



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

Wednesday, May 03, 2023

Immediately Following Regular Commission Meeting

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

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<b>Kimberly Glas-Castro</b>	<b>—</b>	<b>Vice-Chair</b>
<b>John Linden</b>	<b>—</b>	<b>Agency Member</b>
<b>Roger Michaud</b>	<b>—</b>	<b>Agency Member</b>
<b>Mary Beth Taylor</b>	<b>—</b>	<b>Agency Member</b>
<b>Judith Thomas</b>	<b>—</b>	<b>Agency Member</b>
<b>Henry K. Stark</b>	<b>—</b>	<b>Agency Member</b>
<b>John O. D’Agostino</b>	<b>—</b>	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	<b>—</b>	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</b>	<b>—</b>	<b>Agency Clerk</b>

***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.***

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**CALL TO ORDER/ROLL CALL**

8:25pm

Present:

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Agency Member John Linden

Agency Member Mary Beth Taylor

Agency Member Judith Thomas

Agency Member Henry K. Stark

Executive Director John O. D’Agostino

Agency Attorney Thomas J. Baird, Esq.

Acting Agency Clerk Kimberly Rowley

## **PLEDGE OF ALLEGIANCE**

Bypassed

## **SPECIAL PRESENTATION/REPORT:**

### **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.*

Valentina Delcoro is a resident of Jupiter Florida and the former General Manager of Kelsey Theater in 2021-22. She wants to bring back Kelsey Theater. She is looking for guidance from Commission members.

### **CONSENT AGENDA:**

None

### **NEW BUSINESS:**

- 1. RESOLUTION 36-04-23 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN A FIRST AMENDMENT TO THE GRANT AGREEMENT WITH OCEANA LOGISTICS INTERNATIONAL, INC., KISS KITCHENS LLC, AND FLORIDA CANNING COMPANY LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

Executive Director D'Agostino explained the resolution and history of the grant request. He advocated for providing CRA assistance for businesses. He provided details of the proposed grant amendment.

Oceana Coffee Representative Amy Angelo advocated for small businesses in Palm Beach County and for the approval of the grant amendment followed by a presentation.

Agency Member Taylor had no questions

Agency Member Linden spoke favorably of the site and design plan. He has concerns with funds being spent on this project when there are other properties in the town that need help. He was interested in helping Oceana but not for the amount requested.

Ms. Angelo requested a conversation on the topic and went on to speak about Oceana's plan.

Agency Member Linden expressed concerns about payouts to Oceana.

Ms. Angelo stated that Oceana cannot afford to build without the grant.

Agency Member Linden continued to express concern about not getting a return on the investment after 10 years. He was willing to negotiate a lower amount, but not comfortable

with a million dollar grant. Agency Member Linden suggested Oceana was in default. Ms. Angelo declined to have any discussions on default without their attorney present.

Agency Member Thomas expressed concern and wants the plan to move forward with improving the site due to it being an eyesore. She asked could Oceana ensure the project would be built? She would like to see a guarantee from Oceana that construction would take place in a timely manner. She had a question of the deadline date referenced in the buildout letter for permits with potential need for further distribution of funds. She had concern about future revisions of the site plan. She anticipated demolition to have occurred by now. She would like to see a timeline for progression of the project in 6 month increments. Ms. Angelo stated that we are on the same team. She provided language from the traffic performance letter. Agency Member Thomas was not interested in what the letter said.

Agency Member Stark: recognizes the need for progress and also for sound fiduciary decisions. He says we have to adapt, let go of memories and progress. He spoke about long term benefits outweighing any potential issues. He would also like to see assurances with when the project will move forward.

Vice-Chair Glas-Castro asked can Oceana comply with the dates in the draft amendment. Ms. Angelo stated that June 15<sup>th</sup> would be the latest date to start construction and she does not see a problem with that. Vice-Chair Glas-Castro also mentioned date of completion to be December 2024.

