City of Lauderdale Lakes

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COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

City Commission Chambers
June 16, 2026
5:30 PM

1. CALL TO ORDER

Chairperson Easton Harrison called the June 16, 2026, Community Redevelopment Agency Meeting to order at 5:33 p.m.

2. ROLL CALL

PRESENT:
Chairperson Easton Harrison
Vice Chair Sharon Thomas
Commissioner Tycie Causwell
Commissioner Veronica Edwards Phillips

ABSENT:
Commission Karlene Maxwell-Williams (virtually present)

ALSO PRESENT:
CRA Administrator Venice Howard
CRA Secretary Pav Benasrie-Watson
CRA Executive Director Celeste Dunmore
CRA Attorney Michael Haygood (virtually present)
City Staff

3. MINUTES FROM PREVIOUS MEETING

A. APRIL 21, 2026 COMMUNITY REDEVELOPMENT AGENCY MEETING MINUTES

Commissioner Edwards Phillips made a motion to approve the April 21, 2026, CRA meeting minutes.

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

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 May 2026.

Ms. Celeste Dunmore, CRA Executive Director provided updates regarding ongoing CRA projects and initiatives

Ms. Dunmore highlighted progress regarding improvements being completed at New Life Childcare and Educational Center located at 4440 Oakland Park Boulevard. Improvements include exterior painting, replacement windows and doors, structural changes for signage installation, and landscaping improvements. The project completion date was extended from June to July 2026.

Vice Chair Thomas sought clarification regarding the organization of the Executive Director's report and requested confirmation regarding the project category being discussed.

Ms. Dunmore explained that her presentation provided highlights of ongoing activities rather than following the exact order of the written report.

Board members requested that future reports generally follow the order of the agenda packet to make it easier to track discussions and referenced projects.

Chairperson Harrison indicated that summaries were acceptable but requested that future reports remain more closely aligned with the order of the report.

Ms. Dunmore reported that two property owners had expressed interest in participating in the Commercial Facade Improvement Program for major property improvements.

An update was provided regarding the Children's Garden property. The contractor utilizing the site for staging associated with the City's drainage improvement project received an extension through August 2026. Staff anticipates returning to the CRA Board in September to discuss disposition of the property.

Discussion occurred regarding the format of Executive Director reports and presentation order of agenda items. Board members requested future reports follow the order outlined in the agenda packet for ease of reference.

Ms. Dunmore provided updates regarding:

Somerset Drive beautification improvements
NW 31st Avenue Buffer Wall Project
Westgate South Street Gate Project
NW 30th Terrace Roadway Improvement Project
Vincent Torres Memorial Park Improvement Project

Proposed improvements at Vincent Torres Memorial Park include:

Conversion of grass fields to artificial turf
Installation of new lighting
Expanded seating
Facility improvements
Additional recreational opportunities

Ms. Dunmore introduced Mr. Jermaine Hamm as the CRA's new Senior Project Manager.

Mr. Hamm addressed the Board and discussed his professional background and commitment to advancing redevelopment projects within Lauderdale Lakes.

Discussion followed regarding the proposed NW 31st Avenue Buffer Wall design.

Board members expressed support for:

Decorative stone columns
Public art opportunities
Potential mural installations
Anti-graffiti measures

Mr. Hamm discussed the possibility of incorporating rotating murals and artistic features similar to those utilized in other South Florida communities.

Mr. Hamm presented conceptual designs for the NW 31st Avenue Buffer Wall and requested feedback from the Board regarding the proposed aesthetic treatments and design options.

Vice Chair Thomas expressed support for the decorative stone columns and noted similarities to entry features in neighboring municipalities while maintaining the City's unique identity.

Commissioner Causwell expressed concern regarding the potential for graffiti on the wall due to the surrounding residential rental properties and asked whether anti-graffiti coatings or deterrent measures could be utilized.

Mr. Hamm acknowledged the concern and discussed opportunities to incorporate public art and rotating murals as a proactive strategy to discourage graffiti while creating a community attraction and destination. He referenced examples from other South Florida communities that have successfully integrated public art into redevelopment initiatives.

Commissioner Edwards Phillips expressed support for the idea and suggested that involving local youth and artists in mural projects could encourage community ownership and discourage vandalism.

Vice Chair Thomas also expressed support for the concept and referenced the possibility of incorporating a "Love Wall" feature into the project.

