1 **EXHIBIT 1**

RESOLUTION NO. 2024-2

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AWARDING A TENANT LEASE SUBSIDY IN THE AMOUNT OF \$30,800.00 TO GENESIS HALLANDALE LLC; AUTHORIZING THE EXECUTIVE DIRECTOR AND HBCRA ATTORNEY TO NEGOTIATE AND FINALIZE THE GRANT AGREEMENT BETWEEN THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY AND GENESIS HALLANDALE LLC: AUTHORIZING THE EXECUTIVE DIRECTOR TO EXECUTE THE GRANT AGREEMENT: AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE TERMS OF THE GRANT AGREEMENT AND PROVIDING AN EFFECTIVE DATE.

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

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

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

WHEREAS, the Tenant Lease Subsidy (TLS) program offers rent subsidies of up to 35% of a business's monthly rent for up to 12 months within the first 18 months of a multi-year lease term; the TLS program aims to attract trendy businesses, reduce commercial vacancies, and energize ground-floor spaces within the Community Redevelopment Area; by fostering economic growth and job creation, the TLS program also mitigates the risks associated with speculative commercial developments; funding is allocated annually and awarded on a first-come, first-served basis: and

WHEREAS, on October 16, 2024, Javier Penagos submitted an application for the Tenant Lease Subsidy (TLS) program on behalf of Genesis Hallandale LLC d/b/a Los Verdes, a popular Colombian-inspired restaurant located at 144 N.E. 1st Avenue poised to become a dynamic addition to Hallandale Beach's District 8; established in 2004, Los Verdes has grown from a single fast-food establishment into a renowned brand with 14 successful locations across South Florida; the restaurant's mission is to offer a premier sports-viewing experience paired with high-quality food and drinks in a lively, welcoming atmosphere; and

WHEREAS, based on its location in the Community Redevelopment Area, Genesis Hallandale LLC d/b/a Los Verdes is eligible for the TLS; and

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WHEREAS, based on the factors set forth in the Agenda Cover Memo, HBCRA Staff 45 recommends that the Board of Directors of the HBCRA provide funding to Genesis Hallandale 46 LLC d/b/a Los Verdes for eight (8) months in the amount of \$30,800.00 through the Tenant Lease 47 48 Subsidy (TLS) program; and 49 WHEREAS, the Board of Directors of the HBCRA desires to approve funding to Genesis 50 51 Hallandale LLC d/b/a Los Verdes for eight (8) months in the amount of \$30,800.00 through the 52 Tenant Lease Subsidy (TLS) program. 53 NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS 54 OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY: 55 56 57 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and incorporated into this Resolution. 58 59 Section 2. Award of Tenant Lease Subsidy (TLS) Program Funding. The funding to 60 Genesis Hallandale LLC d/b/a Los Verdes for eight (8) months in the amount of \$30,800.00 61 through the Tenant Lease Subsidy (TLS) program is hereby approved. 62 Section 3. Negotiation and Finalization of the TLS Agreement. The Executive Director 63 and HBCRA Attorney are hereby authorized to negotiate and finalize the Tenant Lease Subsidy 64 (TLS) program Agreement with Genesis Hallandale LLC d/b/a Los Verdes. 65 66 Section 4. Execution of the TLS Agreement. The Executive Director is hereby authorized 67 to execute and deliver the Tenant Lease Subsidy (TLS) program Agreement. Section 5. Implementation of TLS Agreement. The Executive Director is hereby authorized 68 to take all steps necessary and appropriate to implement the terms and conditions of the Tenant 69 Lease Subsidy (TLS) program Agreement. 70 Section 6. Effective Date. This resolution shall take effect immediately upon approval. 71 72 PASSED AND ADOPTED by a 73 vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 18th day of December, 2024. 74 75 BEACH 76 ATTEST: HALLANDALE COMMUNITY 77 REDEVELOPMENT AGENCY 78 79 80 JOY COOPER JENORGEN M. GUILLEN 81 CHAIR 82 HBCRA SECRETARY 83 APPROVED AS TO FORM 84 85 AND LEGAL SUFFICIENCY: 86 87 88 89 TAYLOR ENGLISH DUMA LLP

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HBCRA ATTORNEY

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