

# **City of Lauderhill**

## **Community Redevelopment Agency Meeting (CRA)**



### **Notice and Agenda**

**Monday, July 14, 2025 - 5:00 PM**

#### ***City Commission Chambers***

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

***CRA Executive Director Sean Henderson***

#### ***LAUDERHILL CITY COMMISSION***

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

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

## **NOTICE**

NOTICE IS HEREWITH GIVEN TO ALL INTERESTED PARTIES THAT IF ANY PERSON SHOULD DECIDE TO APPEAL ANY DECISION MADE AT THE FORTHCOMING MEETING, SUCH PERSON WILL NEED A RECORD OF THE PROCEEDINGS CONDUCTED AT SUCH MEETING, AND FOR SUCH PURPOSE THEY MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH ANY APPEAL MAY BE BASED. IF A PARTY WISHES TO MAKE A PRESENTATION, A COPY OF THE ELECTRONIC MEDIA TO BE USED FOR THAT PRESENTATION (DVD, CD, VIDEO, POWER POINT, ETC.) MUST BE PROVIDED TO THE CITY'S MIS DEPARTMENT AT LEAST 48-HOURS PRIOR TO THE MEETING. IT IS THE PARTY'S RESPONSIBILITY TO PROVIDE ALL DATA AND TO ARRANGE FOR THE EQUIPMENT NECESSARY FOR THE PRESENTATION. IN ADDITION, THAT PARTY IS RESPONSIBLE FOR PROVIDING A SUFFICIENT NUMBER OF COPIES OF ANY INFORMATION THAT IS TO BE DISTRIBUTED.

ANY INDIVIDUAL WHO BELIEVES THEY HAVE A DISABILITY WHICH REQUIRES A REASONABLE ACCOMMODATION IN ORDER TO PARTICIPATE FULLY AND EFFECTIVELY IN THE MEETING SHOULD CONTACT THE CITY CLERK, ANDREA M. ANDERSON, AT 954-730-3010, AT LEAST 72 HOURS BEFORE THE MEETING.

IN ACCORDANCE WITH THE FLORIDA STATUTES, THIS BOARD/COMMITTEE FINDS THAT A PROPER AND LEGITIMATE PURPOSE IS SERVED WHEN MEMBERS OF THE PUBLIC HAVE BEEN GIVEN A REASONABLE OPPORTUNITY TO BE HEARD ON SUBSTANTIVE MATTERS BEFORE THE BOARD/COMMITTEE, WITH A FEW LIMITED EXCEPTIONS AS PROVIDED IN FLORIDA STATUTES, SECTION 286.0114. FOR THIS PURPOSE, MEMBERS OF THE PUBLIC WILL BE ALLOTTED THREE (3) MINUTES EACH FOR COMMENT AT EACH MEETING.

ALL LOBBYISTS AS DEFINED IN LAUDERHILL CITY CODE SECTION 2-24 MUST REGISTER WITH THE CITY CLERK CONTEMPORANEOUSLY WITH LOBBYING ACTIVITIES. A COPY OF CODE SECTION 2-24 MAY BE OBTAINED FROM THE OFFICE OF THE CITY CLERK.

## **ALL PUBLIC HEARINGS ARE ADVERTISED IN THE SUN SENTINEL**

- I CALL TO ORDER**
- II ROLL CALL**
- III CONSIDERATION OF CONSENT AGENDA**
- IV APPROVAL OF MINUTES**
- V THIS WILL BE A LIMITED AGENDA MEETING. THE ONLY ITEMS TO BE DISCUSSED WILL BE:**