Chairperson Harrison welcomed Mr. Hamm's vision for combining beautification efforts with placemaking initiatives and noted the importance of creating attractive entry corridors throughout the city due to the significant number of vehicles traveling through Lauderdale Lakes each day.

The Board reached consensus to proceed with the proposed wall design and directed staff to continue developing the project schedule and procurement process.

Vice Chair Thomas inquired whether all affected property owners had been contacted regarding the buffer wall project and whether there had been any opposition to the project.

Mr. Hamm reported that discussions had occurred with approximately twenty property owners and that additional outreach efforts, including brochures, signage, and door-to-door engagement, would continue.

He stated that staff had not received any objections to the project and anticipated that community support would increase as outreach efforts progressed.

Commissioner Edwards Phillips noted that the project would improve neighborhood aesthetics, safety, security, and property values.

Chairperson Harrison requested information regarding the anticipated timeline for returning to the Board with procurement recommendations for the buffer wall project.

Mr. Hamm indicated that he expected to provide a project schedule at the next CRA meeting and anticipated returning to the Board later in the summer or early fall with a contractor recommendation for approval.

Following discussion, the Board provided verbal consensus supporting the proposed design concept for the NW 31st Avenue Buffer Wall and directed staff to proceed with the next phase of project development.

6. FINANCE DIRECTOR REPORT

A. CRA RESOLUTION 2026-005 APPROVING THE CRA FINANCIAL ACTIVITY REPORT FOR MAY 2026

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

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2026-005

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY ('AGENCY") RATIFYING THE CITY MANAGER'S FILING OF THE AGENCY'S FISCAL YEAR 2026, PERIOD 8 (MAY 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 Causwell made a motion to bring CRA Resolution 2026-004 to the floor for discussion.

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

Ms. Kuszpa presented the May 2026 Financial Statements for the CRA and reported that revenues exceeded expenditures by approximately $4.2 million as of the end of May 2026.

She stated that expenses were trending below budget while revenues were approaching 100 percent of budgeted projections and noted that all CRA tax revenues had been received for the fiscal year.

Ms. Kuszpa continued her presentation and reported that approximately $30,000 in interest income had been received during the month of May, bringing total interest earnings to approximately $233,000 for the fiscal year to date.

She advised the Board that operating expenditures were trending higher than usual due primarily to the allocation of administrative support service costs previously discussed by the Board.

Ms. Kuszpa further reported that no capital expenditures had been incurred as of May 31, 2026; however, expenditures would begin to appear as CRA projects entered the construction phase.

She advised that approximately $187,000 of the $250,000 budgeted for the Residential Preservation and Enhancement Program had been expended and that the CRA's cash balance totaled approximately $29.3 million as of May 31, 2026.

Vice Chair Thomas made a motion to bring CRA Resolution 2026-005 to the floor for approval

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

Motion passes: 4-0

7. CHAIRMAN REPORT

Chairperson Harrison discussed concerns regarding insufficient lighting in commercial areas and encouraged continued collaboration with the Broward Sheriff's Office Community Policing Unit.

8. COMMITTEE REPORTS : STANDING

9. COMMITTEE REPORTS : AD HOC

10. LEGAL REPORT

11. OLD BUSINESS

A. DISCUSSION REGARDING THE COMPREHENSIVE GATEWAY & WAYFINDING SIGNAGE PROJECT (FOURTH 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

CRA Executive Director Celeste Dunmore presented the fourth update regarding the Comprehensive Gateway and Wayfinding Signage Project.

Ms. Dunmore reminded the Board that at the previous CRA meeting, the Board approved Option Two for the overall gateway and wayfinding signage design package and explained that the purpose of the current discussion was to revisit the Oakland Estates neighborhood entry wall located near State Road 7 and NW 41st Street.

She advised that the revised concept before the Board reflected comments previously provided regarding the color scheme and brightness of the original design.

Chairperson Harrison stated that the revised design reflected the Board's previous discussion and commented that the rendering looked very good and allowed the Board to better visualize the finished product.

Chairperson Harrison inquired about the anticipated timeline for completion of the project.

Ms. Dunmore advised that the CRA's Senior Project Manager would review the project scope and return to the Board with a proposed project schedule. She noted that the entry wall project was not as complex as some of the CRA's other infrastructure projects and anticipated that it could potentially be one of the first projects completed.

