EXHIBIT 1

RESOLUTION NO. 2025 - _______

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY LOCATED AT 415-417 S.E. 3RD AVENUE, 414 S.E. 4TH AVENUE, AND 311 S.E. 5TH STREET, HALLANDALE BEACH, FLORIDA 33009 FROM PARKVIEW APARTMENTS HALLANDALE, LLC FOR A PURCHASE PRICE NOT TO EXCEED $2,900,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE COMMERICAL CONTRACT AND ADDENDUM FOR THE PURCHASE OF THE PROPERTY; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO PURCHASE THE PROPERTY INCLUDING PAYMENT OF THE PURCHASE PRICE AND CLOSING COSTS, AS WELL AS THE EXECUTION AND DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, the HBCRA desires to acquire the real property located at 415-417 S.E. 3rd Avenue, 414 S.E. 4th Avenue, and 311 S.E. 5th Street, Hallandale Beach, Florida 33009 (the "Property") from Parkview Apartments Hallandale, LLC for a purchase price not to exceed $2,900,000 in order to provide affordable housing opportunities; and

WHEREAS, the Board of Directors of the HBCRA desires to (a) approve the purchase of the Property from Parkview Apartments Hallandale, LLC for a purchase price not to exceed $2,900,000, (b) authorize Executive Director to execute and deliver the Commercial Contract and Addendum for the purchase of the Property for a purchase price not to exceed $2,900,000 substantially in the form attached hereto as Exhibit "A" and by this reference made a part hereof, and (c) authorize the Executive Director to take all action necessary to purchase the Property including payment of the purchase price and closing costs, as well as the execution and delivery of all closing documents.

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

Section 1. <u>Recitals</u>. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution.

Section 2. Approval of Purchase of the Property. The purchase of the real property located at 415-417 S.E. 3rd Avenue, 414 S.E. 4th Avenue, and 311 S.E. 5th Street, Hallandale Beach, Florida 33009 from Parkview Apartments Hallandale, LLC for a purchase price not to exceed $2,900,000 pursuant to the terms of a Commercial Contract and Addendum is hereby approved.

Section 3. Execution of the Commercial Contract and Addendum. The Executive Director is hereby authorized to execute and deliver the Commercial Contract and Addendum for the purchase of the Property for a purchase price not to exceed $2,900,000 substantially in the form attached hereto as Exhibit "A" with such non-material changes as approved by the Executive Director and approved as to legal form and sufficiency by the HBCRA Attorney.

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

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 19th day of November, 2025.

ATTEST:	HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY
______________________________	______________________________
JENORGEN M. GUILLEN HBCRA SECRETARY	JOY COOPER CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

____
TAYLOR DUMA LLP
HBCRA ATTORNEY

FINAL VOTE ON ADOPTION

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