

**RESOLUTION NO. 110-12-2024**

**A RESOLUTION OF THE COMMUNITY REDEVELOPMENT  
AGENCY OF THE TOWN OF LAKE PARK, FLORIDA,  
AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN  
A FIRST AMENDMENT TO THE REDEVELOPMENT  
GRANT AGREEMENT WITH LIBERTY SQUARE LLC; AND  
PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Town of Lake Park's Community Redevelopment Agency (the CRA) has such powers and authority as have been conferred upon it by Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, Liberty Square, LLC (Grantee) owns the property located at 796 10<sup>th</sup> Street in the Town of Lake Park, Florida (the Property); and

**WHEREAS**, the Grantee is the recipient of a redevelopment grant from the CRA in the amount of \$360,000 (the Grant) to be used for the rehabilitation and redevelopment of the façade and exterior of 796 10<sup>th</sup> Street; and

**WHEREAS**, the CRA and the Grantee entered into a Redevelopment Grant Agreement (the Agreement) on September 20, 2023; and

**WHEREAS**, the terms of the Agreement state that the Grantee shall complete the rehabilitation and redevelopment of the façade and receive a Certificate of Completion by December 30, 2024; and

**WHEREAS**, the Grantee has informed the CRA that it will not receive a Certificate of Completion prior to December 30, 2024; and

**WHEREAS**, the CRA has agreed to extend the date set forth in the Agreement to receive a Certificate of Completion to June 30, 2025

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF  
COMMISSIONERS OF THE TOWN OF LAKE PARK COMMUNITY  
REDEVELOPMENT AGENCY:**

**Section 1:** The foregoing recitals are incorporated herein

**Section 2:** The Commission hereby directs and authorizes the Chairman to execute the First Amendment to the Redevelopment Grant Agreement with Liberty Square LLC, to extend the Certificate of Completion date to June 30, 2025 a copy of which is attached hereto and made a part hereof.

**Section 3:** This resolution shall become effective upon its execution.

The foregoing Resolution was offered by Board Member Hensley who moved its adoption. The motion was seconded by Board Member Taylor and upon being put to a roll call vote, the vote was as follows:

	AYE	NAY
CHAIR ROGER D. MICHAUD	<u>/</u>	—
VICE-CHAIR KIMBERLY GLAS-CASTRO	<u>/</u>	—
BOARD MEMBER MICHAEL HENSLEY	<u>/</u>	—
BOARD MEMBER MARY BETH TAYLOR	<u>/</u>	—
BOARD MEMBER JUDITH E. THOMAS	<u>/</u>	—
VACANT	—	—
VACANT	—	—

The Community Redevelopment Agency thereupon declared the foregoing Resolution 110-12-24 duly passed and adopted this 18 day of December, 2024.

TOWN OF LAKE PARK, FLORIDA

BY: Roger D. Michaud  
ROGER D. MICHAUD  
CHAIR

ATTEST:

Vivian Mendez  
VIVIAN MENDEZ  
AGENCY CLERK  
TOWN OF LAKE PARK  
(TOWN SEAL)  
SEAL  
FLORIDA

Approved as to form and legal  
sufficiency:

BY: Thomas J. Baird  
THOMAS J. BAIRD  
AGENCY ATTORNEY  
Brett Lashley

## **FIRST AMENDMENT TO THE REDEVELOPMENT GRANT AGREEMENT**

**THIS FIRST AMENDMENT TO THE REDEVELOPMENT GRANT AGREEMENT** ("Agreement") is made on this of December 2024, by and between the Town of Lake Park Community Redevelopment Agency (the "CRA"), having an address at 535 Park Avenue, Lake Park, Florida 33403, and Liberty Square LLC, (the "Grantee") having an address at 796 10th Street, Lake Park, FL 33403.

### **RECITALS**

**WHEREAS**, the CRA has such powers and authority as have been conferred upon it by Chapter 163, Part III, Florida Statutes; and

**WHEREAS**, Grantee owns the property located at 796 10<sup>th</sup> Street in the Town of Lake Park, Florida (the Property); and

**WHEREAS**, pursuant to a Redevelopment Grant Agreement (the Agreement) the Grantee became the recipient of a redevelopment grant in the amount of \$360,000 (the Grant) to be used for the rehabilitation and redevelopment of the façade and exterior of the buildings at 796 10<sup>th</sup> Street; and

**WHEREAS**, the terms of the Agreement state that the Grantee must complete the redevelopment and rehabilitation of the construction work for the façade and receive a Certificate of Completion from the Town by December 30, 2024; and

**WHEREAS**, the Grantee has informed the CRA that it will not receive a Certificate of Completion by December 30, 2024; and

**WHEREAS**, the CRA has agreed to extend the date set forth in the Agreement to receive a Certificate of Completion to June 30, 2025

**NOW THEREFORE**, this parties hereto agree to this first amendment to the Agreement as follows:



3. **Use of Funds, Reimbursement, Time of Completion.** The Grant funds shall only be used by the Property Owner for the rehabilitation and/or redevelopment of the Property's building facade and signage; the exterior areas of the building, including landscaping; and those related improvements identified in the scope of work (the Improvements) as set forth in the attached **Exhibit "A"** which is incorporated herein. The Property Owner shall only be entitled to the reimbursement of a maximum of 50% of the Grant for work associated with the design and construction of the Improvements. Upon the presentation and the CRA's acceptance of receipts associated with the rehabilitation and redevelopment of the Property, the Property Owner shall be entitled to the remaining 50% upon the receipt of a certificate of occupancy or completion. Provided, however, the Property Owner shall only be entitled to the reimbursement of the remaining 50% of the Grant upon the completion of all Improvements as set forth in Exhibit A, upon the issuance of a certificate of occupancy or completion by the Building Official within 21 months from the execution of this Agreement.

The parties hereto have duly executed this 1<sup>st</sup> Amendment to the Redevelopment Grant Agreement on the day and year first above written.

TOWN OF LAKE PARK CRA

By: 

Roger Michaud, Chairman

LIBERTY SQUARE, LLC

By: 

Its \_\_\_\_\_

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