City Hall Commission Chambers
1100 Park Lane East
Oakland Park, Florida 33334

DRAFT MINUTES
COMMUNITY REDEVELOPMENT MEETING
AUGUST 5, 2026, 7:21 P.M.

The regular meeting of the Community Redevelopment of the City of Oakland Park, Florida was called to order at 7:21 p.m. by Chair Arnst.

ROLL CALL

Present:
Chair Steven R. Arnst
Vice Chair Aisha Gordon
Board Member Fitzgerald Budhoo
Board Member Tim Lonergan
Board Member Letitia Newbold

Also Present:
Executive Director David Hebert
CRA Attorney DJ Doody
CRA Deputy Clerk Robin Greco

PRESENTATIONS

* CRA Update - August 2026

Neysa Herrera, Director of Economic Development and the Community Redevelopment Agency, provided the update.

Ms. Herrera began by reporting that Oakland Park businesses continue to earn regional attention. Four Oakland Park businesses were recognized in the Miami New Times' "Best of Miami 2026: Eat & Drink" issue: Carrot Express, as Best Local Healthy Food Chain; the Bora Bora Bar at the Mai-Kai, as Best Bar; Calusa Coffee Roasters, as Best Coffee House; and Rebel Wine Bar, as Best Wine Bar. Brewlihan Mead Company was also featured by Secret Miami among the best wineries near Miami. Ms. Herrera stated that this media recognition positions Oakland Park as a food and beverage destination, brings new customers into the city, and creates visibility for the broader business community.

New businesses opening up in Oakland Park are: Designer Art Solutions LLC, 527 NE 32 St, www.designerartsolutions.com; Majestic Doors, Inc., 1069 NE 44 St, www.modernmajestic.net; VAMTECH USA, LLC, 3601 NE 4 Ave, www.vamtechusa.com, and Compass Medical Group LLC, 3750 NE 4 Ave, www.compasshealthsystems.com.

Ms. Herrera also welcomed Blake Contracting, LLC, 4301 NE 11 Ave, www.blakegc.com; Centamore Sprinkler and Backflow Services, 3291 NE 2 Ave, www.facebook.com/CentamoreSprinkler; TS Auto Car, 3901 NE 5 Ter, Unit 3, www.instagram.com/tsautocarllc; and Bossa Nova Interventional Pain & Regenerative Medicine, 4401 N Andrews Ave, portstluciepaininstitute.com.

Ms. Herrera reported on two business grand openings. TBOSS Real Fresh Luxury Men's Fashion held its grand opening on July 18 at 321 NE 44 St, www.tbossrealfreshs.com, bringing a distinctive retail concept to the Prospect Road corridor. NeuroIntuition held its grand opening on August 1 at 3471 N Federal Highway, Suite 404, www.neurointuition.org, bringing neurological services to the community.

Ms. Herrera stated that, beyond the two catalytic projects recognized earlier in the evening by the Florida League of Cities, downtown momentum is also visible in public spaces and infrastructure. Greenleaf Park, 1300 Park Lane East, is set to open on August 27, with a ribbon cutting at 10 a.m., and the community is invited to attend. The park will feature basketball courts, tennis courts, pickleball courts, a playground, a shaded pavilion, parking, lighting improvements, and landscaping. The park is being constructed by the developer of the Horizon of Oakland Park project at no cost to the City.

Ms. Herrera reported that the Force Main Replacement Project on Park Lane East is in the last stages of reconstruction, and that as part of the work the contractor is set to resurface the entire portion of the street from Dixie Highway to Federal Highway.

Ms. Herrera reviewed other capital improvement projects within the CRA. The Stevens Field grand re-opening was held on July 17, and improvements include a new walking trail, LED field lighting, improved drainage, fresh grading and sod, and new restrooms. The new Oakland Park Library opened on July 3 at 3900 NE 3 Avenue, offering modern public computers, a technology hub, and community spaces. Ms. Herrera stated that the library is more than a civic facility; it is a space for connection, skill development, and a place to create opportunities within the community.

Ms. Herrera shared that she had the privilege of representing the City at the Mayoral/City Manager Roundtable held earlier that day, August 5, at Junior Achievement of South Florida, which continues the dialogue between Broward County Public Schools and municipalities. As part of the conversation, an update was provided on the Redefining Our Schools program. Ms. Herrera reported that Broward County Public Schools has established a partnership with Space Florida to offer the Space Florida Academy at nine high schools, including Northeast High School, creating aerospace and engineering pathways for students.

Ms. Herrera invited businesses to join the next Oakland Park Business Partners meeting on Tuesday, August 11, 2026, from 8:00 a.m. to 9:30 a.m. at the Amie Event Space. The featured speaker will be Gene Kelly Linhares, Principal Broker and Senior Mortgage Loan Originator

with Journey Home Mortgage, who will provide insight on how business owners can access available financing tools to grow their businesses. The meeting will also include a staff update on capital improvement projects and available business resources, as well as an opportunity for the business community to provide feedback on how the City can better serve them.

