



City of Lauderdale Lakes

Office of the City Clerk

4300 Northwest 36 Street - Lauderdale Lakes, Florida 33319-5599

(954) 535-2705 - Fax (954) 535-0573

COMMUNITY REDEVELOPMENT AGENCY MEETING AGENDA

City Commission Chambers

October 21, 2025

5:30 PM

Please join the meeting via Zoom

<https://us06web.zoom.us/j/87268428407>

Please join the meeting via telephone:

1 305 224 1968 or 1 646 558 8656

Meeting ID: 872 6842 8407

1. **CALL TO ORDER**
2. **ROLL CALL**
3. **MINUTES FROM PREVIOUS MEETING**
 - A. SEPTEMBER 17, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
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 September 2025.
6. **FINANCE DIRECTOR REPORT**
 - A. CRA RESOLUTION 2025-015 RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 12 (SEPTEMBER) 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
This resolution serves to ratify the filing and presentation of the City's September (Period 12), Financial Activity Report prepared by the Financial Services Department.
7. **CHAIRMAN REPORT**
8. **COMMITTEE REPORTS : STANDING**
9. **COMMITTEE REPORTS : AD HOC**
10. **LEGAL REPORT**
11. **OLD BUSINESS**
12. **NEW BUSINESS**

- A.** CRA RESOLUTION 2025-016 ACCEPTING THE FISCAL YEAR 2024 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUDIT REPORT PREPARED BY HCT CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS, LLC

This resolution accepts the Fiscal Year 2024 Lauderdale Lakes Community Redevelopment Agency Audit Report prepared by HCT Certified Public Accountants & Consultants, LLC.

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Chairperson Sharon Thomas - Vice Chair Easton K. Harrison

Commissioner Tycie Causwell - Commissioner Veronica Edwards Phillips - Commissioner Karlene Maxwell-Williams

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact:

Contract Requirement:

Title
SEPTEMBER 17, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
Summary
Staff Recommendation

Background:

Funding Source:

Fiscal Impact:

Sponsor Name/Department:

Meeting Date: 10/21/2025

ATTACHMENTS:

Description	Type
☐ September 17, 2025 CRA Meeting Minutes	Minutes



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COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES
City Commission Chambers
September 17, 2025
5:30 PM

1. CALL TO ORDER

Chairperson Thomas called the September 17, 2025, Community Redevelopment Agency meeting to order at 5:31 p.m.

2. ROLL CALL

PRESENT

Chairperson Sharon Thomas
Vice Chair Easton Harrison
Board Member Tycie Causwell
Board Member Veronica Edwards Phillips
Board Member Karlene Maxwell-Williams

ALSO PRESENT

CRA Administrator Venice Howard
CRA Executive Director Celeste Dunmore
Economic Development Manager Vielka Buchanan
CRA Attorney Michael Haygood
CRA Secretary Pavitri Watson
City Staff

3. MINUTES FROM PREVIOUS MEETING

A. JULY 15, 2025 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Board Member Edwards Phillips requested a correction to the spelling of her name in the previous minutes (noted as "Edward" instead of "Edwards"). The correction was acknowledged.

Chairperson Thomas made a motion to approve the July 15, 2025 meeting minutes with the corrections.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips, Board Member Maxwell- Williams

Motion passes: 5-0

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

No public comments were received.

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 August 2025.

Celeste Dunmore, CRA Executive Director, gave an update on a few follow up items presented in the last meeting.

Gateway and Wayfinding Signage Program

Ms. Dunmore stated that there has been a request to redesign the proposed signs. The CRA entered into agreement with Saltz Michelson Architects, Inc.

Ms. Dunmore introduced Mr. Charles Michelson of Saltz Michelson Architects, Inc., who was recently contracted to lead the design of the CRA's signage program.

Mr. Michelson emphasized the importance of signage as a tool for identity, navigation, safety, and storytelling. He described the project as a collaborative and inclusive process, inviting board members to provide feedback on design direction — whether modern, traditional, or a blend of both.

Board members expressed appreciation and support for inclusive design and future collaboration.

Chairperson Thomas and Vice Chair Harrison thanked Mr. Michelson for his thoughtful presentation and commitment to community engagement.

Mural and Art Initiatives

Ms. Dunmore provided an update on the “Love Mural” initiative and noted that artist George Gadson had designed three murals for Trailhead Park. One mural has been installed; the CRA owns the rights to the remaining two and may place them elsewhere.

Board Member Edwards Phillips inquired whether the murals must be placed within the CRA district.

CRA Attorney Michael Haygood clarified that since CRA funds were used, the murals should remain within CRA boundaries.

Board members discussed preferred placement within CRA boundaries and requested mural dimensions for future consideration.

Residential Preservation and Enhancement Program

Ms. Dunmore stated that this program is where the CRA provides up to 80% of the eligible project improvements to multifamily buildings located on 31st Avenue, 30th Terrace and 31st Terrace with the addition 43rd Terrace as part of the color scheme.

