

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 APPROVING FUNDING IN AN
6 AMOUNT NOT TO EXCEED \$312,292.70 TO BE USED TO
7 SUPPORT THE PERMITTING AND CONSTRUCTION OF THE
8 INFRASTRUCTURE IMPROVEMENTS FOR THE COMMERCIAL
9 KITCHEN INCUBATOR SPACE LEASED BY THE HBCRA IN
10 HALLANDALE CITY CENTER; AUTHORIZING THE EXECUTIVE
11 DIRECTOR TO TAKE ALL ACTION NECESSARY TO
12 IMPLEMENT THE FUNDING INCLUDING ENTERING INTO ALL
13 NECESSARY AND APPROPRIATE AGREEMENTS; AND
14 PROVIDING AN EFFECTIVE DATE.

15
16 **WHEREAS**, on March 19, 2018, the Board of Directors of the Hallandale Beach
17 Community Redevelopment Agency (“HBCRA”) approved Resolution 2018-004 authorizing the
18 Executive Director to execute the Redevelopment Agreement between the HBCRA and
19 Hallandale City Center LLC (“HCC”), which Redevelopment Agreement allowed for the
20 development of a mixed-use project consisting of 89 residential rental units, over 8,000 square
21 feet of commercial retail/office space, and both structured and surface parking known as
22 Hallandale City Center; and
23

24 **WHEREAS**, on March 18, 2019, the Board of Directors of the HBCRA approved
25 Resolution 2019-020, authorizing the Executive Director to execute the First Amendment to the
26 Redevelopment Agreement which, among other things, provided for the lease by the HBCRA of
27 up to six thousand (6,000) square feet in Hallandale City Center; and
28

29 **WHEREAS**, on March 20, 2024 the Board of Directors of the HBCRA approved Resolution
30 2024-005 authorizing the Executive Director to execute a Lease Agreement between HCC and
31 the HBCRA, which Lease Agreement allows the HBCRA to further its economic development
32 efforts by using six thousand two hundred thirty five (6,235) square feet of the commercial space
33 for the purpose of operating two restaurants; one restaurant space designated to be a full service
34 restaurant with seating and the second to be a commissary or “ghost” kitchen; and
35

36 **WHEREAS**, the HBCRA determined that in order to support the future restaurant spaces,
37 additional infrastructure improvements would be required including grease traps with additional
38 water connections, an additional 400 amp panel service, (2) new gas lines, new double door
39 service entrance, and mechanical duct work with shaft enclosure extending to the Roof Top Units;
40 and
41

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

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