

1 EXHIBIT 1

2 RESOLUTION NO. 2024-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE
4 HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY
5 AWARDED A RESTAURANT RENT EMERGENCY STABILITY GRANT
6 IN THE AMOUNT OF \$13,062.80 TO CEVICHE AVENUE LLC;
7 AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY
8 TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN
9 THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT
10 AGENCY AND CEVICHE AVENUE LLC; AUTHORIZING THE
11 EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT;
12 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION
13 NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT
14 AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

19 WHEREAS, the promotion of the Community Redevelopment Area and the use of tax
20 increment funds therefore falls within the purposes of the Community Redevelopment Act set
21 forth in Part III, Chapter 163, Florida Statutes; and

22 WHEREAS businesses in the Northeast Quadrant are eligible to apply for funding from
23 several HBCRA business incentive programs and, to receive the maximum amount of funding, an
24 applicant must be located within one of the HBCRA “Priority Areas;” and
25

26 WHEREAS, on October 30, 2024, the HBCRA Board of Directors approved the
27 Restaurant Rent Emergency Stability Grant (RRSEG), a critical support mechanism designed to
28 assist restaurants within HBCRA boundaries during periods of financial hardship; this program
29 reflects the HBCRA’s commitment to fostering economic sustainability by providing targeted relief
30 to stabilize operations and preserve businesses that serve as vital contributors to the community’s
31 economic and social fabric; and
32

33 WHEREAS, on November 12, 2024, Aleyda Rivera and Marisol Pimentel met with HBCRA
34 staff to submit their application for the RRSEG; established in June 2018, Ceviche Avenue is a
35 cherished casual dining restaurant located in Hallandale Beach’s District 8 at 101 N.E. 3rd Street;
36 owned and operated by Rivera and Pimentel, this family-run establishment has become a
37 cornerstone of the community, celebrated for its authentic Peruvian cuisine and welcoming
38 atmosphere; and
39

40 WHEREAS, based on its location in the Community Redevelopment Area, Ceviche
41 Avenue is eligible for the RRSEG; and
42

43 WHEREAS, based on the factors set forth in the Agenda Cover Memo, HBCRA Staff
44 recommends that the Board of Directors of the HBCRA award a RRSEG to Ceviche Avenue LLC

45 in the amount of \$13,062.80 to fund two months of past-due rent, totaling \$7,684.00 and
46 subsidizing 35% of the rent for an additional four months, in the amount of \$5,378.80; and
47

48 **WHEREAS**, the Board of Directors of the HBCRA desires to approve a RRSEG to
49 Ceviche Avenue LLC in the amount of \$13,062.80 to fund two months of past-due rent, totaling
50 \$7,684.00 and subsidizing 35% of the rent for an additional four months, in the amount of
51 \$5,378.80, and in order to alleviate slum and blighted conditions.
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53 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
54 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**
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56 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
57 incorporated into this Resolution.
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59 Section 2. Award of Restaurant Rent Emergency Stability Grant (RRSEG). The
60 Restaurant Rent Emergency Stability Grant (RRSEG) in the amount of \$13,062.80 to Ceviche
61 Avenue LLC is hereby approved.

62 Section 3. Negotiation and Finalization of the Grant Agreement. The Executive Director
63 and HBCRA Attorney are hereby authorized to negotiate and finalize the Grant Agreement with
64 Ceviche Avenue LLC.

65 Section 4. Execution of the Grant Agreement and Memorandum of Grant Agreement. The
66 Executive Director is hereby authorized to execute and deliver the Grant Agreement and
67 Memorandum of Grant Agreement.

68 Section 5. Implementation of Grant Agreement. The Executive Director is hereby
69 authorized to take all steps necessary and appropriate to implement the terms and conditions of
70 the Grant Agreement.

71 Section 6. Effective Date. This resolution shall take effect immediately upon approval.
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73 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
74 Beach Community Redevelopment Agency, this 18th day of December, 2024.
75

76 ATTEST: HALLANDALE BEACH COMMUNITY
77 REDEVELOPMENT AGENCY
78

79
80 _____
81 JENORGEN M. GUILLEN
82 HBCRA SECRETARY
83

80 _____
81 JOY COOPER
82 CHAIR
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84 APPROVED AS TO FORM
85 AND LEGAL SUFFICIENCY:
86

87
88 _____
89 TAYLOR ENGLISH DUMA LLP
90 HBCRA ATTORNEY

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FINAL VOTE ON ADOPTION

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