Ms. Dunmore revisited the discussion on color standards for multifamily properties in the CRA district. She proposed adopting the color palette from the CRA's Architectural Design Standards Manual (page 15), which includes 15 shades within the white, gray, and beige families.

Board members discussed the flexibility of allowing applicants to choose from this palette while maintaining aesthetic consistency.

Vice Chair Harrison emphasized the importance of avoiding a “cookie-cutter” look, supporting a variety of neutral tones.

Board member Maxwell-Williams stated that the proposed palette aligns with current design trends

and is easier to maintain over time.

Board member Edwards Phillips raised concerns about adjacent properties selecting the same color.

Ms. Dunmore offered the option of adding language to prevent identical colors on neighboring buildings, but consensus was reached to maintain flexibility given the neutral palette.

The board agreed by consensus to adopt the proposed color scheme and allow staff to implement the change administratively.

CRA Monthly Report

Ms. Dunmore reviewed the structure of the CRA's monthly report, which includes:

Part 1: Narrative summary of activities over the past 30 days.

Part 2: Capital project updates, including project phase, budget, consultants, and timeline She asked whether the board preferred any changes.

Board members expressed satisfaction with the current format.

Chairperson Thomas appreciated the clarity and the ability to track project progress.

Ms. Dunmore noted that the bolded text highlights the most recent updates.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2025-013 RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 10 AND 11 (JULY AND AUGUST 2025) 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

This resolution serves to ratify the July and August 2025 (Period 10 and 11) Financial Activity Reports provided by the Financial Services Department.

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2025-013

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY') RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 10 AND 11 (JULY AND AUGUST 2025) 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.

Vice Chair Harrison made a motion to bring CRA Resolution 2025-013 to the floor for discussion.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips, Board Member Maxwell-Williams

Sharon Haynes, Financial Services Director, presented the Financial Report for FY2025 Periods 10 and 11.

Revenues through August: 101.3% (boosted by interest income)

Expenditures: 31.6%

No use of fund balance for capital projects as of August.

Board Member Edwards Phillips inquired about the absence of the South Florida Water Management District from the ad valorem revenue list.

Ms. Haynes and CRA Attorney Haygood clarified that the district is exempt from contributing to the CRA trust fund.

Board Member Edwards Phillips made a motion to approve CRA Resolution 2025-013.

FOR: Chairperson Thomas, Vice Chairperson Harrison, Board Member Causwell, Board Member Edwards Phillips, Board Member Maxwell-Williams

Motion passes: 5-0

7. CHAIRMAN REPORT

Chairperson Thomas commended the progress of a redevelopment project near the Oriole Estate area, noting that the second phase is visually appealing and hoped it would inspire neighboring properties to follow suit.

8. COMMITTEE REPORTS : STANDING

No standing committee reports were presented.

9. COMMITTEE REPORTS : AD HOC

No ad hoc committee reports were presented.

10. LEGAL REPORT

11. OLD BUSINESS

None.

12. NEW BUSINESS

- A.** CRA RESOLUTION 2025-014 APPROVING AND ADOPTING A BUDGET FOR THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026, COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ATTACHED HERETO AS EXHIBIT "A"; APPROPRIATING FUNDS FOR THE OPERATION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026

This resolution adopts the Fiscal Year 2026 Budget. The proposed budget is presented for review and consideration.

CRA Attorney Michael Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2025-014

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY APPROVING AND ADOPTING A BUDGET FOR THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026, COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ATTACHED HERETO AS EXHIBIT "A"; APPROPRIATING FUNDS FOR THE OPERATION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING FOR INSTRUCTIONS TO THE CRA ADMINISTRATOR/ACTING CITY MANAGER; PROVIDING FOR THE AMENDMENT OF THE BUDGET; PROVIDING AN EFFECTIVE DATE.

Vice Chair Harrison made a motion to bring CRA Resolution 2025-014 to the floor for discussion.

FOR: Chairperson Thomas, Vice Chair Harrison, Board Member Causwell, Board Member Edwards Phillips, Board Member Maxwell-Williams

Ms. Haynes gave a brief summary on the CRA revenues projection for FY 2026, which is \$6,431,179. With tax increment payment of \$6,130,179 in interest in income of \$300,000 and \$15,000,000 proposed to be reappropriated from the CRA fund balance for the total proposed revenue of \$21,430,179.

Ms. Dunmore opened her presentation by providing context for the audience. She emphasized that She emphasized that 91% of the upcoming fiscal year's budget is dedicated to tangible, visible improvements—what she described as “things people can see, feel, and touch.” These include brick-and-mortar investments, infrastructure upgrades, and a new community policing initiative.

Key Budget Highlights:

Brick and Mortar Investments

The Children's Garden site will be released for development. The CRA will no longer retain ownership of the property. Ms. Dunmore noted potential interest in additional housing developments within the CRA district.

Redevelopment incentives will continue, including:

- Residential Preservation and Enhancement Program
- Commercial Façade Improvement Program
- Development Assistance Program (for vacant/underutilized spaces)
- Homebuyer Purchase Assistance Program

Ms. Dunmore stated that that if the CRA partners with developers, then the programs will help residents achieve homeownership.

