



Lake Park Town Commission, Florida
Special Call Community Redevelopment Agency (CRA)
Meeting Minutes

Wednesday, November 06, 2024

Immediately Following the Regular Commission Meeting

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
Michael Hensley	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Vacant	—	Agency Member
Vacant	—	Agency Member
Bambi McKibbon-Turner	—	Interim Executive Director
Brett Lashley	—	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

9:11 P.M.

PRESENT;

Chair Michaud

Vice-Chair Glas-Castro

Agency Member Taylor

Agency Member Thomas

Agency Member Hensley arrived to the Dais after roll.

PLEDGE OF ALLEGIANCE

The Pledge was bypassed as it had been done during the previous meeting.

SPECIAL PRESENTATION/REPORT:

1. Update and Recap of Meetings with CRA Businesses and the Status of the CRA Marketing Plan and upcoming events.

CRA Administrator Allison Justice presented to the Board (Exhibit A). Chair Michaud asked about the possibility of doing a craft and food tour and/or a scavenger hunt. Board Member Thomas suggested the possibility of a holiday advertisement for the CRA. She also suggested the possibility of collaborating with the Rust Market. CRA Administrator Justice stated they are already planning on broadening the area of the Rust Market and including other businesses. Board Member Thomas asked for an update on the Mobile Murals project. CRA Administrator Justice described the project and stated that they will tag onto the Rust Market advertising. Board Member Thomas requested to have the holiday lights stay on after the holiday is over.

2. Second Amendment to the Agreement with Lake Park Group (Oceana Coffee).

CRA Administrator Justice presented to the Board (Exhibit B) and stated that this item is only a presentation and should not have been titled as a second amendment. CRA Administrator Justice advised that there have been delays to this development as illustrated in the presentation exhibit. She recommends bringing an amended contract before the Board for approval to allow for additional time for completion to February or March of 2025. Board Member Thomas stated that she is happy that the project is moving along and is in agreement to provide sufficient time for completion with no additional extensions and recommended a six month extension to June 2025. Board Member Taylor agreed with Board Member Thomas' recommendations. Board Member Hensley stated that he sees the progress that is being made and agrees to the extension. Morganti Group Representative Mr. Brent Martin stated that the extra time would be appreciated and they are motivated to complete the project as soon as possible. Oceana Coffee Representative Ms. Amy Angelo stated that she is grateful for the partnership with the Town and she stated that they would appreciate the June 2025 completion extension, but they will still be pushing to complete by March 2025. Vice-Chair Glas-Castro expressed her disappointment with the delay of this project. She stated that she would not support the extension to June 2025.

Ms. Angelo gave a summary of their progress.

Mr. Martin advised that there are internal and interior components to the site that are complex and extensive that cannot be seen from the outside that give it the appearance of being more behind in their progress than they truly are. Vice-Chair Glas-Castro asked why they waited until September to try to work on their infrastructure. Mr. Martin stated that material procurements had been impacted by various factors. Board Member Thomas stated that their initial delays in the beginning were infrastructure related and she remembers being disappointed with the delays back in April of 2024. She stated again that she would not support an additional extension beyond the extension they are requesting right now. Chair Michaud asked if they could have the final certificate of completion done by April. Mr. Martin advised that they would be able to commit to having a temporary certificate of completion by March 28, 2025, but not the final certificate. Commissioner Hensley asked if he was able to stop in and see the inside. Ms. Angelo stated that she could meet him there and he would be able to go inside. Chair Michaud suggested the entire Board go to see the interior.

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. September 18, 2024 Special Call Community Redevelopment Agency Minutes

Motion made to approved the consent agenda by Board Member Hensley, Seconded by Board Member Taylor.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

NEW BUSINESS:

4. Resolution 94-11-24 Approve Façade and Exterior Improvement Grant to Hope Investment Enterprises, Inc. for the Property Located at 903 Park Avenue.

CRA Administrator Justice explained the item (Exhibit C). Mr. Abraham Abraham, owner of the property responded to questions from the Board. Board Member Taylor asked about adjacent neighbors and if they would also be adapting the same design. CRA Administrator Justice stated that they had approached those neighbors but they were not interested at this time. Board Member Taylor asked if the store owner had any plans for improvements on the inside. Mr. Abraham stated that the improvement would only be to the exterior façade.

Board Member Hensley agrees that the property needs improvements and would like for the property owner to keep up with the maintenance of the building. Board Member Hensley also asked what is the grant amount being asked for. CRA Administrator stated it was for \$100,000.00 but that the Board could decide to grant more if they wished. Board Member Thomas asked what caused the damage to the roof and façade. Mr. Abraham stated it may have been from rain or a storm. Board Member Thomas also stated that she would be in favor of requiring grant recipients to reinforce their properties to help guard against future storm damage such as shutters, etc. Chair Michaud stated he is in favor of this grant

Motion made to approve Resolution 94-11-24 by Board Member Taylor, Seconded by Board Member Hensley.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Hensley.

Voting Nay: Board Member Thomas.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

CRA Administrator Justice provided a report (Exhibit D). The Commission expressed dissatisfaction with the lack of progress being made at 754 Park Avenue and the fact that the owner did not show up to the meeting as requested so that he could provide an update in person.

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

Motion to Adjourn made by Board Member Hensley, Seconded by Board Member Taylor.

Voting Aye: All.

Meeting Adjourned 10:48 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on November 20, 2024.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Town Seal

Deputy Agency Clerk, Laura Weidgans

Approved on this _____ of _____, 2024