

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 PROFESSIONAL SERVICES AGREEMENT WITH
8 SYNALOVSKI ROMANIK SAYE LLC TO PROVIDE DESIGN
9 SERVICES INCLUDING CONSTRUCTION DOCUMENTS,
10 PERMITTING, CONSTRUCTION CONTRACT BIDDING; AND
11 CONTRACT ADMINISTRATION FOR THE TENANT BUILD-OUT
12 OF THE COMMERCIAL KITCHEN INCUBATOR SPACE
13 LEASED BY THE HBCRA IN HALLANDALE CITY CENTER IN
14 AN AMOUNT NOT TO EXCEED \$105,000; AUTHORIZING THE
15 EXECUTIVE DIRECTOR TO EXECUTE THE PROFESSIONAL
16 SERVICES AGREEMENT; AUTHORIZING THE EXECUTIVE
17 DIRECTOR TO TAKE ALL ACTION NECESSARY TO
18 IMPLEMENT THE TERMS OF THE PROFESSIONAL SERVICES
19 AGREEMENT; AND PROVIDING AN EFFECTIVE DATE.

20
21 **WHEREAS**, on March 19, 2018, the Board of Directors of the Hallandale Beach
22 Community Redevelopment Agency (“HBCRA”) approved Resolution 2018-004 authorizing the
23 Executive Director to execute the Redevelopment Agreement between the HBCRA and
24 Hallandale City Center LLC (“HCC”), which Redevelopment Agreement allowed for the
25 development of a mixed-use project consisting of 89 residential rental units, over 8,000 square
26 feet of commercial retail/office space, and both structured and surface parking known as
27 Hallandale City Center; and
28

29 **WHEREAS**, on March 18, 2019, the Board of Directors of the HBCRA approved
30 Resolution 2019-020, authorizing the Executive Director to execute the First Amendment to the
31 Redevelopment Agreement which, among other things, provided for the lease by the HBCRA of
32 up to six thousand (6,000) square feet in Hallandale City Center; and
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34 **WHEREAS**, on March 20, 2024 the Board of Directors of the HBCRA approved Resolution
35 2024-005 authorizing the Executive Director to execute a Lease Agreement between HCC and
36 the HBCRA, which Lease Agreement allows the HBCRA to further its economic development
37 efforts by using six thousand two hundred thirty five (6,235) square feet of the commercial space
38 for the purpose of operating two restaurants; one restaurant space designated to be a full service
39 restaurant with seating and the second to be a commissary or “ghost” kitchen; and
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41 **WHEREAS**, Synalovski Romanik Saye LLC is currently in the process of providing
42 Programming and Schematic Design Services which include determining exact locations for
43 additional infrastructure components, providing conceptual layout and renderings for the
44 restaurant and producing a schematic design for the Commercial Kitchen Incubator Space; and
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46 **WHEREAS**, the HBCRA desires Synalovski Romanik Saye LLC to provide additional

47 design services to support Phase II of the design effort which involves developing full construction
48 documents for the tenant build-out of the Commercial Kitchen Incubator Space, assisting in
49 permitting and construction contract bidding; as well as, providing contract administration during
50 construction in an amount not to exceed \$105,000; and

51
52 **WHEREAS**, the Board of Directors of the HBCRA desires to authorize the negotiation,
53 finalization and execution of an Professional Services Agreement with Synalovski Romanik Saye
54 LLC to provide design services including construction documents, permitting, construction
55 contract bidding; and contract administration for the tenant build-out of the Commercial Kitchen
56 Incubator Space leased by the HBCRA in Hallandale City Center in an amount not to exceed
57 \$105,000.

58
59 **NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS**
60 **OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY:**

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

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65 Section 2. Negotiation and Finalization of the Professional Services Agreement. Pursuant
66 to Section 23-8(5) of the City of Hallandale Beach Code, the Executive Director and HBCRA
67 Attorney are hereby authorized to negotiate and finalize a Professional Services Agreement with
68 Synalovski Romanik Saye LLC to provide design services including construction documents,
69 permitting, construction contract bidding; and contract administration for the tenant build-out of
70 the Commercial Kitchen Incubator Space leased by the HBCRA in Hallandale City Center in an
71 amount not to exceed \$105,000.

72
73 Section 3. Execution of Professional Services Agreement. The Executive Director is
74 hereby authorized to execute and deliver the Professional Services Agreement with Synalovski
75 Romanik Saye LLC.

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77 Section 4. Implementation of Professional Services Agreement. The Executive Director is
78 hereby authorized to take all steps necessary and appropriate to implement the terms and
79 conditions of the Professional Services Agreement with Synalovski Romanik Saye LLC.

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

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83 PASSED AND ADOPTED by a _____ vote of the Board of the Hallandale
84 Beach Community Redevelopment Agency, this 25th day of September, 2024.

85
86 ATTEST: HALLANDALE BEACH COMMUNITY
87 REDEVELOPMENT AGENCY

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89
90
91 _____
92 JENORGEN M. GUILLEN
93 HBCRA SECRETARY

94
95 _____
96 JOY COOPER
97 CHAIR

98 APPROVED AS TO FORM
99 AND LEGAL SUFFICIENCY:

100
101
102

103 _____
104 TAYLOR ENGLISH DUMA LLP
105 HBCRA ATTORNEY

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108 **FINAL VOTE ON ADOPTION**

109 Chair Cooper _____

110 Vice Chair Lima-Taub _____

111 Director Adams _____

112 Director Butler _____

113 Director Lazarow _____

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