



City of Lauderdale Lakes

Office of the City Clerk

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COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

City Commission Chambers

April 21, 2026

5:30 PM

1. CALL TO ORDER

Chairperson Harrison called the April 21, 2026 Community Redevelopment Agency meeting to order at 5:30 p.m.

2. ROLL CALL

PRESENT:

Chairperson Easton Harrison

Vice Chair Sharon Thomas

Commissioner Tycie Causwell

Commissioner Veronica Edwards Phillips

ABSENT:

Commissioner Karlene Maxwell-Williams

ALSO PRESENT:

CRA Administrator Venice Howard

CRA Secretary Pav Benasrie-Watson

CRA Executive Celeste Dunmore

CRA Attorney Michael Haygood

City Staff

3. MINUTES FROM PREVIOUS MEETING

A. FEBRUARY 17, 2026 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Vice Chair Thomas made a motion to approve the February 17, 2026 CRA meeting minutes as corrected.

FOR: Chairperson Harrison, Vice Chair Thomas, Commissioner Edwards Phillips, Commissioner Causwell

Motion passes: 4-0

4. PUBLIC COMMENT (LIMITED TO 2 MINUTES-MUST SIGN IN WITH CLERK)

5. EXECUTIVE DIRECTOR REPORT

A. REPORT FROM THE CRA EXECUTIVE DIRECTOR

This is a report highlighting the CRA activities and projects during the month of March 2026.

Ms. Celeste Dunmore, CRA Executive Director, presented the monthly report.

Commercial Facade Improvement Program

Ms. Dunmore stated that the New Life Childcare and Educational Center, located at 4440 West Oakland Park Boulevard, was nearing completion. The project included:

- Exterior painting
- New windows and doors
- Lighting fixtures
- Landscaping improvements
- Parking lot improvements
- New signage
- Roof improvements

Ms. Dunmore stated that the CRA's total investment in the Commercial Facade Improvement Program now totals \$3.4 million.

Residential Preservation and Enhancement Program

Ms. Dunmore stated that staff had identified eligible properties and would begin outreach to property owners. One application had been received and would likely be presented at the next meeting.

The CRA has invested \$418,844 in this program to date.

Community Policing Initiative

Ms. Dunmore stated that the Community Policing Initiative had reached its one-year milestone.

Children's Garden Site Extension Request

Ms. Dunmore stated that the contractor using the Children's Garden site for staging requested a two-month extension through August 2026.

CRA Attorney Haygood stated that Board approval was required.

Commissioner Causwell asked whether the project was related to drainage improvements.

Ms. Dunmore stated that the City drainage project was underway and that the contractor would restore and resod the site upon completion.

Vice Chair Thomas made a motion to approve the extension of the contractor's use of the Children's Garden site through August 2026.

FOR: Chairperson Harrison, Vice Chair Thomas, Commissioner Causwell, Commissioner Edwards Phillips

Motion passes 4-0

Capital Projects Update:

Ms. Dunmore provided updates on:

- Comprehensive Gateway and Wayfinding Signage Project
- Northwest 31st Avenue Buffer Wall Project
- Northwest 30th Terrace Roadway Improvement Project
- Westgate South Streetscape Project
- Vincent Torres Memorial Park Project

Vice Chair Thomas asked how many property owners had responded regarding the buffer wall.

Ms. Dunmore stated that 20 of 27 property owners had expressed no opposition.

Commissioner Edwards Phillips inquired as to how were property owners being located if their information was outdated.

Ms. Dunmore stated that staff was using Broward County Property Appraiser records and online searches.

Business Investment Package Presentation

Ms. Vielka Buchanan, Economic Development Manager, presented the draft Business Investment Package.

Package Components

- Executive Summary
- Economic Profile
- Top Industries and Employers
- Strategic Vision and Priorities
- Infrastructure and Capital Improvements
- Investment Opportunities
- Incentives and Financial Forecast

Key Highlights

Ms. Buchanan stated that:

- Over \$545,000 has been invested in business grants over the last five years
- The City is proposing two Opportunity Zones
- Lauderdale Lakes contains two Foreign Trade Zone locations
- Property values are projected to increase over the next five years

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2026-004 APPROVING THE CRA FINANCIAL ACTIVITY REPORT FOR MARCH 2026

This is a resolution approving financial operations and results of the CRA as of March 31, 2026.

