

1 EXHIBIT 1

2
3 RESOLUTION NO. 2025 - _____

4 A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS
5 OF THE HALLANDALE BEACH COMMUNITY
6 REDEVELOPMENT AGENCY, HALLANDALE BEACH,
7 FLORIDA, APPROVING THE PURCHASE OF REAL PROPERTY
8 LOCATED AT 721 AND 725 S.W. 7th TERRACE, HALLANDALE
9 BEACH, FLORIDA 33009 FROM PERRY W. HODGES, JR., AS
10 PERSONAL REPRESENTATIVE OF THE ESTATE OF IRENE
11 THORESON FOR A PURCHASE PRICE NOT TO EXCEED
12 \$855,000; AUTHORIZING THE EXECUTIVE DIRECTOR TO
13 EXECUTE THE "AS-IS" RESIDENTIAL CONTRACT AND
14 ADDENDUM FOR THE PURCHASE OF THE PROPERTY;
15 AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL
16 ACTION NECESSARY TO PURCHASE THE PROPERTY
17 INCLUDING PAYMENT OF THE PURCHASE PRICE AND
18 CLOSING COSTS, AS WELL AS THE EXECUTION AND
19 DELIVERY OF ALL CLOSING DOCUMENTS; AND PROVIDING
20 AN EFFECTIVE DATE.

21 WHEREAS, the Hallandale Beach Community Redevelopment Agency ("HBCRA") is
22 authorized to purchase real property pursuant to Section 163.370(2)(c)(1), Florida Statutes, and,
23 according to Administrative Policy No. 2027.011, Policy and Procedures Related to Real Estate
24 Acquisition, Disposition and Lease by the HBCRA, the Executive Director shall have the authority
25 to sign the documents necessary to purchase real property as authorized by the HBCRA Board
26 of Directors; and
27

28 WHEREAS, the HBCRA desires to acquire the real property located at 721 and 724 S.W.
29 7th Terrace, Hallandale Beach, Florida 33009 (the "Property") from Perry W. Hodges, Jr., as
30 Personal Representative of the Estate of Irene Thoreson for a purchase price not to exceed
31 \$855,000 in order to provide affordable housing opportunities; and
32

33 WHEREAS, the Board of Directors of the HBCRA desires to (a) approve the purchase of
34 the Property from Perry W. Hodges, Jr., as Personal Representative of the Estate of Irene
35 Thoreson for a purchase price not to exceed \$855,000, (b) authorize Executive Director to
36 execute and deliver the "As-Is" Residential Contract and Addendum for the purchase of the
37 Property for a purchase price not to exceed \$855,000 substantially in the form attached hereto as
38 Exhibit "A" and by this reference made a part hereof, and (c) authorize the Executive Director to
39 take all action necessary to purchase the Property including payment of the purchase price and
40 closing costs, as well as the execution and delivery of all closing documents.
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42 NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS
43 OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:
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45 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and

incorporated into this Resolution.

Section 2. Approval of Purchase of the Property. The purchase of the real property located at 721 and 724 S.W. 7th Terrace, Hallandale Beach, Florida 33009 from Perry W. Hodges, Jr., as Personal Representative of the Estate of Irene Thoreson for a purchase price not to exceed \$855,000 pursuant to the terms of an "As-Is" Residential Contract and Addendum is hereby approved.

Section 3. Execution of the "As-Is" Residential Contract and Addendum. The Executive Director is hereby authorized to execute and deliver the "As-Is" Residential Contract and Addendum for the purchase of the Property for a purchase price not to exceed \$855,000 substantially in the form attached hereto as Exhibit "A" with such non-material changes as approved by the Executive Director and approved as to legal form and sufficiency by the HBCRA Attorney.

Section 4. Implementation of Commercial Contract and Addendum. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the terms and conditions of the "As-Is" Residential Contract and Addendum and purchase the Property including payment of the purchase price and all closing costs as well as executing and delivering all closing documents.

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

PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 29th day of September, 2025.

ATTEST:

HALLANDALE BEACH COMMUNITY
REDEVELOPMENT AGENCY

JENORGEN M. GUILLEN
HBCRA SECRETARY

JOY COOPER
CHAIR

APPROVED AS TO FORM
AND LEGAL SUFFICIENCY:

TAYLOR DUMA LLP
HBCRA ATTORNEY

FINAL VOTE ON ADOPTION

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