

1 EXHIBIT 1

2 RESOLUTION NO. 2026-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE  
4 HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY  
5 AUTHORIZING THE RESCISSION OF THE APPROVAL OF THE  
6 AWARD TO B182 TERRACE LLC D/B/A THE CHELSEA OF A  
7 COMMERCIAL INTERIOR RENOVATION GRANT IN THE AMOUNT OF  
8 \$100,000, A COMMERCIAL FAÇADE IMPROVEMENT GRANT IN THE  
9 AMOUNT OF \$105,000 AND A COMMERCIAL KITCHEN GRANT IN THE  
10 AMOUNT OF \$125,000; AUTHORIZING THE EXECUTIVE DIRECTOR  
11 AND HBCRA ATTORNEY TO TAKE ALL ACTION NECESSARY TO  
12 RESCIND THE APPROVAL OF THE AWARD TO B182 TERRACE LLC  
13 D/B/A THE CHELSEA OF A COMMERCIAL INTERIOR RENOVATION  
14 GRANT IN THE AMOUNT OF \$100,000, A COMMERCIAL FAÇADE  
15 IMPROVEMENT GRANT IN THE AMOUNT OF \$105,000 AND A  
16 COMMERCIAL KITCHEN GRANT IN THE AMOUNT OF \$125,000;  
17 PROVIDING AN EFFECTIVE DATE; AND PROVIDING FOR  
18 CONFLICTS.

19 **WHEREAS**, on February 19, 2025, the Board of Directors of the Hallandale Beach  
20 Community Redevelopment Agency (“HBCRA”) approved a Commercial Business Incentive  
21 package to B182 Terrace LLC d/b/a The Chelsea (“The Chelsea”) for the redevelopment of the  
22 property at 139 N.W. 1<sup>st</sup> Avenue, which incentives included a Commercial Interior Renovation  
23 Grant (CIRG) in the amount of \$100,000, a Commercial Façade Improvement Grant (CFIG) in the  
24 amount of \$105,000 and a Commercial Kitchen Grant (CKG) in the amount of \$125,000, totaling  
25 \$330,000 in commercial incentives, and in order to alleviate slum and blighted condition; and

26 **WHEREAS**, on February 11, 2026, Nadav Marianowsky, on behalf of The Chelsea  
27 development team, submitted a formal written response advising that they are evaluating a  
28 transition from the originally approved shipping container food hall concept to a conventional CMU  
29 (concrete masonry unit) building structure; the revised conceptual design package was provided  
30 for HBCRA Staff review; according to the developer, the proposed redesign maintains the arts-  
31 focused, community-oriented dining destination originally envisioned for the District 8 Corridor,  
32 while addressing constructability challenges, consultant coordination concerns, long-term  
33 structural durability, operational efficiency, and code compliance; and

34 **WHEREAS**, after reviewing the materials and conducting internal discussions, HBCRA  
35 Staff determined that the proposed transition from a shipping container food hall to a conventional  
36 structure constitutes a material change from the project approved by the Board of Directors of the  
37 HBCRA on February 19, 2025; accordingly, on February 24, 2026, HBCRA Staff formally notified  
38 the developer that the HBCRA would proceed with rescinding the previously awarded grants and  
39 the developer was further advised that any future participation in HBCRA programs would require  
40 submission of new applications, and that prior approvals do not guarantee future funding or award  
41 amounts; and

42 **WHEREAS**, the Board of Directors of the HBCRA desires to rescind the approval of the  
43 award to The Chelsea of the HBCRA Commercial Business Incentive package, which incentives  
44  
45

46 include a CIRG in the amount of \$100,000, a CFG in the amount of \$105,000 and a CKG in the  
47 amount of \$125,000, totaling \$330,000 in commercial incentives due to proposed transition from  
48 a shipping container food hall to a conventional structure constitutes a material change from the  
49 project approved by the Board of Directors of the HBCRA on February 19, 2025.

50  
51 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**  
52 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

53  
54 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and  
55 incorporated into this Resolution.

56  
57 Section 2. Rescission of the Approval and Authorization. The rescission of the approval  
58 of the award to The Chelsea of the HBCRA Commercial Business Incentive package, which  
59 incentives include a CIRG in the amount of \$100,000, a CFG in the amount of \$105,000 and a  
60 CKG in the amount of \$125,000, totaling \$330,000 in commercial incentives is hereby approved.

61 Section 3. Implementation of the Rescission. The Executive Director and HBCRA  
62 Attorney are hereby authorized to take all steps necessary and appropriate to implement the  
63 rescission of the approval of the award to The Chelsea of the HBCRA Commercial Business  
64 Incentive package, which incentives include a CIRG in the amount of \$100,000, a CFG in the  
65 amount of \$105,000 and a CKG in the amount of \$125,000, totaling \$330,000 in commercial  
66 incentives.

67 Section 4. Effective Date. This resolution shall take effect immediately upon approval.

68 Section 5. Conflicts. This Resolution supersedes any prior resolutions in conflict herewith.

69  
70 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
71 Beach Community Redevelopment Agency, this 18<sup>th</sup> day of March, 2026.

72  
73 ATTEST: HALLANDALE BEACH COMMUNITY  
74 REDEVELOPMENT AGENCY

75  
76  
77  
78  
79 \_\_\_\_\_ JOY COOPER  
80 JENORGEN M. GUILLEN HBCRA SECRETARY CHAIR

81  
82  
83 APPROVED AS TO FORM  
84 AND LEGAL SUFFICIENCY:

85  
86  
87  
88 \_\_\_\_\_ TAYLOR DUMA LLP  
89 HBCRA ATTORNEY

90  
91  
92

93 **FINAL VOTE ON ADOPTION**  
94 Chair Cooper \_\_\_\_\_  
95 Vice Chair Lazarow \_\_\_\_\_  
96 Director Adams \_\_\_\_\_  
97 Director Butler \_\_\_\_\_  
98 Director Lima-Taub \_\_\_\_\_