

Memorandum



Date: April 14, 2026
To: Chair and Members
 Art in Public Places Trust
From: Ashlee K. Thomas, Interim Director
 Department of Cultural Affairs
Subject: Trust Resolution No. APPT 26-24 / Karen Rifas – Caribbean Isles Residential
 Phase / Professional Artist Services Agreement

Trust Resolution No. APPT 26-24

RESOLUTION APPROVING A PROFESSIONAL ARTIST SERVICES AGREEMENT IN SUBSTANTIALLY THE FORM ATTACHED WITH KAREN RIFAS IN THE FIXED FEE AMOUNT OF \$145,000.00 FOR PHASE I – DESIGN AND PHASE II – FABRICATION AND INSTALLATION SERVICES OF THE ARTWORK PROJECT FOR THE RESIDENTIAL PHASE OF THE CARIBBEAN ISLES HOUSING DEVELOPMENT PROJECT (FROM MIAMI-DADE DEPARTMENT OF HOUSING AND COMMUNITY DEVELOPMENT AND PINNACLE COMMUNITIES PUBLIC ART FUNDS)

Recommendation

It is recommended that the Art in Public Places Trust approve a Professional Artist Services Agreement in substantially the form attached with Karen Rifas in the fixed fee amount of \$145,000.00 for Phase I-Design and Phase II – Fabrication and Installation Services of the artwork project for the residential phase of the Caribbean Isles Housing Development Project.

Background

A meeting of the Professional Advisory Committee (PAC) was held on March 26, 2026 to review the credentials of Miami-based artist Karen Rifas and consider her recommissioning for the residential phase of the Caribbean Isles development, a public-private partnership between the Miami-Dade Department of Housing and Community Development and Pinnacle Communities, LLC. This housing development is being built in two separate phases with the first phase comprising a public garage with 231 spaces of which 150 parking stalls are dedicated to Miami-Dade Department of Transportation and Public Works for its park and ride program along the South Dade Corridor busway. The second phase of the project includes a new multi-story affordable housing apartment building with various amenity areas including a covered outdoor terrace that connects to the terrace of the adjacent Caribbean Village tower completed in 2019.

Artist Karen Rifas was commissioned in 2018 to implement an original tile mural for the covered terrace of the new Caribbean Village apartment building. At the time of her PAC recommendation and approval by the Trust, the developer confirmed that Caribbean Village would have a future phase built on an adjoining lot and that the new building's outdoor terrace would be connected through an open courtyard to Karen's proposed tile artwork. Now that the new Caribbean Isles building is under construction and APP has confirmed that both spaces are visually and physically connected, the PAC meeting on March 26, 2026 recommended the recommissioning of the artist to create a complementary work that unifies both terrace covered areas.

To accomplish this, APP staff recommends approval of Trust Resolution No. APPT 26-24 authorizing a Professional Artist Services agreement in substantially the form attached with Karen Rifas in the fixed amount of \$145,000.00 for Phase I-Design and Phase II- Fabrication and Installation Services of the artwork project for the residential phase of the Caribbean Isles housing development project.