Lake Park Town Commission, Florida
Special Called Community Redevelopment Agency
Meeting Minutes

Wednesday, October 08, 2025 at 6:30 PM

Commission Chamber, Town Hall, 535 Park Avenue, Lake Park, FL 33403

Roger Michaud	**—**	**Chair**
Michael Hensley	**—**	**Vice-Chair**
John Linden	**—**	**Agency Member**
Michael O'Rourke	**—**	**Agency Member**
Judith Thomas	**—**	**Agency Member**
Vacant	**—**	**Agency Member**
Vacant	**—**	**Agency Member**
Richard J. Reade	**—**	**Executive Director**
Thomas J. Baird, Esq.	**—**	**Agency Attorney**
Vivian Mendez, MMC	**—**	**Agency Clerk**

PLEASE TAKE NOTICE AND BE ADVISED, that if any interested person desires to appeal any decision of the Town Commission, with respect to any matter considered at this meeting, such interested person will need a record of the proceedings, and for such purpose, may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons with disabilities requiring accommodations in order to participate in the meeting should contact the Town Clerk's office by calling 881-3311 at least 48 hours in advance to request accommodations.

CALL TO ORDER/ROLL CALL

6:41 P.M.

PRESENT

Chair Roger Michaud

Vice Chair Michael Hensley

Board Member John Linden

Board Member Michael O'Rourke

ABSENT

Board Member Judith Thomas

PLEDGE OF ALLEGIANCE

Chair Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Board Member O'Rourke, Seconded by Vice Chair Hensley.
Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke.

PUBLIC COMMENT:

This time is provided for addressing items that do not appear on the Agenda. Please complete a comment card and provide it to the Agency Clerk so speakers may be announced. Please remember comments are limited to a TOTAL of three minutes.

-Mary Beth Taylor posed questions regarding the Kimley-Horn report and the mulch placed near the fire station. She also provided written comments (Exhibit C).

CONSENT AGENDA:

Motion to approve the Consent Agenda made by Vice Chair Hensley, Seconded by Board Member O'Rourke.
Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke

1. CRA Budget Meeting Minutes - September 8, 2025
2. Special Called CRA Meeting Minutes - September 17, 2025

NEW BUSINESS:

3. Resolution 73-10-25– Agreement – CRA Administration & Project Management Consulting Services - It’s About Place, LLC - $34,998 ($5,833 per month)

   Executive Director Reade explained the item. CRA Administrator Allison Justice responded to the Board’s questions regarding the contract and what it entails. CRA Administrator Justice advised the contract is for six months and she anticipates completion of the projects as outlined in the contract. She provided the Board with her upcoming schedule for travel back to the Town and that she will be funding her own travel. Vice Chair Hensley requested a list of the projects that she will be working on under the contract.

   Motion to approve Resolution 73-10-25 made by Board Member O'Rourke, Seconded by Board Member Linden. The Board thanked Ms. Justice for her contributions to the Town and the

CRA.

Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke.

4. Resolution 74-10-25 – Agreement - Specialized Landscaping Services – CRA District - Chris Wayne and Associates - $188,250 annually ($15,687.50 per month)

   CRA Administrator Justice explained the item (Exhibit B). She responded to questions from the Board regarding the landscaping contract. Vice Chair Hensley asked what the remedy is under the contract should they not perform to their satisfaction. CRA Administrator Justice stated that there is a ninety day termination clause in the contract which they can initiate without cause.

   Motion to approve Resolution 74-10-25 made by Vice Chair Hensley, Seconded by Board Member Linden.

   Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

CRA Administrator Justice provided an update on the new businesses opening in the CRA. She announced Studio on 10th grand opening. She announced that Big John's Eatery signed a lease to come to Town. She announced that the Purple Lizard opened today. She spoke about the marketing and contract for 800 Park Avenue. She announced that December 5th will be the first public engagement scheduled for Bert Bostrom Park. She announced a new partnership with SCORE which is a business mentoring organization for new businesses in the CRA and the Town. They will be hosting meetings at the Library every second Wednesday of the month from 12:30 to 2:30. She announced the Rust Market on October 18th from 9am-2pm.

AGENCY MEMBER REQUESTS:

Vice Chair Hensley requested a PADD update at a future meeting.

ADJOURNMENT:

Motion to adjourn made by Board Member O'Rourke. Seconded by Board Member Linden.

Voting Aye: All

Meeting adjourned 7:03 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on October 22, 2025.

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Chair, Roger D. Michaud

____ Town Seal

Agency Clerk, Vivian Mendez, MMC

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Deputy Agency Clerk, Laura Weidgans

Approved on this __________ of __________________________, 2025