## **PRESENTATIONS**

1. A BUDGET PRESENTATION (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).

## **RESOLUTIONS**

2. CRA RESOLUTION NO. CRA-25R-07-02: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE CRA DIRECTOR TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF LAUDERHILL CRA AND MJRB INVESTMENT GROUP, LLC, ATTACHED HERETO IN SUBSTANTIALLY THE SAME FORM AS EXHIBIT "A"; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).  
[RES CRA-25R-07-02 CRA Lease MJRB Investment Group Resolution-7-14-25](#)  
[AR CRA-25R-07-02](#)  
[Memo - MJRB Lease Agreement](#)  
[Commercial Lease Agreement 1277 NW 31st Ave](#)
3. CRA RESOLUTION NO. CRA-25R-07-03: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE CRA DIRECTOR TO NEGOTIATE AN AGREEMENT BETWEEN THE CITY OF LAUDERHILL CRA AND GEMINI CONSTRUCTION AND DEVELOPMENT CORP. FOR THE CONSTRUCTION OF INFILL HOUSING IN RESPONSE TO RFP 2025-021; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).  
[RES CRA-25R-07-03 CRA Resolution Gemini Construction Infill Housing-7-14-25](#)  
[AR CRA-25R-07-03](#)  
[FINAL RANKING- RFP 2025-021 INFILL HOMES REBID](#)  
[Renaissance Pointe - Infill Housing 5730 to 5810 NW 28th Street](#)  
[RFP 2025-021 INFILL HOMES REBID- GCDC Response signed-copy](#)
4. CRA RESOLUTION NO. CRA-25R-07-04: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE CRA DIRECTOR TO NEGOTIATE AN AGREEMENT BETWEEN THE CITY OF LAUDERHILL CRA AND PLATINUM GENERAL CONTRACTING & LAND DEVELOPMENT FOR THE SOUTH WING STOREFRONT RENOVATIONS IN RESPONSE TO RFP NO. 2025-026; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).  
[RES CRA-25R-07-04 CRA Resolution Platinum-Storefront Renovations-7-14-25](#)  
[AR CRA-25R-07-04](#)  
[RFP 2025-006 Preliminary Bid Results](#)  
[Wyngate Phase A - South Wing Storefront Renovation](#)  
[Platinum General- RFP 2025-006 Phase A South Wing Combined](#)
5. CRA RESOLUTION NO. CRA-25R-07-05: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE CRA DIRECTOR TO EXECUTE A LEASE

AGREEMENT BETWEEN THE CITY OF LAUDERHILL CRA AND 38th AVENUE WAREHOUSE, LLC, ATTACHED HERETO IN SUBSTANTIALLY THE SAME FORM AS EXHIBIT "A"; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).

[RES CRA-25R-07-05 CRA Lease 38th Avenue Warehouse LLC Resolution-7-1.](#)

[AR CRA-25R-07-05](#)

[38th Ave Lease Renewal Memo](#)

6. CRA RESOLUTION NO. CRA-25R-07-06: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE CRA DIRECTOR TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF LAUDERHILL CRA AND WIMBO'S CRAZY POTATOES AND GRILL, LLC, ATTACHED HERETO IN SUBSTANTIALLY THE SAME FORM AS EXHIBIT "A"; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).

[RES CRA-25R-07-06 CRA Lease Wimbo's Crazy Potatoes and Grill LLC Resol](#)

[AR CRA-25R-07-06](#)

[Memo - Wimbo's Lease Agreement](#)

[Commercial Lease Agreement 1263 NW 31st Ave](#)

7. CRA RESOLUTION NO. CRA-25R-07-07: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA"), AUTHORIZING THE CRA DIRECTOR TO NEGOTIATE A CONTRACT FOR SALE AND PURCHASE FOR THE PROPERTY LOCATED AT 1883 NW 38TH AVENUE IN LAUDERHILL, FLORIDA, FOR A PURCHASE PRICE NOT TO EXCEED FOUR MILLION TWO HUNDRED FIFTY THOUSAND DOLLARS (\$4,250,000.00); AUTHORIZING CRA DIRECTOR TO TAKE ALL NECESSARY ACTION TO EFFECTUATE THIS RESOLUTION; AND PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).

[RES CRA-25R-07-07 Resolution Authorizing City Manager to Negotiate a Contr](#)

[AR CRA-25R-07-07](#)

8. CRA RESOLUTION NO. CRA-25R-07-08: A RESOLUTION OF THE CITY OF LAUDERHILL COMMUNITY REDEVELOPMENT AGENCY ("CRA") DIRECTING THE CRA DIRECTOR TO EXECUTE A LEASE AGREEMENT BETWEEN THE CITY OF LAUDERHILL CRA AND ALPHA PHI ALPHA FRATERNITY ALSO KNOWN AS THE ZETA ALPHA LAMBDA CHAPTER, ATTACHED HERETO IN SUBSTANTIALLY THE SAME FORM AS EXHIBIT "A"; PROVIDING FOR AN EFFECTIVE DATE (REQUESTED BY CRA EXECUTIVE DIRECTOR SEAN HENDERSON).

[RES CRA-25R-07-08 CRA Lease Alpha Phi Alpha Resolution-7-14-25](#)

[AR CRA-25R-07-08](#)

[Memo - Alpha Lease Agreement](#)

## **VI      ADJOURNMENT**