Ms. Herrera stated that retaining existing businesses and helping them build capacity is at the core of the CRA's work. The CRA is partnering with the County to host the Kauffman FastTrac Half-Day Workshop, The Intentional Entrepreneur, geared toward aspiring entrepreneurs and early-stage business owners, on Thursday, October 8, from 5 p.m. to 8 p.m. at the Jaco Pastorius Park Community Center. The workshop will be facilitated by Maribel Feliciano, Director of the Broward County Office of Economic and Small Business Development. Ms. Herrera also brought to the attention of businesses the South Florida Business Conference & Expo, to be held Wednesday, August 19, 2026, from 4 p.m. to 8 p.m. at the Fort Lauderdale Marriott Coral Springs Resort & Convention Center, 11775 Heron Bay Blvd, Coral Springs, with registration available at www.SouthFloridaExpo.com.

Ms. Herrera closed the update by encouraging business owners to sign up for the Get LOAKL business newsletter for updates on new businesses, grant opportunities, and capital improvement programs that could benefit them, and to follow @OaklandParkCRA on Facebook and @FindItInOaklandPark on Instagram.

1. **PUBLIC COMMENTS**
At this time any person will be allowed to speak on any matter that pertains to City business for a length of time not to exceed four minutes per person.

None.

CONSENT AGENDA

Board Member Lonergan moved to approve the CONSENT AGENDA. Board Member Budhoo seconded the motion, which prevailed by the following vote:

YES: Board Member Budhoo, Board Member Lonergan, Vice Chair Gordon, Board Member Newbold, Chair Arnst

2. **Approval of CRA Minutes - March 25, 2026; May 20, 2026; June 17, 2026**

Approved in Consent.

3. **BOARD MEMBER DISCUSSION ITEMS**

None.

4. **REPORTS FROM BOARD MEMBERS**

Board Member Budhoo thanked Ms. Herrera for connecting him with a new neurologist, noting that he had spent a year looking for the right physician and knew the practice was the right fit when he attended the ribbon cutting of Neurointuition. He inquired how many jobs were created.

Ms. Herrera replied that the new businesses combined bring more than 25 new jobs to Oakland Park.

Board Member Lonergan thanked Ms. Herrera for being the face of Oakland Park and for working closely with businesses, answering their questions, and guiding them toward success. He congratulated the businesses named in the "Best Of" recognitions covered in the presentation. He stated that the City works to improve the quality of life and the appearance of the city so that people come here, and that businesses contribute friendly customer service, good prices, and quality service, making it a win-win. He encouraged residents to support local Oakland Park businesses.

Vice Chair Gordon thanked Ms. Herrera for the presentation and stated that she continues to raise the bar. She attended the ribbon cutting for Neurointuition and described the new office as high-end, also noting that the owners chose to do business in the City of Oakland Park. She stated that she is excited about all that is going on and about the aerospace program being offered at Northeast High School.

Board Member Newbold thanked Ms. Herrera for the presentation and congratulated Northeast High School on the aerospace program, as well as the Oakland Park businesses recognized in the Miami New Times. She commented that she first encountered Carrot Express in Miami's Design District and is glad to have a location here, noting the fresh and healthy selections offered. She thanked and congratulated all of the businesses that decide to come to Oakland Park.

Chair Arnst remarked that he wished an aerospace program had been offered when he attended Northeast High School, and thanked Ms. Herrera for everything she does for the City.

5. REPORTS FROM EXECUTIVE DIRECTOR

Executive Director Hebert stated that he regularly drives through the area currently under construction and acknowledged that some of these projects, particularly the force main project outside Board Member Lonergan's property, have taken longer than anticipated. He thanked the Board for raising their voices and encouraging staff to assist the Fort Lauderdale team in committing to repave the entire roadway and recognized Assistant City Manager Sierra Marrero and Board Member Lonergan for their persistence. He stated that it is a great outcome for the city and one of many improvements taking place, which will continue as the new park opens, the 13 Avenue project is completed, and construction of the Horizon of Oakland Park begins. He added that the refurbishment of the Cherry Creek bridge overpass, which was not part of the force main project, was brought forward that evening and added to the consent agenda.

Board Member Lonergan explained his efforts to get Fort Lauderdale to repave the roadway. Following communications with staff and outreach to the Fort Lauderdale city manager, he received a call from a representative of David Mancini & Sons, Inc., and the parties met on the roadway within hours to discuss the concerns. He stated that staff and the Board presented a united front explaining why the roadway should be completely repaved, the contractor agreed,

offered a sincere apology, and completed the work within a few days. He noted that the bridge could not be included because of its structure, and reported that at the roundabouts three of the four lights are up and working and striping is on the road, with reflectors remaining to be installed. He thanked staff and recognized a longtime resident, who remained in contact with him throughout the project, and stated that he has heard from numerous residents who were pleased with the outcome. Chair Arnst thanked Board Member Lonergan for his efforts.

ADJOURN

The meeting was adjourned at: 7:42 P.M.

CITY OF OAKLAND PARK, FLORIDA

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STEVEN R. ARNST, CHAIR

ATTEST:

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RENEE M. SHROUT, CMC, CRA CLERK