



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: 9/2/2026

Originating Department: Community Redevelopment Agency
Resolution 68-09-26 – Façade and Exterior Improvement Grant Agreement – Mr. Ryan Harris – 117 Reed Rd LP – 117 Reed Road – Up to \$20,000 [CRA Contribution (Grant Award) – \$20,000 & 117 Reed Rd LP Contribution – \$80,000+]

Agenda Title: _____

Agenda Category: (i.e., Consent, New Business, etc.)

Approved by Town Manager: _____ **Date:** _____

Cost of Item: \$20,000 **Funding Source:** Grants and Incentives
110-552-520-

Account Number: 82118 **Finance Signature:** Barbara A. Gould

Advertised: _____

Date: _____ **Newspaper:** _____

Attachments: _____

Please initial one:

_____ Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

Mr. Ryan Harris, on behalf of 117 Reed Rd LP and property owner of 117 Reed Road, has requested that the CRA Board consider a Façade and Exterior Improvement Grant award in the amount of up to \$20,000 [CRA Contribution (Grant Award) – \$20,000 and 117 Reed Rd LP Contribution – \$80,000+].

The property at 117 Reed Road is a commercial property (.47 acres) located within the Lake Park CRA that includes two (2) existing buildings – Building #1 - 7,388 sq.ft. and Building # - 4,200 sq.ft. The proposed redevelopment of this property (including both buildings) intended to be utilized for light-

industrial flex-use, warehouse, office and light assembly uses. The property owner is proposing significant exterior improvements to modernize the appearance of the buildings, improve their functionality and enhance the overall appearance of the property.

As a result, CRA and Town staff have reviewed the proposed improvements and determined that the project is eligible for consideration under the Lake Park CRA's Façade and Exterior Improvement Grant Program. Proposed major elements are expected to include:

1. Modernize the exterior façade of the flex-industrial building
2. Replace existing windows and exterior doors
3. Convert two (2) existing garage openings to storefront glass
4. Repaint the entire (2) building with a modern gray and black finish
5. Complete a full roof replacement

The estimated cost of the exterior improvements identified in the grant application is \$100,000 or more, and the applicant is requesting a CRA Façade and Exterior Improvement Grant in the amount of \$20,000 to assist with the project costs. The remaining costs will be funded by the property owner.

CRA Contribution (Grant Award):	\$ 20,000
Property Owner Contribution:	<u>\$ 80,000+</u>
Estimated Exterior Project Cost:	\$100,000+

In addition to the improvements included within the scope of the Façade and Exterior Improvement Grant application, the property owner has indicated plans for additional property improvements (estimated \$250,000) that are expected to include a full interior buildout, new offices, restrooms, concrete floor polishing, and the roof replacement. These additional improvements are outside the scope of the requested CRA façade grant.

Note: While the proposed improvements have been reviewed for grant eligibility, formal review for compliance with applicable Town Codes, the Florida Building Code and any other required regulations will be conducted as part of the permit application and review process, as applicable.

If approved, the property owner will coordinate the project schedule and construction activities following execution of the Grant Agreement and completion of any required permitting and approvals.

If approved, the property owner intends to begin construction in October and the project is expected to be completed within one year.

The proposed Grant Agreement was prepared by the Community Redevelopment Administrator, the property owner, Mr. Ryan Harris (117 Reed Rd LP), the Community Development Director, the Finance Director and the Town Attorney.

Recommended Motion:

I move to approve Resolution 68-09-26 and authorize a Façade and Exterior Improvement Grant Agreement with Mr. Ryan Harris (117 Reed Rd LP) for improvements to 117 Reed Road, in an amount up to \$20,000 [CRA Contribution (Grant Award) – \$20,000 and 117 Reed Rd LP Contribution – \$80,000+]; and authorize the CRA Chair to execute the proposed Grant Award Agreement.