

1 EXHIBIT 1

2 RESOLUTION NO. 2024-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS  
4 OF THE HALLANDALE BEACH COMMUNITY  
5 REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTIVE  
6 DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND  
7 FINALIZE A FIRST AMENDMENT TO THE GRANT AGREEMENT  
8 BETWEEN THE HALLANDALE BEACH COMMUNITY  
9 REDEVELOPMENT AGENCY AND ABA SHELI LLC TO  
10 PROVIDE ABA SHELI LLC WITH A NINETY (90) DAY  
11 EXTENSION TO COMPLETE THE PROJECT; AUTHORIZING  
12 THE EXECUTIVE DIRECTOR TO EXECUTE THE FIRST  
13 AMENDMENT TO GRANT AGREEMENT; AUTHORIZING THE  
14 EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY  
15 TO IMPLEMENT THE TERMS OF THE FIRST AMENDMENT TO  
16 GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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18 **WHEREAS**, the Hallandale Beach Community Redevelopment Agency (“HBCRA”) and  
19 ABA Sheli, LLC (the “Grantee”) previously entered into that certain Grant Agreement dated  
20 January 18, 2023 (the “Grant Agreement”); and  
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22 **WHEREAS**, since being awarded grant funding, the Grantee has received approved  
23 building permits and begun construction on the exterior of the property located at 200 - 220 NE  
24 1<sup>st</sup> Avenue; to date, the Grantee has completed the demolition of the existing awnings, re-  
25 stuccoed exterior walls, applied primer paint, and installed the required mural; and  
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27 **WHEREAS**, on August 2, 2024, the HBCRA received a reimbursement request from the  
28 Grantee for 90% of the awarded grant funding; the HBCRA staff reviewed the reimbursement  
29 request and then emailed the Grantee that the Grant Agreement deadline to complete the  
30 proposed property improvement has passed; furthermore, staff encouraged the Grantee to draft  
31 a formal letter requesting a grant extension detailing why the project was delayed and when the  
32 project would be complete; and  
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34 **WHEREAS**, on August 19, 2024, the HBCRA received a formal grant extension request  
35 from the Grantee seeking a ninety (90) day extension to complete the project due to unforeseen  
36 delays due to certain personnel issues and financial challenges related to the project  
37 circumstances; and  
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39 **WHEREAS**, the Board of Directors of the HBCRA desires to authorize the negotiation,  
40 finalization and execution of a First Amendment to the Grant Agreement to provide the Grantee  
41 with a ninety (90) day extension to complete the project.  
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43 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**  
44 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**  
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46 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and

47 incorporated into this Resolution.

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49 Section 2. Negotiation and Finalization of First Amendment to Grant Agreement. The  
50 Executive Director and HBCRA Attorney are hereby authorized to negotiate and finalize a First  
51 Amendment to the Grant Agreement with the Grantee to provide the Grantee with a ninety (90)  
52 day extension to complete the project.

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54 Section 3. Execution of First Amendment to Grant Agreement. The Executive Director is  
55 hereby authorized to execute and deliver the First Amendment to Grant Agreement with the  
56 Grantee.

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58 Section 4. Implementation of First Amendment to Grant Agreement. The Executive  
59 Director is hereby authorized to take all steps necessary and appropriate to implement the terms  
60 and conditions of the First Amendment to Grant Agreement with Grantee.

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62 Section 5. Effective Date. This resolution shall take effect immediately upon approval.

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64 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
65 Beach Community Redevelopment Agency, this 25<sup>th</sup> day of September, 2024.

66 ATTEST:

HALLANDALE BEACH COMMUNITY  
REDEVELOPMENT AGENCY

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71 \_\_\_\_\_  
JENORGEN M. GUILLEN  
72 HBCRA SECRETARY

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JOY COOPER  
72 CHAIR

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75 APPROVED AS TO FORM  
76 AND LEGAL SUFFICIENCY:

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TAYLOR ENGLISH DUMA LLP  
81 HBCRA ATTORNEY

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84 **FINAL VOTE ON ADOPTION**

85 Chair Cooper \_\_\_\_\_

86 Vice Chair Lima-Taub \_\_\_\_\_

87 Director Adams \_\_\_\_\_

88 Director Butler \_\_\_\_\_

89 Director Lazarow \_\_\_\_\_