

City of Lauderdale

*City Commission Chambers at City Hall
5581 W. Oakland Park Blvd.
Lauderhill, FL, 33313
www.lauderhill-fl.gov*



Meeting Minutes - Draft

Monday, February 23, 2026

4:00 PM

City Commission Chambers

Community Redevelopment Agency Meeting (CRA)

CRA Executive Director Sean Henderson

LAUDERHILL CITY COMMISSION

*Mayor Denise D. Grant
Vice Mayor Richard Campbell
Commissioner Melissa P. Dunn
Commissioner John T. Hodgson
Commissioner Sarai "Ray" Martin*

*Kennie Hobbs, Jr., City Manager
Andrea M. Anderson, City Clerk
Hans Ottinot, City Attorney*

I CALL TO ORDER

Mayor Grant called to order the Community Redevelopment Agency (CRA) Meeting at 4:15 PM.

II ROLL CALL

- Present:** 3 - Vice Mayor Richard Campbell, Commissioner Melissa P. Dunn, and Mayor Denise D. Grant
- Absent:** 2 - Commissioner John T. Hodgson, and Commissioner Sarai Martin

ALSO PRESENT:

Sean Henderson, Executive Director
Hans Ottinot, City Attorney
Constance Stanley, Police Chief
Andrea M. Anderson, City Clerk

III CONSIDERATION OF CONSENT AGENDA

IV APPROVAL OF MINUTES

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor R. Campbell, that the following minutes were approved. The motion carried by the following vote:

Yes: 3 - Vice Mayor R. Campbell, Commissioner M. Dunn and Mayor D. Grant

Absent: 2 - Commissioner J. Hodgson and Commissioner S. Martin

Abstain: 0

A. MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING FOR AUGUST 25, 2025.

Attachments: [August 25, 2025 - CRA Meeting Minutes](#)

B. MINUTES OF THE SPECIAL COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING FOR SEPTEMBER 29, 2025.

Attachments: [September 29, 2025 - Special CRA Meeting Minutes](#)

C. MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING FOR JANUARY 26, 2026.

Attachments: [January 26, 2025 - CRA Meeting Minutes](#)

V THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:

1. CRA RESOLUTION NO. 26R-02-02 CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY AUTHORIZING CRA STAFF TO ENTER INTO AN AGREEMENT WITH PRISM ARCHITECTURE, LLC, IN THE AMOUNT OF \$36,000, FOR PROFESSIONAL ARCHITECTURAL AND ENGINEERING SERVICES, FOR THE PHASE A REDEVELOPMENT OF THE CRA-OWNED WAREHOUSE LOCATED AT 1883 NW 38TH AVENUE; AUTHORIZING PAYMENT FROM THE APPROPRIATE BUDGET ACCOUNT NUMBER; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN ANDERSON).

Attachments: [RES CRA-26R-02-02 CRA approving agreement for architecture services](#)
[AR CRA-26R-02-02](#)
[Phase A - Incubator Proposal - 02.04.26](#)

Executive Director Henderson explained that Item 1 was an agreement with Prism Architecture that would allow the CRA to move forward with Phase 1 of the 38th Avenue facility warehouse that had been recently purchased. He detailed that the contract would enable Prism Architecture to prepare the layout of the building, take measurements for drawings, and design an event space for the CRA along with a storage space for the City Clerk. He clarified that the agreement would allow them to enter into contract with the architect to produce preliminary drawings and construction drawings for the two spaces—one for the CRA and one for the City Clerk—with a total cost of \$36,000.

Vice Mayor Campbell inquired whether there was a specific schedule or plan within the engagement for these particular spaces. Executive Director Henderson responded that for these specific spaces, there was no detailed timeline yet. He explained that they were looking to develop construction plans to duplicate the 4,000 square feet they had at the old CRA space and bring it up to code, working within the existing parameters of the building. For the City Clerk's space, he described plans for a simple square concrete block space with air conditioning and off-the-floor storage, to be located closer to the middle of the building.

Executive Director Henderson elaborated on the broader timeline for the entire facility. He noted that the purchase of the building had occurred mid-budget year, so funds had not been appropriated specifically to design the entire building at that time. He indicated that in approximately two months, he would be returning to the CRA Board with information from the architect regarding elevations and potential uses for the building. He emphasized the importance of having these uses vetted by the commission or CRA Board before contracting with the architect to begin detailed drawings, to avoid having to make changes after the design work had begun. The approach was to introduce the uses first, gain consensus, and then instruct the architect to begin drawing them out.