Public Infrastructure

Roadway improvements, lighting enhancements, swale restoration, and pedestrian crosswalk upgrades are planned for the Westgate South area.

Landscape enhancements will be made in partnership with the City of Lauderdale Lakes, particularly along Oakland Park Boulevard and State Road 7.

A major renovation is planned for Vincent Torres Memorial Park in collaboration with the Parks and Human Services Department.

Community Policing Initiative

A 5% budget increase has been allocated to support the program, matching the increase on the city side.

Lieutenant Robert Petski was acknowledged in the audience for his role in the initiative.

The CRA will continue to maintain Trailhead Park.

Operational Costs

Routine expenses such as water and electric bills remain minor but necessary.

Professional services and consultant support for capital projects are budgeted at approximately \$720,000.

Staffing and Project Management

The CRA currently funds four positions:

Executive Director (Celeste Dunmore)
Economic Development Manager (Vielka Buchanan)
Administrative Coordinator (Nikkita Khan)
Requested addition: Project Manager

Ms. Dunmore explained the need for a dedicated project manager and stated that the CRA has over 14 active projects and a Certified Project Manager would help accelerate timelines, manage budgets, and provide clear schedules.

Ms. Dunmore also stated that this role is critical to completing project within a 5-year timespan.

Board Member Edwards Phillips made a motion to approve CRA Resolution 2025-014.

FOR: Chairperson Thomas, Vice Chair Harrison, Board Member Causwell, Board Member Edwards Phillips, Board Member Maxwell-Williams

Motion passes: 5-0

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 6:30 p.m.

Sharon Thomas, Chairperson

ATTEST:

Pav Benasrie-Watson, CMC, Secretary

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Agenda Cover Page

Fiscal Impact: No

Contract Requirement:

Title

REPORT FROM THE CRA EXECUTIVE DIRECTOR

Summary

This is a report highlighting the CRA activities and projects during the month of September 2025.

Staff Recommendation

Background:

(See the attached CRA Executive Director Report)

Funding Source:

Not applicable

Fiscal Impact:

Sponsor Name/Department: Celeste Dunmore, CRA Executive Director

Meeting Date: 10/21/2025

ATTACHMENTS:

Description		Type
☐	CRA Executive Director Report - Month of September 2025 1 of 2	Backup Material
	CRA Executive Director Report - Month of September 2025 2 of 2	



COMMUNITY REDEVELOPMENT AGENCY EXECUTIVE DIRECTOR REPORT

THIS REPORT CAPTURES THE COMMUNITY REDEVELOPMENT AGENCY'S PROJECTS AND ACTIVITIES UNDERTAKEN DURING THE MONTH OF SEPTEMBER 2025.

#1 TOWN CENTER AND PUBLIC AREAS

Commercial Facade Improvement Program (CFIP)

Background: The Commercial Facade Improvement Program is designed specifically to improve commercial properties in the CRA target area. Such improvements must contribute to the revitalization of the CRA District in a manner that encourages investment, increases occupancy and positively impacts property values.

The CRA Board approved Saltz Michelson Architects to develop architectural design standards for the commercial corridor. A meeting was held with a group of property owners to discuss and obtain feedback on design standards. In collaboration with the stakeholders and city representatives, the manual was developed. The Architectural Design Standards Manual was approved by the CRA Board. The Architectural Design Standards Manual is available for review on the website. Additional information has been shared with commercial property owners that wish to redevelop properties within the CRA District.

Staff is working with prospective program applicants that have expressed interest. The commercial facade improvement program design was modified to include funding for architectural services. Communication was sent out to inform property owners. Additional applications were received and approved for M-Lasik, LLC and Current Capital (d/b/a Lakes Shoppes, LLC and Lakes Center, LLC). To date, the projects for properties owned by Lakes Shoppes, LLC and M-Lasik, LLC are complete.

A funding request from New Life Childcare and Educational Center was recently approved by the CRA Board. Plans were submitted for review. Additional changes are necessary to proceed with the project.

Update:

- **The commercial facade improvement project at Lakes Center is nearing completion.**

Town Center Master Plan Development

Background: The Lauderdale Lakes Town Center is poised to create a vibrant heart of Broward County, transforming the intersection of State Road 7 and Oakland Park Boulevard into a bustling hub of civic, business and entertainment activities. The objective of activating the Town Center is to revitalize the area, creating a beautiful and memorable space that encourages community engagement and economic growth.

- The Commercial Facade Improvement Program and Development Assistance Program was presented to developers, property owners and related corporate representatives. Staff continues to identify and promote funding opportunities to achieve the CRA's redevelopment goals. Retail Strategies LLC representatives, hired by the City of Lauderdale Lakes to support real estate transactions for retail and other establishments, created a marketing plan used for business recruitment efforts in collaboration with property owners. With the recent approval of the Redevelopment Plan Modification, discussions with property owners in priority areas have taken place to establish strategies for redevelopment. Staff has also reviewed real estate opportunities.

