sup>th</sup> Avenue and 806, 808 and 814 N.W. 7<sup>th</sup> Terrace, Hallandale Beach, Florida 33009  
30 (the “Property”) from Broward Multifamily LLC for a purchase price not to exceed \$7,492,000 for  
31 redevelopment purposes to provide affordable housing opportunities; and  
32

33 **WHEREAS**, the Board of Directors of the HBCRA desires to (a) approve the purchase of  
34 the Property from Broward Multifamily LLC for a purchase price not to exceed \$7,492,000 for  
35 redevelopment purposes to provide affordable housing opportunities, (b) authorize Executive  
36 Director to execute and deliver the Commercial Contract and Addendum for the purchase of the  
37 Property for a purchase price not to exceed \$7,492,000 in the form attached hereto as Exhibit “A”  
38 and by this reference made a part hereof, and (c) authorize the Executive Director to take all  
39 action necessary to purchase the Property including payment of the purchase price and all closing  
40 costs, as well as the execution and delivery of all closing documents.  
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42 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**  
43 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**  
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45 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and

46 incorporated into this Resolution.

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48 Section 2. Approval of Purchase of the Property. The purchase of the real property located  
49 at 725, 801, 805 and 809 N.W. 7<sup>th</sup> Avenue and 806, 808 and 814 N.W. 7<sup>th</sup> Terrace, Hallandale  
50 Beach, Florida 33009 from Broward Multifamily LLC for a purchase price not to exceed  
51 \$7,492,000 pursuant to the terms of Commercial Contract and Addenda for redevelopment  
52 purposes to provide affordable housing opportunities is hereby approved.

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54 Section 3. Execution of the Commercial Contract and Addendum. The Executive Director  
55 is hereby authorized to execute and deliver the of Commercial Contract and Addendum for the  
56 purchase of the Property for a purchase price not to exceed \$7,492,000 in the form attached  
57 hereto as Exhibit "A."

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59 Section 4. Implementation of Commercial Contract and Addendum. The Executive  
60 Director is hereby authorized to take all steps necessary and appropriate to implement the terms  
61 and conditions of the Commercial Contract and Addendum and purchase the Property including  
62 payment of the purchase price and all closing costs as well as executing and delivering all closing  
63 documents.

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

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67 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
68 Beach Community Redevelopment Agency, this 22<sup>nd</sup> day of June, 2026.

69 ATTEST:

HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

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74 \_\_\_\_\_  
JENORGEN M. GUILLEN  
75 HBCRA SECRETARY

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JOY COOPER  
75 CHAIR

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78 APPROVED AS TO FORM  
79 AND LEGAL SUFFICIENCY:

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STEVEN W. ZELKOWITZ, P.A.  
84 HBCRA ATTORNEY

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87 **FINAL VOTE ON ADOPTION**

88 Chair Cooper \_\_\_\_\_

89 Vice Chair Lazarow \_\_\_\_\_

90 Director Adams \_\_\_\_\_

91 Director Butler \_\_\_\_\_

92 Director Lima-Taub \_\_\_\_\_