

# City of Lauderdale

*City Commission Chambers at City Hall  
5581 W. Oakland Park Blvd.  
Lauderhill, FL, 33313  
[www.lauderhill-fl.gov](http://www.lauderhill-fl.gov)*



## Meeting Minutes - Draft

**Monday, January 26, 2026**

**5:00 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, 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 5:00 PM.

## II ROLL CALL

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

**Absent:** 2 - Commissioner M. Dunn and Commissioner S. Martin

**Abstain:** 0

- A.** MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING FOR OCTOBER 27, 2025.

**Attachments:** [October 27, 2025 - CRA Meeting Minutes](#)

- B.** MINUTES OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) MEETING FOR NOVEMBER 24, 2025.

**Attachments:** [November 24, 2025 - CRA Meeting Minutes](#)

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

- 1.** RESOLUTION NO. CRA-26R-01-01: A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY (CRA) APPROVING UPDATES TO THE MICRO LOAN PROGRAM FOR FISCAL YEAR 2026 IN AN AMOUNT NOT TO EXCEED \$100,000.00; PROVIDING FOR

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EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).

**Attachments:** [CRA Resolution No 26R-01-01 Approving Updates to the Micro Loan Program-1-20-26](#)  
[AR CRA-26R-01-01](#)  
[Micro Loan Memo](#)

Executive Director Sean Henderson provided a comprehensive presentation on the microloan program. He began by explaining that this was a bridge loan program specifically for participants along the 38th Avenue corridor. He emphasized the timeliness of this program, referencing discussions from the previous commission meeting about requirements for getting things done and closing them out.

Executive Director Henderson explained that this microloan program represented an expansion of a prior iteration, now focused on the 38th Avenue area for both new and existing participants. He stated the program's purpose was to accelerate the leasing, build out, and activation of storefronts along the corridor by providing gap financing for tenant improvements, rent stabilization for creative and cultural businesses focused on arts and entertainment. He noted the program directly supported vacancy reduction, walkability, nighttime activation, and cultural branding of the district.

Executive Director Henderson detailed the eligible uses for the funds: lease deposits for rent, interior build-out including walls, flooring, lighting, electrical work, code compliance requirements, fixtures and displays, and signage. He was explicit about prohibited uses, stating funds could not be used for payroll, inventory, owner compensation, alcohol purchases, or debt refinancing.

He explained that approximately \$100,000 would be reallocated from his existing budget, ensuring no fiscal impact. Executive Director Henderson had researched the planning and zoning schedules to identify allowable businesses that could operate by right without needing special exceptions. He listed numerous eligible business types: restaurant bar, consignment shop, billiard pool halls, bowling alley, educational institutional facilities, fitness center gym, freestanding mobile vendor, jewelry store, brewery, assembly and repair, stamping, dyeing and shearing metal, mixed use residential, medical non-controlled substance facilities, pest control, appliance repair, and small engine repair. He also mentioned that studio and welding businesses would require special exceptions.

Importantly, Executive Director Henderson emphasized this would not be a first-come, first-served program. Applications would be scored to ensure the strongest business concepts received funding. He concluded by noting that given the CRA's limited funds, they wanted to ensure the money would have maximum impact.

Mayor Grant asked if her colleagues had any comments, then turned to Vice Mayor Campbell, who indicated he had no comments. Mayor Grant expressed support for the program, calling it a very good consideration and acknowledging

that businesses indeed needed this assistance. She asked about previous similar programs.

Executive Director Henderson clarified an important distinction: all previous CRA programs had been directed toward property owners, making this the first time CRA funds would go directly to business owners. Mayor Grant had initially mentioned People's Choice as a previous recipient, but Executive Director Henderson corrected that this was through economic development, not the CRA.

Mayor Grant inquired about the amount each business would receive. Executive Director Henderson indicated it would be between \$2,500 and \$10,000 based on scoring, given the \$100,000 allocation. Mayor Grant suggested considering smaller amounts of \$2,500 to \$5,000 to help more businesses. Executive Director Henderson agreed this was definitely a possibility and confirmed he would consider it.

Mayor Grant then shifted the discussion to a broader topic, addressing City Manager Hobbs about potentially reallocating \$100,000 that had been designated for food insecurity during the government shutdown but was never spent. She suggested using these funds for businesses throughout the city, not just in the CRA area.

City Manager Hobbs confirmed the shutdown had ended just a day or two after the funds were allocated, so none had been spent. He stated that with commission consensus, they could redirect those dollars through a budget adjustment to create a similar citywide business assistance program. He also mentioned that new legislation allowing food pantries was being implemented, which could help address food security concerns in other ways.

Commissioner Hodgson expressed support for redirecting the food insecurity funds to business assistance.

Vice Mayor Campbell expressed hesitation, stating he wasn't sure about the reallocation. He pointed out that even though the government shutdown had ended, the intent of the funds for food assistance was still needed, noting that you always have hungry people all the time.

Mayor Grant countered that in her opinion, the immediate need had passed since food assistance programs had resumed. She emphasized that businesses had been crying out for assistance. She suggested the City Manager investigate exactly where the need existed and how to wisely spend the \$100,000, given it wasn't a large sum.

There was some back-and-forth about whether they had sufficient votes, with Mayor Grant noting they had three members present and two would be a minority. Vice Mayor Campbell eventually indicated his acceptance of the decision.

City Attorney Ottinot interjected, requesting that this consensus about the

\$100,000 reallocation be confirmed at the city commission meeting since the current discussion was happening at the CRA board level. Mayor Grant agreed to do so.

**A motion was made by Commissioner J. Hodgson, 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 J. Hodgson and Mayor D. Grant

**Absent:** 2 - Commissioner M. Dunn and Commissioner S. Martin

**Abstain:** 0

## **VI ADJOURNMENT - 5:12 PM**