Vice Chair Thomas expressed support for the revised design and commented that the updated concept provided a bolder appearance and greater visual impact than previous renditions. She noted that neighboring communities might become envious of the improvements being proposed for the Oakland Estates area and stated that the design would serve as an attractive gateway feature for the neighborhood.

Commissioner Edwards Phillips stated that she could visualize the impact the signage would have on residents and motorists traveling along State Road 7 and expressed enthusiasm regarding the pride that Oakland Estates residents would feel as a result of the improvements. She indicated that the entry feature would create a positive visual identity for the neighborhood and expressed support for moving the project forward as quickly as possible.

Vice Chair Thomas also raised concerns regarding future development of the adjacent vacant parcel and emphasized the importance of ensuring that future construction activities would not negatively impact or damage the proposed wall improvements. She noted that preserving the investment made by the CRA should remain a priority as redevelopment occurs in the area.

Commissioner Edwards Phillips agreed and suggested that future development agreements for the adjacent parcel should include language requiring protection of the wall and associated improvements. Chairperson Harrison agreed with the recommendation.

Chairperson Harrison requested clarification regarding whether approval of the revised concept would also confirm the Board's selection of Option Two for the remainder of the gateway and wayfinding signage package.

Ms. Dunmore confirmed that the Board's prior action approving Option Two remained in effect for all remaining signage components. Chairperson Harrison indicated his support for the design and confirmed his agreement with moving forward.

Ms. Dunmore advised the Board that staff had already initiated discussions with the Public Works Director regarding opportunities to incorporate additional lighting into the project where feasible. She further explained that significant landscaping improvements would accompany the wall installation and noted that the illuminated design elements shown in the renderings were intended to be incorporated on both the north and south sides of NW 41st Street. Board members expressed support for the inclusion of lighting elements within the project design.

Commissioner Causwell commented that she hoped the improvements would encourage surrounding property owners and commercial plazas to participate in CRA incentive programs and invest in beautification efforts of their own properties.

Ms. Dunmore responded that CRA investment often serves as a catalyst for additional private investment and referenced similar redevelopment trends that had already occurred along Oakland Park Boulevard and State Road 7.

Ms. Dunmore requested confirmation that the Board had reached consensus regarding the revised design concept. Board Member Maxwell-Williams confirmed her support for the proposed design and indicated that she had no additional comments. Board members expressed support for the revised design and the inclusion of lighting features where possible.

Ms. Dunmore requested confirmation that the Board had reached consensus regarding the revised design concept. Board Member Maxwell-Williams confirmed her support for the proposed design and indicated that she had no additional comments. Board members expressed support for the revised design and the inclusion of lighting features where possible.

By consensus, the Board directed staff to proceed with the revised Oakland Estates entry wall concept and continue advancing the Comprehensive Gateway and Wayfinding Signage Project.

12. NEW BUSINESS

A. CRA RESOLUTION 2026-006 AUTHORIZING THE EXECUTION OF THE RESIDENTIAL PRESERVATION AND ENHANCEMENT PROGRAM AGREEMENT BETWEEN LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AND FORTUNE FIRST 51 LLC FOR AN AMOUNT NOT TO EXCEED THIRTEEN THOUSAND, SIX HUNDRED AND EIGHT DOLLARS ($13,608.00) RELATED TO THE PROPERTY LOCATED AT 3908 NW 30 TERRACE, LAUDERDALE LAKES, FL 33309

This is a resolution approving the execution of an agreement with Fortune First 51 LLC to provide Residential Preservation and Enhancement Program funds upon completion of the Residential Preservation and Enhancement Program Project located at 3908 NW 30 Terrace, Lauderdale Lakes, FL 33309.

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2026-006

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE EXECUTION OF THE RESIDENTIAL PRESERVATION AND ENHANCEMENT PROGRAM AGREEMENT BETWEEN LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AND FORTUNE FIRST 51 LLC FOR AN AMOUNT NOT TO EXCEED $13,608.00 RELATED TO PROPERTY AT 3908 NW 30 TERRACE, LAUDERDALE LAKES, FLORIDA 33309; DIRECTING AND AUTHORIZING THE CHAIRPERSON AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Commissioner Edwards Phillips moved CRA Resolution 2026-006 to the floor for discussion.

CRA Executive Director Celeste Dunmore presented the Residential Preservation and Enhancement Program as a CRA initiative that provides reimbursement of up to eighty percent of eligible improvement costs for qualifying properties located along NW 31st Avenue, NW 31st Terrace, and NW 30th Terrace. Eligible improvements include exterior painting, windows, doors, driveways, roofing, lighting, and other exterior enhancements designed to improve neighborhood appearance and property values.