Vice Mayor Campbell sought clarification on what was meant by "uses."

Executive Director Henderson described several potential uses currently being explored for the space. The CRA was looking at creating a space for a technical school that would offer training in HVAC, plumbing, and electrical services. He mentioned that he and Zach Davis-Walker, Director of Intergovernmental Affairs, were working on securing some promising funding to help with the build-out for this component. Additionally, they were exploring the possibility of a city clinic and were working with Human Resources and the city's current healthcare provider on this concept.

Vice Mayor Campbell interjected to ask whether the spaces would be available for lease or rental. Executive Director Henderson confirmed that rental spaces were also part of the plan. He clarified that those types of rental or lease spaces would be located along the portions of the building that faced the street, providing storefront visibility. Given that they were working with 25,000 square feet, some uses could be positioned deeper within the building and would not necessarily require storefront exposure. He explained that they were planning to have storefront lease space along the north side of the building. Additionally, on the side where the fencing currently existed, they planned to redo that facade to open it up and create additional bays that would look out onto what was envisioned as a grassed courtyard area.

Executive Director Henderson cautioned that they did not want to introduce too many concepts prematurely because the plans needed to be properly drawn out and presented to the Board for consensus. However, he confirmed that there would definitely be spaces available for retail leasing within the facility.

Vice Mayor Campbell asked about the timeframe for these decisions. Executive Director Henderson stated that he was looking to return to the Board in approximately two months with more detailed plans and concepts.

Vice Mayor Campbell explained his line of questioning by noting that someone had approached him over the weekend. This individual was located in that area and was looking to potentially move laterally within the neighborhood. The Vice Mayor's question was whether space would be available for rent. Executive Director Henderson confirmed definitively that space would be available for lease, and that he was aware of the individual Vice Mayor Campbell was referring to.

Mayor Grant asked Vice Mayor Campbell if he was satisfied with the responses, and the Vice Mayor confirmed that he was.

A motion was made by Vice Mayor R. Campbell, seconded by Commissioner M. Dunn, that this Resolution be approved. The motion carried by the following vote:

Yes: 3 - Vice Mayor R. Campbell, Commissioner M. Dunn and Mayor D. Grant

Absent: 2 - Commissioner J. Hodgson and Commissioner S. Martin

Abstain: 0

2. CRA RESOLUTION NO. 26R-02-03 CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY: A RESOLUTION OF THE CITY OF

LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY AWARDED REQUEST FOR PROPOSAL NUMBER 2026-003 - PURCHASE OF STOREFRONT WINDOWS AND DOORS TO WH BUILDERS GROUP LLC; AUTHORIZING CRA STAFF TO ENTER INTO AN AGREEMENT WITH WH BUILDERS GROUP, LLC, IN THE AMOUNT OF \$131,464.15, SUBJECT TO FINAL VERIFICATION OF QUANTITIES AND PRODUCT APPROVALS; AUTHORIZING THE EXECUTIVE DIRECTOR TO PROCEED TO THE NEXT HIGHEST RANKED PROPOSER IF FINAL VERIFICATIONS ARE UNSUCCESSFUL; AUTHORIZING PAYMENT FROM THE APPROPRIATE BUDGET ACCOUNT NUMBER; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN ANDERSON).

Attachments: [RES CRA-26R-02-03 awarding storefront windows bid](#)
[AR CRA-26R-02-03](#)
[BID 2026-003 STOREFRONT WINDOWS AND DOORS](#)
[Preliminary Bid Results - 2026-003](#)
[WH BUILDERS](#)

Executive Director Henderson provided context for the item, explaining that this represented the CRA moving forward with efficiency. He described this as a bid for Phase B of the windows for Wingate Plaza. Rather than entering into a contract with a general contractor and allowing them to mark up the windows to include their profit margin, the CRA was purchasing the windows directly. This approach would save on sales tax, and the windows would be stored on-site at the facility. Once a contractor was selected for Phase B and Phase C of the project, the windows would already be readily available, eliminating lead time that would otherwise be required for ordering them.

A motion was made by Commissioner M. Dunn, seconded by Vice Mayor R. Campbell, that this Resolution be approved. The motion carried by the following vote:

Yes: 3 - Vice Mayor R. Campbell, Commissioner M. Dunn and Mayor D. Grant

Absent: 2 - Commissioner J. Hodgson and Commissioner S. Martin

Abstain: 0

VI ADJOURNMENT - 4:23 PM