Update:

- **A recruitment/developer portfolio will be prepared by the Economic Development Manager.**

Community Policing Initiative

Background: In alignment with the CRA Redevelopment Plan, there is support for developing innovative community policing strategies to enhance traditional methods to proactively tackle public safety concerns. CRA seeks to improve police visibility, strengthen community law enforcement relationships and boost community engagement. Funding for four (4) deputy sheriffs was allocated to establish a Lauderdale Lakes CRA Community Policing Unit. The Community Policing Unit is fully operational. In a short period of time, positive results have been achieved through enhanced engagement with the business community. Representatives from the CRA, Development Services and BSO met to identify community policing initiatives. The Community Policing Unit and Code Compliance Division identified solutions to two prevalent issues.

Update:

- **A promotional video was completed to highlight the impact of community policing on the business community.**

#2 CONNECTIVITY AND MICRO-MOBILITY

Background: The CRA seeks to improve connectivity and micro mobility within the community redevelopment area. This goal is aimed at fostering a more interconnected and accessible urban environment. There are established strategies focused on creating a comprehensive transportation network, enhance urban streets, advance traffic management technology, increase transit options, improve digital infrastructure and enhance incentives for micro mobility options. Staff attended a meeting with county representatives to discuss transit and roadway improvements. Staff had preliminary discussions regarding the Bus County Transit Premium Mobility Program.

Update:

- **CRA Staff participated in a meeting discussion focused on pedestrian and vehicular mobility near Oakland Park Boulevard and State Road 7 corridor.**

#3 HOUSING

Northwest 31 Avenue (including adjacent roads)

Background: The NW 31 Avenue Corridor has been the focus of community planning initiatives. On January 17, 2019, a Commission Workshop was held to discuss the NW 31 Avenue Neighborhood Enhancement Project designed to adopt standards related to property maintenance, storage, vehicular parking and landscaping. The City developed provisions that are unique to that area. The Planning and Zoning Board approved the NW 31 Avenue Overlay District regulations on September 24, 2020. The NW 31 Avenue Overlay District regulations were approved at the Commission Meeting on October 13, 2020 (First Reading) and October 27, 2020 (Second Reading).

- The Residential Preservation and Enhancement Program (RPEP) Design was presented to the CRA Board in October 2019. The City's NW 31 Avenue Overlay District was approved on October 2020. The Program Design was approved in January 2021. The contractual documents were approved in February 2021 and subsequently amended. The program was launched in March 2021. Staff promoted the program. The CRA Board approved nine properties. The RPEP Notice to Proceed was issued for 7 out of 9 properties because two recipients didn't want to adhere to the adopted regulations within the program cycle. One of the recipients made the improvements and did not seek reimbursement. There was a delay due to unexpected circumstances (*i.e. material shortages*). The files are closed. The program was changed to accept applications throughout the fiscal year. Six applications submitted by Drax Investments were approved by the CRA Board.
- A recommendation was made and approved to expand eligible areas to NW 43 Terrace. A property owner was subsequently approved for funding from that area. Six projects owned by Drax Investments are in the close-out phase. Two applications submitted by Marquis Johnson and Paul Young/Cheryl Tucker Young were approved by the Board. The Notice to Proceed was issued.

Update:

- The color scheme from the Architectural Design Standards Manual was accepted by the CRA Board Review. To date, staff has closed out five (6) out of eight (8) files.

ECONOMIC DEVELOPMENT

- **Background:** The Community Redevelopment Agency through the Business First! Initiative is designed to provide resources, training and networking opportunities at the Educational and Cultural Center (ECC) and other locations. Furthermore, the Lauderdale Lakes ECC Business Resource Center is the entrepreneurial hub to provide services and host activities. Several workshops were held including virtual sessions that were facilitated by SCORE. Information on business programs will be shared by the Economic Development Manager on a quarterly basis. Various programs, workshops, training and forums will be announced throughout the year. The Financial Literacy/Business Resource Fair and Reverse Trade Show were successfully implemented.

Update:

- Staff proposed additional programs, workshops, training and forums for Fiscal Year 2026.

Business and Other CRA Related Activities (partial)

- 9/01-9/30/2025
 - Met with corporate representatives regarding commercial development and leasing opportunities
 - Participated in Fiscal Year 2026 Budget Meetings
 - Worked with the Public Information Office Division to complete promotional videos
 - Coordinated site clearance of the Children's Garden

[See the attached Project Update – Page 2 of 2]

ADOPTED RESOLUTIONS / CONSENSUS ITEMS:

CRA RESOLUTION 2025-013 RATIFYING THE ACTING CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 10 AND 11 (JULY AND AUGUST 2025) 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

CRA RESOLUTION 2025-014 APPROVING AND ADOPTING A BUDGET FOR THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026, COMMENCING OCTOBER 1, 2025 AND ENDING SEPTEMBER 30, 2026 ATTACHED HERETO AS EXHIBIT "A"; APPROPRIATING FUNDS FOR THE OPERATION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY FOR FISCAL YEAR 2026