Ms. Dunmore advised the Board that Fortune First 51 LLC was requesting CRA assistance to complete exterior painting, gutter installation, and driveway improvements at the property located at 3908 NW 30 Terrace. She further explained that although the CRA contribution would not exceed $13,608, the property owner had voluntarily agreed to complete additional improvements consistent with the City's NW 31st Avenue corridor standards, including roof cleaning and repairs, installation of an opaque fence, landscaping improvements, and additional pressure cleaning where necessary.

Ms. Dunmore introduced Ms. Faith Spencer, representative of Fortune First 51 LLC. Ms. Spencer explained that the property is a fully occupied five-unit residential building and that the ownership intended to repaint the building, install gutters, repair and seal the asphalt driveway, repaint the pavement markings, and replace damaged exterior lighting fixtures.

Chairperson Harrison expressed support for the program and stated that he appreciated seeing the Residential Preservation and Enhancement Program functioning as intended by encouraging private investment while allowing the CRA to provide matching assistance to improve the appearance of neighborhoods within the redevelopment district. He further noted that although the CRA was not funding every aspect of the project, the partnership represented an effective use of CRA resources to leverage additional private investment.

Commissioner Edwards Phillips made a motion to approve CRA Resolution 2026-006

Motion passes: 4-0

B. CRA RESOLUTION 2026-007 AUTHORIZING THE TERMINATION OF A CONTRACT WITH AE ENGINEERING, LLC TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE CONSTRUCTION OF A BUFFER WALL TO BE LOCATED ON THE EAST SIDE OF NW 31ST AVENUE BETWEEN NW 39TH STREET AND NW 43RD STREET

This is a resolution authorizing the termination of a contract with AE Engineering LLC.

CRA Attorney Haygood read the following CRA Resolution by title:

CRA RESOLUTION 2026-007

A RESOLUTION OF THE LAUDERDALE LAKES COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING THE TERMINATION OF A CONTRACT WITH AE ENGINEERING, LLC TO PROVIDE PROFESSIONAL SERVICES ASSOCIATED WITH THE CONSTRUCTION OF A BUFFER WALL TO BE LOCATED ON THE EAST SIDE OF NW 31ST AVENUE BETWEEN NW 39TH STREET AND NW 43RD STREET; DIRECTING AND AUTHORIZING THE

CHAIRPERSON AND SECRETARY TO TAKE SUCH ACTIONS AS SHALL BE NECESSARY AND CONSISTENT TO CARRY OUT THE INTENT AND DESIRE OF THE AGENCY; ADOPTING REPRESENTATIONS; PROVIDING AN EFFECTIVE DATE.

Vice Chair Thomas moved CRA Resolution 2026-007 to the floor for discussion.

Ms. Dunmore explained that AE Engineering had previously provided a task order to assist the CRA in advancing the NW 31st Avenue Buffer Wall Project and that discussions had progressed only to that stage of the process. She informed the Board that the city subsequently terminated AE Engineering's participation in the City's Library of Professional Services program, thereby preventing the CRA from continuing to utilize the firm for the project.

Ms. Dunmore stated that upon Board approval, staff would terminate the agreement and proceed with selecting the next qualified firm in order to continue moving the project forward without significant delay.

Vice Chair Thomas requested clarification regarding the reasons AE Engineering was no longer in compliance with City requirements. Procurement Manager Aazam Piprawala responded that the CRA had requested a consultant through the City's Library of Professional Services and AE Engineering had been identified as the next firm in rotation. During the City's due diligence review process, documentation submitted by the firm did not match the information contained within the awarded contract documents. Following consultation with the City Attorney's Office, staff recommended termination of the firm's participation in the contract process.

Board members inquired whether the CRA would incur any liability as a result of terminating the agreement. Staff advised that the CRA would not incur any liability or financial exposure associated with the termination.

Vice Chair Thomas made a motion to approve CRA Resolution 2026-007.

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

Motion passes: 4-0

13. ITEMS FOR FUTURE DISCUSSION/ANNOUNCEMENTS

14. ADJOURNMENT

Easton K. Harrison, Chairperson

BROWARD COUNTY, FLORIDA
SEAL OF CITY OF LAUDERDALE LAKES CRA
Established in 2000

ATTEST:

Pav Benasrie-Watson, CMC, Secretary