1 EXHIBIT 1

RESOLUTION NO. 2024-

A RESOLUTION OF THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY APPROVING FUNDING IN AN AMOUNT NOT TO EXCEED \$312,292.70 TO BE USED TO SUPPORT THE PERMITTING AND CONSTRUCTION OF THE INFRASTRUCTURE IMPROVEMENTS FOR THE COMMERCIAL KITCHEN INCUBATOR SPACE LEASED BY THE HBCRA IN HALLANDALE CITY CENTER; AUTHORIZING THE EXECUTIVE DIRECTOR TO TAKE ALL ACTION NECESSARY TO IMPLEMENT THE FUNDING INCLUDING ENTERING INTO ALL NECESSARY AND APPROPRIATE AGREEMENTS; AND PROVIDING AN EFFECTIVE DATE.

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

WHEREAS, on March 18, 2019, the Board of Directors of the HBCRA approved Resolution 2019-020, authorizing the Executive Director to execute the First Amendment to the Redevelopment Agreement which, among other things, provided for the lease by the HBCRA of up to six thousand (6,000) square feet in Hallandale City Center; and

WHEREAS, on March 20, 2024 the Board of Directors of the HBCRA approved Resolution 2024-005 authorizing the Executive Director to execute a Lease Agreement between HCC and the HBCRA, which Lease Agreement allows the HBCRA to further its economic development efforts by using six thousand two hundred thirty five (6,235) square feet of the commercial space for the purpose of operating two restaurants; one restaurant space designated to be a full service restaurant with seating and the second to be a commissary or "ghost" kitchen; and

 WHEREAS, the HBCRA determined that in order to support the future restaurant spaces, additional infrastructure improvements would be required including grease traps with additional water connections, an additional 400 amp panel service, (2) new gas lines, new double door service entrance, and mechanical duct work with shaft enclosure extending to the Roof Top Units; and

 WHEREAS, the HBCRA also determined that it would be advantageous to furnish and install these items utilizing the current developer (H&M Development) in order to achieve Temporary Certificate of Occupancy and avoid later invasive construction into newly installed work; as well as, expedite approval of long lead items such as the electrical panel and grease traps; and

47 48 WHEREAS, the Board of Directors of the HBCRA desires to approve funding in an amount 49 not to exceed \$312,292.70, which funds shall be used to support the permitting and construction of the infrastructure improvements as described in the documents attached to the Agenda Cover 50 Memo. 51 52 53 NOW, THEREFORE, BE IT RESOLVED BY THE CHAIR AND BOARD OF DIRECTORS OF THE HALLANDALE BEACH COMMUNITY REDEVELOPMENT AGENCY: 54 55 56 Section 1. Recitals. The recitals in the whereas clauses are true and correct, and 57 incorporated into this Resolution. 58 59 Section 2. Approval of Funding. Pursuant to Section 23-8(5) of the City of Hallandale Beach Code, approve funding in an amount not to exceed \$312,292.70, which funds shall be 60 used to support the permitting and construction of the infrastructure improvements as described 61 in the documents attached to the Agenda Cover Memo is hereby approved. 62 63 64 Section 3. Implementation of Funding. The Executive Director is hereby authorized to take all steps necessary and appropriate to implement the funding in an amount not to exceed 65 66 \$312,292.70 including entering into all necessary and appropriate agreements for the permitting and construction of the infrastructure improvements as described in the documents attached to 67 the Agenda Cover Memo. 68 69 70 Section 5. Effective Date. This resolution shall take effect immediately upon approval. 71 72 PASSED AND ADOPTED by a vote of the Board of the Hallandale Beach Community Redevelopment Agency, this 25th day of September, 2024. 73 74 75 ATTEST: 76 HALLANDALE BEACH 77 REDEVELOPMENT AGENCY 78 79 80 81 82 JENORGEN M. GUILLEN JOY COOPER 83 HBCRA SECRETARY CHAIR 84 85 86

APPROVED AS TO FORM AND LEGAL SUFFICIENCY:

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TAYLOR ENGLISH DUMA LLP HBCRA ATTORNEY

RESO. NO 2024 - ____

COMMUNITY

98	FINAL VOTE ON ADOPTION
99	Chair Cooper
100	Vice Chair Lima-Taub
101	Director Adams
102	Director Butler
103	Director Lazarow