Additional Updates:

- Staff presented two remaining mural designs that can be used within the CRA District.
- Staff provided CRA owned properties.
- Staff provided a list of current consultants *(excluding contractors, consultants funded on behalf of the CRA and consultants from completed projects)*

CRA EXECUTIVE DIRECTOR MONTHLY REPORT – (Project Update – As of October 1, 2025)

Item #	Technical Review	Project Name	Project Description	Project Phase	Approx. Total Allocation	Estimated Completion Date	Status Update
Community Redevelopment Agency Projects							
1	Ronald Desbrunes (PW)	Trailhead Park Project	Development of the Trailhead Park	Closeout	CONSULTANT \$4,950 (3-D Model) + \$25,000 (Construction Plan) CONTRACTOR \$448,264.49 + 37,119.20 +30,000.00 (Rev. \$515,383.69)	COMPLETE 3D Model December 2020 Construction <u>Completion</u> August 2024 Completion Parking <u>Accommodation</u> February 2025	Kimley Horn and Associates (KHA)/Unitec, Inc CRA Board approved the general scope on 12/18/18. A design build solicitation was approved. Professional services for design followed by a separate solicitation for construction was recommended, in lieu of the proposed design-build solicitation. Kimley-Horn and Associates was approved to provide professional services. The construction plans were completed. A 3-D image of the proposed park was developed. The Site Plan Application was approved by the City. Bids were received in April 2021. The CRA Board approved Unitec, Inc. as the contractor. The consultant resubmitted the Surface Water Management License application documents to Broward County. Approval was granted by Broward County. Documents were approved from the City of Lauderdale Lakes to proceed with the project. The construction fence, sign, playground amenities and wall were installed. An increase in the contractual amount was approved in December 2023. The contract was subsequently amended to construct the parking space for the park. The permit for the parking space was issued and closed. A soft park opening was held in April and May subsequently. This project is in the close out phase. The retained amount will be released.

2	N/A	Trailhead Park Mural and Enhancement Project	Installation of Mural and Pedestal in the Trailhead Park	Closed	CONSULTANT \$93,925 (Outreach /Artwork)	<u>Completion and Installation Date</u> July 2024	<u>George Gadson Studios</u> CRA Board approved George Gadson, Artist, to design a mural at the Trailhead Park with the community. The CRA Board approved the concept and the artist worked with the contractor. The CRA Board approved an extended design in February 2023. The mural is complete and pedestal is installed.
3	Ronald Desbrunes (PW)	Somerset Drive Roundabout Project	Installation of the roundabout and associated improvements on Somerset Drive	Closeout	CONSULTANT \$82,820 (Design) + \$5,310 (First Modification) + \$53,080 (Consultant - Construction Phase) CONTRACTOR \$1,086,195 + \$54,309.75 (Rev.\$1,140,504.75)	<u>COMPLETE</u> Design/Plans May 2022 Projected Construction <u>Completion</u> November 2024	<u>Craven Thompson & Associates/Sagaris Corp.</u> The Board approved the professional service agreement. The Board selected ledgestone with pavers and two-tiered landscaping. The Agreement was modified to include landscaping and construction management. The civil engineering permit was obtained. Staff awaited the end of the Broward County UAZ project. Plans were resubmitted to Broward County to incorporate changes from the proposed Cassia Commons development. The Invitation to Bid solicitation was released. The Board approved Sagaris Corp. A project review was conducted. The NOC and NTP were issued. The lighting conduits, median improvements and wall are complete. The wall cap and street light poles are installed. A photo op was scheduled in February 2025. This project is in the close out phase.
4	Ronald Desbrunes (PW)	NW 31 Avenue Buffer Wall	Install buffer wall on the east side of NW 31 Avenue within the CRA area	Planning	(TBD)	<u>EST. COMPLETION</u> 2027	Approval was granted to adopt the redevelopment plan modification which included the NW 31 Avenue Buffer Wall Project. This project is currently in the planning phase. The proposed documents pertaining to easements were submitted to the City/CRA attorney. Communication was sent again to the impacted property owners to share information about the project.

