

1 EXHIBIT 1

2 RESOLUTION NO. 2024 - _____

3 A RESOLUTION OF THE CHAIR AND BOARD OF
4 DIRECTORS OF THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY AWARDED RFP # FY 2023-
6 2024 CRA03 DISPOSAL OF REAL PROPERTY IN A
7 COMMUNITY REDEVELOPMENT AREA AND
8 DEVELOPMENT OF A MIXED USED DEVELOPMENT IN
9 HARLEM VILLAGE TO DRAGONFLY INVESTMENTS, LLC;
10 AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA
11 ATTORNEY TO NEGOTIATE AND FINALIZE A
12 REDEVELOPMENT AGREEMENT WITH DRAGONFLY
13 INVESTMENTS, LLC TO BE BROUGHT BACK TO THE
14 HBCRA BOARD OF DIRECTORS FOR REVIEW AND
15 APPROVAL; AND PROVIDING AN EFFECTIVE DATE.

16
17 **WHEREAS**, on July 25, 2024, the City of Hallandale Beach (the “City”) Procurement
18 Department issued a Request for Proposals, RFP # FY 2023-2024 CRA03 Disposal of Real
19 Property in a Community Redevelopment Area and Development of a Mixed Used Development
20 in Harlem Village (the “RFP”), on behalf of the Hallandale Beach Community Redevelopment
21 Agency (the “HBCRA”); and
22

23 **WHEREAS**, the RFP sought to identify proposers with qualifications to develop, design,
24 construct, finance, operate and maintain a mixed-use development with related improvements,
25 including a mix of uses including retail, grocery, office, restaurant, residential, and commercial
26 uses on a thirty nine thousand (39,000) square-foot parcel of real property owned by the HBCRA
27 located adjacent to Fire Station 7, within the newly named Harlem Village area; and
28

29 **WHEREAS**, the RFP was sent to over one thousand nine hundred (1900) vendors,
30 including vendors from the City’s vendor list and pertinent vendors that have a City Business Tax
31 License to operate in the City; and
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33 **WHEREAS**, the RFP was also advertised on the Hallandale Beach Chamber of
34 Commerce website, the City’s website, DEMANDSTAR.com, City Social Media pages, Miami
35 Minority Business Development Agency Business Center, U.S. Small Business Administration,
36 Broward County Community Relations and Outreach Section Office of Economic and Small
37 Business Development; and
38

39 **WHEREAS**, the City Clerk’s office received a total of four (4) proposals in response to the
40 RFP and all four (4) proposals were evaluated by the HBCRA Evaluation Committee; and
41

42 **WHEREAS**, the HBCRA Evaluation Committee, upon review of the proposals, determined
43 that one of the proposers did not meet MQR #1 and was disqualified; with the following three firms
44 meeting the MQR’s: B2J Development Group, Integral Florida, and Dragonfly Investments, LLC;
45 and
46

47 **WHEREAS**, based on the RFP process, and the Evaluation Committee’s review and
48 scoring, HBCRA staff recommends that the RFP be awarded to Dragonfly Investments, LLC, and
49 that the Executive Director and the HBCRA Attorney will negotiate and finalize a Redevelopment
50 Agreement with Dragonfly Investments, LLC, to be brought back to the HBCRA Board of Directors
51 for review and approval.
52

53 **WHEREAS**, the HBCRA Board of Directors desires to (a) award the RFP to Dragonfly
54 Investments, LLC, and (b) authorize the Executive Director and the HBCRA Attorney to negotiate
55 and finalize a Redevelopment Agreement with Dragonfly Investments, LLC, to be brought back
56 to the HBCRA Board of Directors for review and approval.
57

58 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
59 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**
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61 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
62 incorporated into this Resolution.
63

64 Section 2. Award of the RFP. The award of the RFP to Dragonfly Investments, LLC is
65 hereby approved.
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67 Section 3. Negotiation and Finalization of Redevelopment Agreement. The Executive
68 Director and HBCRA Attorney are hereby authorized to negotiate and finalize a Redevelopment
69 Agreement with Dragonfly Investments, LLC, to be brought back to the HBCRA Board of Directors
70 for review and approval.
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72 Section 4. Effective Date. This Resolution shall take effect immediately upon approval.
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74 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
75 Beach Community Redevelopment Agency, this 25th day of September, 2024.
76

77 ATTEST: HALLANDALE BEACH COMMUNITY
78 REDEVELOPMENT AGENCY
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80
81
82

83 _____
84 JENORGEN M. GUILLEN
85 HBCRA SECRETARY
86
87

83 _____
84 JOY COOPER
85 CHAIR
86
87

88 APPROVED AS TO FORM
89 AND LEGAL SUFFICIENCY:
90
91

92 _____
93 TAYLOR ENGLISH DUMA LLP
94 HBCRA ATTORNEY
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98 **FINAL VOTE ON ADOPTION**
99 Chair Cooper _____
100 Vice Chair Lima-Taub _____
101 Director Adams _____
102 Director Butler _____
103 Director Lazarow _____
104