



Lake Park Town Commission, Florida

Community Redevelopment Agency Meeting Minutes

Wednesday, June 04, 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
Brett Lashley	—	Agency Attorney
Laura Weidgans	—	Deputy 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

6:34 pm

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

The Pledge was led by Chair Michaud.

APPROVAL OF AGENDA:

Motion to approve the agenda with no changes made by Board Member Linden, Seconded by Board Member O'Rourke. Voting Aye: All

SPECIAL PRESENTATION/REPORT:

1. Discussion - Requested Sale of Lake Park CRA Property - 800 Park Avenue.

Community Redevelopment Agency (CRA) Administrator Allison Justice explained the item (Exhibit A).

Chair Michaud asked about the \$293,000 from 2009 that was paid off which at the time restricted the use of the building, but now the building is free for any type of use. CRA Administrator Justice confirmed this to be correct. Chair Michaud also asked about the recreations staff that would be moving into one of the pavilions in Kelsey Park. CRA Administrator Justice advised that they would be moving into the Pro Shop and there would be costs associated with that to add a bathroom in the amount of 6,000 - \$8,000 with completion in several months. Chair Michaud stated that having someone there in the park would be beneficial. CRA Administrator Justice added that she and her remaining staff would need to find another location either through rental or purchase.

Board Member Linden stated he is not completely sold on the idea of getting rid of the 800 building. He asked what would happen with the proceeds from the sale. CRA Administrator Justice stated that the funds would go back into CRA revenues for a project or for rent or purchase of another facility within the CRA area. Executive Director Reade stated that the sale of the property would be contingent upon having a space for staff to move into. Vice Chair Hensley would also like to ensure staff has a place to go before selling the property. Executive Director Reade stated that they anticipate being able to find a place for staff prior to the sale of the property and if not, they can always be temporarily housed in the Mirror Ballroom until a suitable location is secured. Board Member Linden stated he would prefer to have a location secured before selling the property. He also stated that he prefers purchasing a new property instead of renting due to current rental market fluctuations. Board Member Linden asked if there was a potential buyer for the 800 building. CRA Administrator Justice stated that they had received an unsolicited offer. Board Member O'Rourke stated he does not understand why we need to sell the property. He feels that altering the building to suit the needs of CRA staff would be a better choice and he will not approve the sale. CRA Administrator Justice stated

that using the building as an office space is not the highest and best use of the space. The sale of the property would contribute towards redevelopment of the downtown and the CRA. The Board agreed that they would like to consider the purchase of a new location as opposed to renting and they would like see potential options for this property before they commit to selling the 800 building. Vice Chair Hensley added that he does not want to create a tax burden on the residents due to the relocation. CRA Administrator Justice confirmed it would not create a tax burden.

2. Presentation – “Zero Empty Spaces” Program

Zero Empty Spaces representative, Mr. Evan Snow, provided a presentation (Exhibit B).

Board Member Linden stated he is familiar with Zero Empty Spaces and feels that it would drive traffic in the downtown area. Mr. Snow stated they are considering the use of Kelsey Theater. Board Member Linden stated that Kelsey Theater would be an ideal location. Vice Chair Hensley also believes that having Zero Empty Spaces in Town would drive traffic. Mr. Snow stated he would like the Board to keep them on their radar as a potential resource. Chair Michaud thanked Mr. Snow for his presentation.

PUBLIC COMMENT: NONE

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.

CONSENT AGENDA:

3. Special Called Lake Park Community Redevelopment Agency (CRA) Meeting Minutes - March 19, 2025

Motion to approve the consent agenda made by Board Member O'Rourke, Seconded by Board Member Linden.

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

NEW BUSINESS:

4. Request for Qualifications (RFQ) Selection - Design Consultant Recommendations - Bert Bostrom Park Master Plan.

CRA Administrator Justice provided a summary (Exhibit C).

Board Member Linden voiced concerns about the operating costs involved. CRA

Administrator Justice stated the phase one would include the exploration of funding sources.

Executive Director Reade stated that operation costs will be reduced by the utilization of current staff.

Motion to approve 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.

Mr. Steve Boruff, principle architect from Wannamaker Jenson Architects introduced himself to the Board. He stated that they are very excited to work on this project and spoke about other projects they completed in the area over the years.

5. Resolution 29-06-25 - Facade and Exterior Improvement Grant – Ms. Julie Thatch - 826 Park Avenue - \$50,000

CRA Administrator Justice provided a presentation and explained the item (Exhibit D). Chair Michaud asked if the other businesses in the same building were interested in making similar improvements. CRA Administrator Justice stated that although she has offered them the grants as well, they were not interested. Board Member Linden asked if it is a forgivable grant. CRA Administrator Justice stated that it is forgivable and there is a personal guarantee along with holding a mortgage since Ms. Thatch owns the property. She also cannot sell the property within 2 years. Vice Chair Hensley asked what the time-line for completion of the work would be. CRA Administrator Justice stated there is a requirement within the grant agreement that they must begin work within six months and there are additional time-line requirements after that as well.

Motion to approve Resolution 29-06-25 to award façade and exterior grant to Ms. Julie Thatch to improve 826 Park Avenue in the amount of \$50,000.00 made by Vice Chair Hensley, Seconded by Board Member Linden. Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Linden, Board Member O'Rourke

6. Resolution 30-06-25 - Commercial Interior Buildout Grant - Commercial Interior Buildout Grant – Mr. Hugo Centeno (Hugo's Gourmet Catering, Inc.) - 706 – AB 10th Street - \$50,000
CRA Administrator Justice provided a presentation and explained the item (Exhibit E).

Mr. Centeno provided a summary of his extensive culinary career and his plans in Town. Board Member Linden asked what safeguards are in place to guarantee then Town's money. CRA Administrator Justice advised there is a personal guarantee in place and he cannot leave within two years. Board Member Linden asked why the owner of the building is not a part of the guarantee. CRA Administrator Justice stated that the owner does need to sign off on the agreement but the Town does not currently have any agreement in place with the owner. She went on to say that they have chosen to accept the risk in order to attract businesses to the downtown area. She stated that they can explore other types of guarantees moving forward. Mr. Centeno answered questions from the Board about types of food being offered, hours, etc. Motion to approve Resolution 30-06-25 made by Board Member O'Rourke, 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 announced the following; she provided an update on 801 Park Avenue and that they met with the leasing agent who is working on filling the spaces. She announced that Local Gastropub has closed and the owners are unsure how they will be moving forward. Culinary Crossroads had a great grand opening weekend. FRA awards are due this week and they will be submitting for Culinary Crossroads. FRA Academy classes are in October. They are working on filling the CRA Marketing position.

-Executive Director Reade stated that he appreciated the presentation from Zero Empty Spaces and he is excited because of the art component and for artists and visitors spending money in Town.

Board Member Linden had no comments.

Board Member O'Rourke had no comments.

Vice Chair Hensley had no comments.

Chair Michaud had no comments.

AGENCY MEMBER REQUESTS: NONE

ADJOURNMENT:

Motion to adjourn 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

Meeting adjourned 7:57pm.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 3, 2025.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2025