5	Ronald Desbrunes (PW)	Comprehensive Wayfinding and Gateway Signage	Install various wayfinding and gateway signage within the CRA District	Planning	(TBD)	EST. COMPLETION (1st phase) 2027	<u>Saltz Michelson Architects Inc</u> Approval was granted to adopt the redevelopment plan modification which included the Comprehensive Wayfinding and Gateway Signage Project. This project was in the planning phase. The potential locations for additional signage were identified. The CRA Board would like to revisit the varied sign design. This project is now in the assessment phase. Staff sent and received the Task Order requesting the cost associated with providing conceptual drawings and design for CRA Board review. Task Order was approved by the CRA Board. The consultant attended the CRA Meeting to begin preliminary discussions regarding the signage project and conducted a tour of the designated sites.
6	Ronald Desbrunes (PW)	NW 30 Terrace Roadway Improvement	Construct a roundabout median planting space, provide decorative asphalt treatment and improve landscape	Planning	(TBD)	EST. COMPLETION 2027	Approval was granted to adopt the redevelopment plan modification which included the NW 30 Terrace Roadway Improvement Project. This project is currently in the planning phase. This project will be managed by the Senior Project Manager.
7	Ronald Desbrunes (PW)	Westgate South Streetscape	Entails decorative crosswalks, swale improvements, street lighting, enhanced landscape and modified monument sign	Planning	(TBD)	EST. COMPLETION 2027	Approval was granted to adopt the redevelopment plan modification which included the Westgate South Streetscape Project. This project is currently in the planning phase. This project will be managed by the Senior Project Manager.
8	Ronald Desbrunes (PW)	Vincent Torres Memorial Park Improvement	Involves a major park renovation to expand recreational opportunities	Planning	(TBD)	EST. COMPLETION 2028	Approval was granted to adopt the redevelopment plan modification which included comprehensive Vincent Torres Memorial Park Improvements. This project is currently in the planning phase with Parks and Human Services. This project will be managed by the Senior Project Manager.

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Fiscal Impact: No

Contract Requirement: No

Title

CRA RESOLUTION 2025-015 RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 12 (SEPTEMBER) 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

Summary

This resolution serves to ratify the filing and presentation of the City's September (Period 12), Financial Activity Report prepared by the Financial Services Department.

Staff Recommendation

Background:

Staff recommends the City Commission accept the filing of the City's Fiscal Year 2025 Financial Activity Report for the month of September (Period 12).

The intended purpose of this agenda item is to provide for the Financial Reporting as required under Ordinance No. 2011-22;

Section 82-304 – Financial Reporting

The city shall provide for the ongoing generation and utilization of financial reports on all funds comparing budgeted revenue and expenditure information to actual on a monthly and year-to-date basis. The Financial Services Department shall be responsible for issuing the monthly reports to departments, the Mayor and City Commission, and provide any information regarding any potentially adverse trends or conditions.

Funding Source:

Not Applicable

Fiscal Impact:

Sponsor Name/Department: Sharon Haynes, Financial Services Director, CPA, CPFO

Meeting Date: 10/21/2025

ATTACHMENTS:

Description	Type
❑ CRA Resolution 2025-015 Authorizing Adopting Monthly Financial Report Period 12	Resolution
❑ Combined CRA Executive Summary and Financial Report September Period 12	Financial Activity Report

CRA RESOLUTION 2025-015

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY") RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2025, PERIOD 12 (SEPTEMBER 2025) 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.

WHEREAS, the City Manager's Office, through an Interlocal Agreement is responsible for monitoring the financial affairs of the Agency; and

WHEREAS, the City Manager's Office has recommended, and the Commissioners of the Agency have accepted such recommendation that the fiscal affairs of the Agency should be conducted in a manner which is open and transparent; and

WHEREAS, in furtherance of the principal of such openness and transparency, the Financial Services Department will make monthly reports of the financial affairs of the Agency to the Commissioners of the Agency.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY, as follows:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. RATIFICATION: The Commissioners of the Agency hereby ratify the City Manager's filing of the Agency Fiscal Year 2025, Period 12 (September 2025) Financial Activity Reports, as prepared by the Department of Financial Services.

Section 3. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING HELD OCTOBER 21, 2025.

SHARON THOMAS, CHAIRPERSON

ATTEST:

PAVITRI BENASRIE-WATSON, CMC, SECRETARY

VOTE:

Chairperson Sharon Thomas	____(For)	____(Against)	____(Other)
Vice-Chairperson Easton Harrison	____(For)	____(Against)	____(Other)
Commissioner Tycie Causwell	____(For)	____(Against)	____(Other)
Commissioner Veronica Edwards Phillips	____(For)	____(Against)	____(Other)
Commissioner Karlene Maxwell-Williams	____(For)	____(Against)	____(Other)



CRA Monthly Financial Summary

As of September 30, 2025

100% of year elapsed

Data as of: 10/13/2025

Unadjusted/Unaudited

CRA Revenue 101.8% of Budget:

- CRA tax increment financing invoices received from the City of Lauderdale Lakes, Broward County, North Broward Hospital District, and Children's Services Council totals \$5,519,518.
- The CRA earned interest income of \$301,718, as of September 30, 2025:

CRA Expenditures 35.4% of Budget:

- All expenditure categories for the CRA are trending below budgeted amounts for the year-to-date period ending September 30, 2025. Below is a summary of the major expenditure categories.
- Summary of Budget vs. Actual:
 - **Personnel Expenditures** are slightly less than the budget. Actuals are 98.1% of the budget through September 30, 2025. There are three (3) funded positions: Executive Director, Economic Development Manager, and Administrative Coordinator. Additionally, the CRA contributes 15% towards the City Manager position and 80% towards the Economic Development Manager position.
 - **Operating Expenditures** are less than the budget. Overall operating expenses are 38.1% of the budget through September 30, 2025. Operating expenditures include professional services for Trailhead Park, legal services, redevelopment modification plan expenditures, training & professional development of staff, utilities, office supplies, etc. BSO Police complement Expenditure up to end of September is \$ 420,801.
 - **Capital Expenditures** are less than the budget. Overall actual capital expenses are 8.2% of the budget through September 30, 2025. This includes expenditures related to the Somerset roundabout project and improvement for the parking space for the Trailhead Park.
 - **Non-operating Expenditures** total \$1,867,140.
 - **CRA Homebuyer Purchase Assistance Program** have expended \$510,700 through September 30, 2025.
 - **CRA Commercial Façade Improvement Program** have expended \$1,122,000 through September 30, 2025.
 - **CRA Residential Preservation and Enhancement Program** has expended \$234,440 through September 30, 2025.

CRA Cash Management

- CRA's bank balances remain positive for a total of \$ 24,318,068 (Bank of America) in the previous period the Truist bank account for the CRA has been closed and reported to the State of Florida.

CRA Budget Transfers/Amendments. There are none for this reporting period.

CITY OF LAUDERDALE LAKES
FY 2025 Financial Report as of 09/30/2025
(100% of year elapsed)
Unadjusted and Unaudited

Community Redevelopment Agency (CRA)

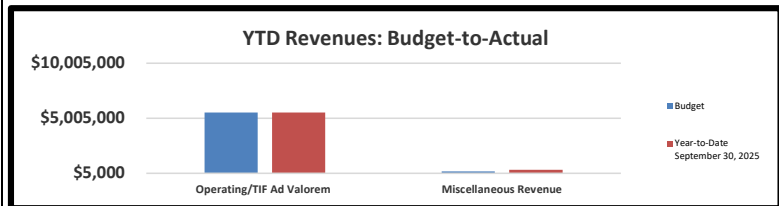
109 CRA Trust Fund Revenues	Budget	Year-to-Date September 30, 2025	% Credited
Operating/TIF Ad Valorem	\$5,529,316	\$5,519,518	99.8%
Miscellaneous Revenue	\$160,000	\$301,718	188.6%
Total	\$5,689,316	\$5,821,236	102.3%

109 CRA Trust Fund Expenses	Budget	Year-to-Date September 30, 2025	% Spent
Personnel Services*	\$451,510	442,795.03	98.1%
Operating	\$2,082,998	793,574.96	38.1%
Capital Outlay	\$5,544,600	\$456,692	8.2%
Non-Operating	\$1,982,700	\$1,867,140	94.2%
Total	\$10,061,808	\$3,560,203	35.4%

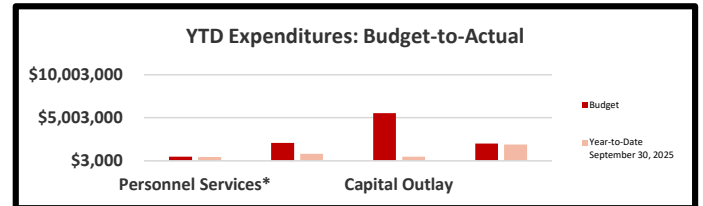
*Includes cell & auto allowances

109 CRA Trust Fund Other Financing Sources/Uses	Budget	Year-to-Date September 30, 2025	% Spent
Reappropriated Trust Fund Balance (SOURCE)	\$12,610,024	\$0	0.0%
Operating - Fund Balance (USE)	\$8,237,532	\$0	0.0%

Total Revenue Budget **\$18,299,340**
Total Expense Budget **\$18,299,340**



● The TIF Ad valorem revenue was received from the City (\$2.963mill.), Broward County (\$1.943mill.), Children's Svcs Council (\$155K), and N. Broward Hosp District (\$457K).



● Personnel: There are three (3) funded positions: Executive Director, Economic Development Manager & Administrative Coordinator.

*Operating (Fund Balance) represents the remaining funds in 'Redevelopment incentives', which is used to fund the various CRA Initiatives.

Cash Management

\$24,318,068 Accounts - Bank of America
\$24,318,068 CRA Trust Fund

*Data as of 10/13/2025

Budget Amendment(s) as of September 30, 2025

None

Sharon Haynes

10/13/2025

Director, Financial Services, CPA, CPFO

Date

Mayor

DATE

I/We certify the information provided to be true and accurate to the best of my/our knowledge.

Amounts subject to adjustments according to GAAP/GASB guidelines. Data does not include encumbrances.

CITY OF LAUDERDALE LAKES

Agenda Cover Page

Fiscal Impact: Yes

Contract Requirement: No

Title

CRA RESOLUTION 2025-016 ACCEPTING THE FISCAL YEAR 2024 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUDIT REPORT PREPARED BY HCT CERTIFIED PUBLIC ACCOUNTANTS & CONSULTANTS, LLC

Summary

This resolution accepts the Fiscal Year 2024 Lauderdale Lakes Community Redevelopment Agency Audit Report prepared by HCT Certified Public Accountants & Consultants, LLC.

