

1 EXHIBIT 1

2 RESOLUTION NO. 2025-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS
4 OF THE HALLANDALE BEACH COMMUNITY
5 REDEVELOPMENT AGENCY APPROVING AN EXTENSION OF
6 THE TENANT RENT SUBSIDY GRANT TO BARREL WINE AND
7 CHEESE LLC FOR AN ADDITIONAL SIX MONTHS IN THE
8 AMOUNT OF \$15,402; AUTHORIZING THE EXECUTIVE
9 DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND
10 FINALIZE AN AMENDMENT TO THE GRANT AGREEMENT
11 BETWEEN THE HALLANDALE BEACH COMMUNITY
12 REDEVELOPMENT AGENCY AND BARREL WINE AND
13 CHEESE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR TO
14 EXECUTE THE AMENDMENT TO GRANT AGREEMENT;
15 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL
16 ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE
17 AMENDMENT TO GRANT AGREEMENT; AND PROVIDING AN
18 EFFECTIVE DATE.

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

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

26 **WHEREAS**, businesses in the Northeast Quadrant are eligible to apply for funding from
27 several HBCRA business incentive programs and, to receive the maximum amount of funding, an
28 applicant must be located within one of the HBCRA "Priority Areas;" and
29

30 **WHEREAS**, on September 18, 2023, the Board of Directors of the HBCRA approved a
31 Commercial Interior Renovation Grant in the amount of \$40,000 and a Tenant Rent Subsidy Grant
32 in the amount of \$15,402 to Barrel Wine and Cheese LLC for the renovation of commercial floor
33 space and rent subsidy, and in order to alleviate slum and blighted conditions; and
34

35 **WHEREAS**, Barrel Wine & Cheese LLC officially held its Grand Opening and Ribbon
36 Cutting Ceremony on Thursday, May 29, 2025; while the opening marked a significant milestone,
37 the business continues to face financial challenges stemming from its delayed start and costly
38 pre-opening construction setbacks; and
39

40 **WHEREAS**, given the slow summer season typical in the food and beverage industry,
41 Barrel Wine & Cheese LLC requested an extension of the Tenant Rent Subsidy Grant for an
42 additional six months, totaling \$15,402 or \$2,567 per month; and
43

44 **WHEREAS**, the HBCRA staff believes this short-term support will help the business

45 stabilize through the off-season and be positioned for stronger performance in the fall and
46 recommends that the Board of Directors of the HBCRA approve an extension of the Tenant Rent
47 Subsidy Grant to Barrel Wine and Cheese LLC for an additional six months, totaling \$15,402 or
48 \$2,567 per month.

49
50 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
51 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**
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53 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and
54 incorporated into this Resolution.
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56 Section 2. Approval of Extension of Tenant Rent Subsidy Grant. The extension of the
57 Tenant Rent Subsidy Grant for an additional six months, totaling \$15,402 or \$2,567 per month to
58 Barrel Wine and Cheese LLC is hereby approved.

59 Section 3. Negotiation and Finalization of the Amendment to Grant Agreement. The
60 Executive Director and HBCRA Attorney are hereby authorized to negotiate and finalize an
61 Amendment to the Grant Agreement with Barrel Wine and Cheese LLC.

62 Section 4. Execution of the Amendment to Grant Agreement and Memorandum of Grant
63 Agreement. The Executive Director is hereby authorized to execute and deliver an Amendment
64 to the Grant Agreement and Memorandum of Grant Agreement.

65 Section 5. Implementation of Amendment to Grant Agreement. The Executive Director is
66 hereby authorized to take all steps necessary and appropriate to implement the terms and
67 conditions of the Amendment to Grant Agreement.

68 Section 6. Effective Date. This resolution shall take effect immediately upon approval.
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70 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
71 Beach Community Redevelopment Agency, this 18th day of June, 2025.
72

73 ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

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76
77
78
79 _____
80 JENORGEN M. GUILLEN
81 HBCRA SECRETARY

82
83 _____
84 JOY COOPER
85 CHAIR

86
87
88 APPROVED AS TO FORM
89 AND LEGAL SUFFICIENCY:

90

TAYLOR DUMA LLP
HBCRA ATTORNEY

91
92 **FINAL VOTE ON ADOPTION**
93 Chair Cooper _____
94 Vice Chair Lazarow _____
95 Director Adams _____
96 Director Butler _____
97 Director Lima-Taub _____