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2026-004

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2026, PERIOD 6 (MARCH 2026) FINANCIAL ACTIVITY REPORTS, AS PREPARED BY THE DEPARTMENT OF FINANCIAL SERVICES, FOR THE PURPOSE OF CONFORMING TO THE AGENCY'S ADOPTED FINANCIAL INTEGRITY PRINCIPALS AND FISCAL POLICIES, A COPY IS ATTACHED HERETO AS EXHIBIT A, WHICH CAN BE INSPECTED IN THE OFFICE OF THE CITY CLERK; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Edwards Phillips made a motion to bring CRA Resolution 2026-004 to the floor for discussion.

Assistant Finance Director, Ms. Cheryl Kuszpa, presented the financial report.

Financial Highlights

- Interest earned through March 2026: \$174,854
- BSO Police complement expenditures: \$374,420
- Residential Enhancement Program expenditures: \$187,148

Ms. Kuszpa stated that the CRA remained in a positive financial position.

Commissioner Causwell made a motion to bring CRA Resolution 2026-004 for approval.

FOR: Vice Chair Thomas, Commissioner Causwell, Commissioner Edwards Phillips, Chairperson Harrison

Motion passes: 4-0

B. DISCUSSION REGARDING THE CRA COST ALLOCATION

This is a discussion regarding recovering the cost of providing administrative support to the CRA by the City of Lauderdale Lakes.

Ms. Kuszpa presented the cost allocation analysis for City departments providing support to the CRA.

She stated that:

- Department directors estimated time devoted to CRA activities
- The average allocation was 16%
- Estimated annual administrative support cost totaled \$575,315

Commissioner Causwell stated that the CRA should reimburse the city based on the full 16% cost.

Commissioner Edwards Phillips and Vice Chair Thomas agreed.

The Board reached consensus to use the 16% cost allocation.

7. CHAIRMAN REPORT

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

11. OLD BUSINESS

A. DISCUSSION REGARDING THE COMPREHENSIVE GATEWAY & WAYFINDING SIGNAGE PROJECT (THIRD UPDATE)

This is a discussion regarding the Comprehensive Gateway & Wayfinding Signage Project. The representative from Saltz Michelson Architects Inc. will provide an update regarding the concepts.

Ms. Lindsay Etan of Saltz Michelson Architects presented three design concepts.

Vice Chair Thomas stated that she preferred Option Two, which reflected the City's diversity and vibrancy, but suggested that the neighborhood wall sign be toned down.

Chairperson Harrison agreed that the wall sign needed additional refinement.

Commissioner Edwards Phillips suggested removing the inner columns and creating a more subtle design.

Commissioner Causwell stated that she liked the vibrant colors and favored Option Two.

The Board reached consensus to proceed with Option Two, with revised alternatives for the neighborhood wall sign.

12. NEW BUSINESS

A. REPORT FROM THE BROWARD SHERIFF'S OFFICE LAUDERDALE LAKES CRA COMMUNITY POLICING UNIT (CPU)

This is an annual report highlighting the Lauderdale Lakes CRA Community Policing Unit (CPU).

Broward Sheriff's Office (BSO) Captain Warnell Phillips introduced Sargeant Samuels and members of the Community Policing Unit.

Sergeant Samuels reported that during the unit's first year they completed:

- 313 reports
- 119 arrests
- 189 field contacts
- 74 trespass warnings
- 73 traffic crash investigations
- 93 citations and warnings

Sargeant Samuels also stated that all members completed Crime Prevention Through Environmental Design (CPTED) training.

Significant Cases Highlighted

1. Domestic violence case resulting in the arrest of a suspect.
2. Extortion and blackmail investigation protecting a local business owner from financial loss.

Commissioner Edwards Phillips thanked BSO and noted the positive feedback from business owners.

Commissioner Causwell congratulated the CRA and BSO on the success of the program.

Vice Chair Thomas thanked the deputies for their visible presence.

Chairperson Harrison stated that the unit had significantly improved safety and business confidence.

Walmart Lighting Concern

Commissioner Causwell expressed concern regarding poor lighting at Walmart.

Ms. Dunmore stated that staff would contact Walmart representatives.

Commissioner Edwards Phillips asked about the construction underway.

Ms. Dunmore stated that Walmart was undergoing major renovations, including improved lighting, updated displays, and expanded fresh produce offerings.

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Being that there was no other business to come before the CRA Board, the meeting adjourned at 6:46 p.m.

Easton Harrison, Chairperson

ATTEST:

Pav Benasrie-Watson, CMC, Secretary