Staff Recommendation

Background:

The Florida Legislature adopted an amendment to Section 163.387(8) calling for a separate audit that includes basic financial statements, notes to the financial statements, the Management's Discussion and Analysis (MDA) and other supplementary information. The inclusion of the MDA and supplemental information are the significant changes compared to previous years.

In accordance with the existing Service Agreement, the City of Lauderdale Lakes provides financial services on behalf of the Lauderdale Lakes Community Redevelopment Agency. The Financial Services Department oversees the audit process. As it relates to the means of compensation, the Lauderdale Lakes Community Redevelopment Agency reimburses the City for expenses incurred by the City of Lauderdale Lakes which includes the audit.

Such audit must be performed on an annual basis by an independent Certified Public Accountant, in accordance with rules for audits of local governments adopted by the Auditor General. The Lauderdale Lakes Community Redevelopment Agency was conducted by HCT Certified Public Accountants and Consultants, LLC. A representative of the firm will be present to discuss the outcome of the completed audit and respond to questions.

Funding Source:

Increment Revenue

Fiscal Impact:

Sponsor Name/Department: Sharon Haynes, Financial Services Director and Celeste Dunmore, CRA Executive Director

Meeting Date: 10/21/2025

ATTACHMENTS:

Description	Type
☐ CRA Resolution 2025-016 Accepting Fiscal Year 2024 Lauderdale Lakes CRA Audit Report	Resolution
☐ Exhibit A	Exhibit

CRA RESOLUTION 2025-016

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ("AGENCY"), ACCEPTING THE FISCAL YEAR 2024 LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUDIT REPORT PREPARED BY HCT CERTIFIED PUBLIC ACCOUNTS AND CONSULTANTS, LLC HERETO ATTACHED AS EXHIBIT A; AUTHORIZING THE CHAIRPERSON, SECRETARY AND EXECUTIVE DIRECTOR TO TAKE ALL ACTIONS CONSISTENT WITH THE INTENT OF THIS RESOLUTION; PROVIDING FOR THE ADOPTION OF REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Lauderdale Lakes Community Redevelopment Agency (the "Agency") was established pursuant to Part III, Chapter 163, Florida Statutes (the "Act"), and the powers there under delegated by Broward County; and

WHEREAS, by Resolution No.02-205, the City Commission of the City of Lauderdale Lakes adopted a community redevelopment plan (the "Plan") for the community redevelopment area as fully described in that Resolution (the "Community Redevelopment Area"); and

WHEREAS, Section 163.387 (8), Florida Statutes (2020), requires the Agency to provide a financial audit each fiscal year by an independent certified public accountant or firm. Each financial audit conducted pursuant to the subsection must be conducted in accordance with rules for audits of local governments adopted by the Auditor General; and

WHEREAS, Pursuant to the Service Agreement between the City of Lauderdale Lakes and the Agency, the City is to provide financial services including audit services.

WHEREAS, the Lauderdale Lakes Community Redevelopment Agency Board of Commissioners received its Fiscal Year 2024 Audit Report from the independent auditors, HCT Certified Public Accountants & Consultants, LLC for the period of October 1, 2023 through September 30, 2024; and

Whereas, the Agency's Board of Commissioners accepts the Fiscal Year 2024 Lauderdale Lakes Community Redevelopment Agency Audit Report.

NOW THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF LAUDERDALE LAKES AS FOLLOWS:

Section 1. ADOPTION OF REPRESENTATIONS: The foregoing Whereas paragraphs are hereby ratified and confirmed as being true, and the same are hereby made a specific part of this Resolution.

Section 2. ACCEPTANCE OF AUDITOR'S REPORT: The Agency accepts the Fiscal Year 2024 Audit Report hereto attached as Exhibit A prepared by HCT Certified Public Accountants & Consultants, LLC for a Stand-Alone Audit of the Agency in compliance with Section 163.387, Florida Statutes.

Section 3. AUTHORIZATION AND DIRECTION: The Financial Services Director, Executive Director and General Counsel are hereby directed to provide documents prepared by the Auditor.

Section 4. EFFECTIVE DATE: This Resolution shall take effect immediately upon its final passage.

[Agency signatures on next page]

ADOPTED BY THE BOARD OF COMMISSIONERS OF THE LAUDERDALE
LAKES COMMUNITY REDEVELOPMENT AGENCY AT ITS REGULAR MEETING
HELD OCTOBER 21, 2025.

SHARON THOMAS, CHAIRPERSON

ATTEST:

PAVITRI BENASRIE-WATSON, CMC, SECRETARY

VOTE:

Chairperson Sharon Thomas	____(For)	____(Against)	____(Other)
Vice-Chairperson Easton Harrison	____(For)	____(Against)	____(Other)
Commissioner Tycie Causwell	____(For)	____(Against)	____(Other)
Commissioner Veronica Edwards Phillips	____(For)	____(Against)	____(Other)
Commissioner Karlene Maxwell-Williams	____(For)	____(Against)	____(Other)

EXHIBIT A