

1 EXHIBIT 1

2 RESOLUTION NO. 2026 - _____

3 A RESOLUTION OF CHAIR AND BOARD OF DIRECTORS OF
4 THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT
5 AGENCY, HALLANDALE BEACH, FLORIDA, APPROVING THE
6 DISTRICT 8 CONSTRUCTION RENT STABILIZATION PROGRAM
7 AND THE CONSTRUCTION BUSINESS ASSISTANCE LOAN
8 PROGRAM; ALLOCATING \$350,000 TO THE DISTRICT 8
9 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE
10 CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM;
11 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL
12 ACTION NECESSARY TO IMPLEMENT THE DISTRICT 8
13 CONSTRUCTION RENT STABILIZATION PROGRAM AND THE
14 CONSTRUCTION BUSINESS ASSISTANCE LOAN PROGRAM;
15 AND PROVIDING AN EFFECTIVE DATE.

16 **WHEREAS**, the mission of the Hallandale Beach Community Redevelopment Agency (the
17 “HBCRA”) is to promote economic development and enhance the quality of life by eliminating and
18 preventing slum and blighted conditions through the facilitation of community partnerships,
19 business growth, job creation, and neighborhood rehabilitation; and

20 **WHEREAS**, the HBCRA is currently implementing the N.E. 1st Avenue Streetscape
21 Improvement Project within the District 8 corridor, a capital improvement initiative designed to
22 enhance pedestrian safety, improve connectivity, increase green space, and strengthen the
23 commercial environment along N.E. 1st Avenue; the project represents a significant public
24 investment intended to improve walkability, enhance the overall appearance of the corridor, and
25 support long-term economic development within District 8; and

26
27 **WHEREAS**, while these improvements are expected to provide lasting benefits to the
28 community and surrounding businesses, construction activities occurring in phases along the
29 corridor may create temporary operational challenges and disruptions for certain businesses
30 located directly adjacent to active construction areas related to accessibility, visibility, parking
31 availability, and customer traffic; and

32
33 **WHEREAS**, in recognition of these short-term disruptions, the HBCRA has developed two
34 targeted economic assistance initiatives: the District 8 Construction Rent Stabilization Program
35 (CRSP) and the Construction Business Assistance Loan Program (CBALP) to provide financial
36 support to businesses directly affected by construction activities associated with the District 8
37 Streetscape Improvements; the purpose of these initiatives is to help stabilize existing
38 businesses, maintain occupancy within the corridor, and support business retention while
39 construction is underway; and

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41 **WHEREAS**, the Board of Directors of the HBCRA desires to (a) approve the District 8
42 Construction Rent Stabilization Program (CRSP) and the Construction Business Assistance Loan
43 Program (CBALP) (b) allocate \$350,000 to the District 8 Construction Rent Stabilization Program
44 (CRSP) and the Construction Business Assistance Loan Program (CBALP).
45

46 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
47 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**
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49 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
50 incorporated into this Resolution.
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52 Section 2. Approval of the District 8 Construction Rent Stabilization Program (CRSP)
53 and the Construction Business Assistance Loan Program (CBALP). The District 8 Construction
54 Rent Stabilization Program (CRSP) and the Construction Business Assistance Loan Program
55 (CBALP)with terms and conditions as set forth in the Agenda Cover Memo are hereby approved.
56

57 Section 3. Allocation of Funding to the District 8 Construction Rent Stabilization
58 Program (CRSP) and the Construction Business Assistance Loan Program (CBALP). The
59 allocation of \$350,000 to the District 8 Construction Rent Stabilization Program (CRSP) and the
60 Construction Business Assistance Loan Program (CBALP) is hereby approved.

61 Section 4. Authorization of Executive Director to Implement the District 8 Construction
62 Rent Stabilization Program (CRSP) and the Construction Business Assistance Loan Program
63 (CBALP). The Executive Director is hereby authorized to take all action necessary to implement
64 the District 8 Construction Rent Stabilization Program (CRSP) and the Construction Business
65 Assistance Loan Program (CBALP) with such Programs to be administratively approved by the
66 Executive Director and will not require Board of Directors of the HBCRA approval for individual
67 applications as well as promulgating program guidelines consistent with the Agenda Cover Memo,
68 and increasing the allocation to the Programs consistent with budgetary appropriations.

69 Section 5. Effective Date. This Resolution shall take effect immediately upon approval.
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71 **PASSED AND ADOPTED** by a _____ vote of the Board of the Hallandale Beach
72 Community Redevelopment Agency, this 18th day of March, 2026.
73

74 ATTEST: HALLANDALE BEACH COMMUNITY
75 REDEVELOPMENT AGENCY
76
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79 _____
80 JENORGEN M. GUILLEN
81 HBCRA SECRETARY
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83 _____
84 JOY COOPER
85 CHAIR
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87 APPROVED AS TO FORM
88 AND LEGAL SUFFICIENCY:
89

90 _____
91 TAYLOR DUMA LLP
92 HBCRA ATTORNEY

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96 **FINAL VOTE ON ADOPTION**

97 Chair Cooper _____

98 Vice Chair Lazarow _____

99 Director Adams _____

100 Director Butler _____

101 Director Lima-Taub _____