

Memorandum



Date: May 12, 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 26-32 / Elisabeth Condon – Homestead Gardens
Phase 1 / Professional Artist Services Agreement

Trust Resolution No. APPT 26-32

RESOLUTION APPROVING A PROFESSIONAL ARTIST SERVICES AGREEMENT IN SUBSTANTIALLY THE FORM ATTACHED WITH ELISABETH CONDON IN THE NOT TO EXCEED AMOUNT OF \$195,000.00 FOR THE HOMESTEAD GARDENS PHASE 1 HOUSING DEVELOPMENT ARTWORK PROJECT (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 in substantially the form attached with Elisabeth Condon in the not-to-exceed amount of \$195,000.00 for the Homestead Gardens Phase 1 Housing Development artwork project.

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.

An 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 presented a new opportunity to reengage with artist 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 wanted to prioritize in the first phase of the development.

Through approval of Trust Resolution APPT No. 25-56, the Trust authorized a proposal contract for the artist to work with the project team in the development of a design concept that best served the indentity of this new facility. This collaboration resulted in the artist focusing all design components on the large vertical facades of the main (4) buildings, areas considered to be

transitional and engagement points for anyone entering or exiting the facilities. The proposed artwork conveys a sensory and subtle interpretation of Florida's lush landscape using a variety of 2-D and 3-D elements crafted from laser-cut metal and fiber resin pexiglass. Nature, décor, and calligraphy inspire minimal, yet expressive elements as if being in a private garden that stimulates the imagination and offer the feeling of intimacy for residents and visitors alike. The four different proposed façade treatments will be fabricated as custom cut panels in durable materials and painted in a color palette complementary to each building's color scheme. With support from APP staff, the artist presented the working proposal to the client team and received their enthusiastic approval to move forward with implementation of the concept as proposed. The large-scale design will have higher fabrication and installation costs that can be accommodated within the allotted Phase I artwork allocation.

APP staff recommends the approval of Trust Resolution No. APPT 26-32 authorizing a Professional Artist Services Agreement in substantially the form attached with Elisabeth Condon in the not-to-exceed amount of \$195,000.00 for the design, fabrication, and installation of the artwork project for Phase I of the Homestead Gardens Housing Development.