

1 EXHIBIT 1

2 RESOLUTION NO. 2026-

3 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS  
4 OF THE HALLANDALE BEACH COMMUNITY  
5 REDEVELOPMENT AGENCY, HALLANDALE BEACH,  
6 FLORIDA, TERMINATING A PROFESSIONAL SERVICES  
7 AGREEMENT WITH TAYLOR DUMA LLP TO PROVIDE LEGAL  
8 REPRESENTATION SERVICES TO THE HALLANDALE BEACH  
9 COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR  
10 2025-2026; APPROVING A PROFESSIONAL SERVICES  
11 AGREEMENT WITH STEVEN W. ZELKOWITZ, P.A. TO  
12 PROVIDE LEGAL REPRESENTATION SERVICES TO THE  
13 HALLANDALE BEACH COMMUNITY REDEVELOPMENT  
14 AGENCY FOR THE REMAINDER OF FISCAL YEAR 2025 -2026  
15 IN AN AMOUNT NOT TO EXCEED \$92,500; AUTHORIZING THE  
16 EXECUTIVE DIRECTOR TO EXECUTE THE ENGAGEMENT  
17 LETTER WITH STEVEN W. ZELKOWITZ, P.A.; AUTHORIZING  
18 THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION  
19 NECESSARY TO IMPLEMENT THE TERMS OF THE  
20 ENGAGEMENT LETTER; AND PROVIDING AN EFFECTIVE  
21 DATE.

22  
23 **WHEREAS**, the continuing retention of a legal advisor will facilitate the mission of the  
24 Hallandale Beach Community Redevelopment Agency (“HBCRA”) to promote and enhance the  
25 quality of life by eliminating and preventing slum and blighted conditions in the Community  
26 Redevelopment Area through redevelopment activities and projects pursuant to Part III of Chapter  
27 163, Florida Statutes, known as the Community Redevelopment Act of 1969 in accordance with  
28 Local, County and State Statutes; and

29  
30 **WHEREAS**, on September February 29, 2025, pursuant to Resolution No. 2025-020 CRA,  
31 the Board of Directors of the HBCRA approved a Professional Services Agreement with Taylor  
32 Duma LLP to provide legal representation services to the HBCRA for Fiscal Year 2025-2026 in  
33 an amount not to exceed One Hundred Fifty-Five Thousand and 00/100 Dollars (\$155,000.00);  
34 Taylor Duma LLP is currently in the process of an orderly wind-down of its practice will cease  
35 operations effective March 31, 2026; and

36  
37 **WHEREAS**, HBCRA Staff recommends terminating the Professional Services Agreement  
38 with Talyor Duma LLP and entering into a Professional Services Agreement with Steven W.  
39 Zelkwitz, P.A. for the remainder of Fiscal Year 2025-2026 in an amount not to exceed Ninety-Two  
40 Thousand Five Hundred and 00/100 Dollars (\$92,500.00); and

41  
42 **WHEREAS**, the Board of Directors of the HBCRA desire to terminate the Professional  
43 Services Agreement with Talyor Duma LLP and enter into a Professional Services Agreement  
44 with Steven W. Zelkwitz, P.A. to provide legal representation services to the HBCRA for the  
45 remainder of Fiscal Year 2025-2026 in an amount not to exceed Ninety-Two Thousand Five  
46 Hundred and 00/100 Dollars (\$92,500.00) in accordance with the Engagement Letter from Steven

47 W. Zelkowitz, P.A. attached hereto.

48

49 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**  
50 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

51

52 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and  
53 incorporated into this Resolution.

54

55 Section 2. Termination of Professional Services Agreement. The Professional Services  
56 Agreement with Taylor Duma LLP approved pursuant to Resolution No. 2025-020 CRA is hereby  
57 terminated.

58

59 Section 3. Approval of Professional Services Agreement. The Professional Services  
60 Agreement with Steven W. Zelkowitz, P.A. in the form of the Engagement Letter attached hereto  
61 to provide legal representation services to the HBCRA for the remainder of Fiscal Year 2025-  
62 2026 in an amount not to exceed Ninety-Two Thousand Five Hundred and 00/100 Dollars  
63 (\$92,500.00) is hereby approved.

64

65 Section 4. Execution of Professional Services Agreement. The Executive Director is  
66 hereby authorized to execute and deliver the Professional Services Agreement with Steven W.  
67 Zelkowitz, P.A. in the form of the Engagement Letter attached hereto.

68

69 Section 5. Implementation of the Agreement. The Executive Director is hereby authorized  
70 to take all steps necessary and appropriate to implement the terms and conditions of the  
71 Professional Services Agreement with Steven W. Zelkowitz, P.A. in the form of the Engagement  
72 Letter attached hereto including terminating the Engagement Letter with Taylor Duma LLP.

73

74 Section 6. Effective Date. This Resolution shall take effect immediately upon approval.

75

76 PASSED AND ADOPTED by a \_\_\_\_\_ vote of the Board of the Hallandale  
77 Beach Community Redevelopment Agency, this 18<sup>th</sup> day of March, 2026.

78

79 ATTEST: HALLANDALE BEACH COMMUNITY  
80 REDEVELOPMENT AGENCY

81

82

83

84

85 \_\_\_\_\_  
86 JENORGEN M. GUILLEN  
87 HBCRA SECRETARY

88

89

90

91 APPROVED AS TO FORM  
92 AND LEGAL SUFFICIENCY:

93

94

95

96 \_\_\_\_\_  
97 TAYLOR DUMA LLP  
HBCRA ATTORNEY

98

98

99

100 **FINAL VOTE ON ADOPTION**

101 Chair Cooper \_\_\_\_\_

102 Vice Chair Lazarow \_\_\_\_\_

103 Director Adams \_\_\_\_\_

104 Director Butler \_\_\_\_\_

105 Director Lima-Taub \_\_\_\_\_