

# Memorandum



**Date:** November 12, 2025

**To:** Chair and Members  
Art in Public Places Trust

**From:** Ashlee K. Thomas, Interim Director  
Department of Cultural Affairs

**Subject:** Trust Resolution No. APPT 25-56 / Elisabeth Condon – Homestead Gardens Ph  
1 / Proposal Contract

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## **Trust Resolution No. APPT 25-56**

RESOLUTION APPROVING A PROFESSIONAL ARTIST SERVICES AGREEMENT FOR PROPOSAL SERVICES IN SUBSTANTIALLY THE FORM ATTACHED WITH ELISABETH CONDON IN THE AMOUNT OF \$1,800.00 FOR THE ARTWORK PROJECT AT THE HOMESTEAD GARDENS PHASE 1 HOUSING DEVELOPMENT (FROM MIAMI-DADE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND PROCIDA DEVELOPMENT GROUP PUBLIC ART FUNDS).

## **Recommendation**

It is recommended that the Art in Public Places Trust approve a Professional Artist Services Agreement for Proposal Services in substantially the form attached with Elisabeth Condon in the amount of \$1,800.00 for the artwork project at the Homestead Gardens Phase 1 Housing Development.

## **Background**

On June 12, 2024 the Trust authorized a contract with Tampa-based artist, Elisabeth Condon to implement her proposal “Swamp Lattice” (2021) at a prominent interior area on the 10th floor club lounge at the Gallery at West Brickell Residential Tower. At the onset of design development, the client requested that the artist consider modifying and implementing the concept as a durable outdoor mosaic murals for placement in the two different walls flanking the new pool deck. The redirection of the design intent combined with the accelerated schedule for the building opening, prevented the implementation of the commission during the finishing phase of construction making the APP commission much more complex and expensive to realize than originally planned. In agreement with the artist and client, APP recommended the termination of the commission and contuing to work with the artist to identify a project in the near future with similar conditions for implementation of the significantly developed design scope.

A current affordable housing public-private partnership in the City of Homestead between the Miami-Dade County Department of Housing and Community Development and the Procida Development Group presents a new opportunity to reconnect with Elisabeth Condon. The Homestead Gardens Phase 1 project is a series of low-rise Garden-style buildings with extensive exterior walls appropriate for the integration of artist designed murals, one of the public art opportunities that the client would like to pursue in this first phase of the development. APP has shared the artist’s developed concept with the client and has confirmed their interest to invite Elisabeth Condon to adjust the current proposal for the new project conditions or to come up with

an all together different approach that better serves the development. The budget for this new artwork commission will be in the range of \$140,000.00, an amount commensurate to the value of the terminated portion of the artist contract.

APP staff recommends the approval of Trust Resolution No. APPT 25-60 authorizing a Professional Artist Services Agreement for proposal services with Elisabeth Condon in the amount of \$1,800.00 for the artwork project at the new Homestead Gardens Phase I Housing Development.