Mr. Brent Mar, Contractor stated that the start date would depend on permits. He would be able to pull permit for demo right away, but still needs to obtain building permit.

Executive Director D'Agostino stated that the Town would move as quickly as possible to facilitate permits in order to meet timelines.

Chair Michaud had questions about various entities moving forward.

Ms. Angelo stated that they would need to be discussed between the partners at that time.

Chair Michaud asked about proposal of 200 jobs being brought in. Ms. Angelo confirmed and they are already looking to the Town for new hires. She explained that several businesses are interested in the shared kitchen spaces already and all kitchen units would be fully committed prior to opening.

Agency Member Linden questioned what was the backup plan if the Town had not awarded the original grant. Ms. Angelo stated that at this time, they would not be able to move forward.

Discussion ensued of the market value. Executive Director D'Agostino anticipates a value of \$8 million.

Motion to approve the Grant Agreement made by Agency Member Thomas

Second by Agency Member Stark

The Board discussed adopting a time-line and inserting into the contract for completion dates for certain project milestones. They discussed changing the June 15th deadline. They discussed changing the deadline date to the next disbursement date in December.

They came to consensus that demolition must be complete by August 15 2023 and obtain permit for vertical construction by September 15 2023

Agency Member Stark motion to amend the motion to approve the grant agreement to include deadlines as discussed

Agency Attorney Baird re-read proposed amended motion to approve the grant agreement with the conditions of completion of demolition by August 15, 2023 and to obtain building permit for vertical construction by September 15, 2023.

Discussion ensued.

Agency Attorney Baird stated for clarity “You are adopting the Resolution authorizing the Chair person to execute an amended contract with those two terms in it”

Agency Member Thomas stated “yes” to the amended motion

Second by Agency Member Stark

Voting Aye: Chair Michaud, Vice-Chair Glas-Castro, Agency Members Thomas and Stark

Voting Nay: Agency Members Linden and Taylor

2. REQUEST TO AUTHORIZE THE EXECUTIVE DIRECTOR TO ENCUMBER AND EXPEND FUNDING AND TO APPROVE TWO PROPOSALS FROM ENGENUITY GROUP FOR PROFESSIONAL SURVEYING SERVICES AND PROFESSIONAL ENGINEERING SERVICES FOR THE SURVEYING, DESIGN AND DEVELOPMENT OF 100% CONSTRUCTION-READY ENGINEERING DESIGN PLANS ASSOCIATED WITH THE PROPOSED SEPTIC TO SEWER TRANSITION IN THE INDUSTRIAL AREA.

Executive Director D’Agostino explained the item.

Agency Member Stark asked if there was a financial benefit or detriment to the properties involved Executive Director D’Agostino explained that there is no immediate financial need. He explained that the properties will be paying in order to contribute to the payment of the bond. Agency Member Stark asked if the payment would be proportionate to the size of the property or if it was a flat fee.

Mr. Adam Sweeney, engineer from Engenuity Group stated that based on a study they performed last year, there would be a cost per property based on the size of the property and various other components.

Agency Member Stark asked for confirmation that each individual property would be assessed and asked if the people were made aware that the value of their properties would most likely increase due to this. Mr. Sweeney replied that this was a part of the study from last year and there have been stakeholder meetings with property holders and they were informed as to the results and potential cost increases.

D'Agostino read the language "you are approving the expenditure by the CRA for money in the amount of \$199,774 to complete the design of the 42 private properties plus the public works facility".

Agency Member Thomas made motion to approve the request.

Second by Agency Member Stark

No discussion

Voting Aye: All

Voting Nay: None

#### **AGENCY MEMBER REQUESTS:**

Vice-Chair Glas-Castro requested to re-arrange order of items for future meetings so that major discussion items would be heard last so that attendees would not have to wait so long for their item to come up.

#### **COMMENTS:**

Executive Director D'Agostino Comments Exhibit "A"

#### **ADJOURNMENT:**

Motion to adjourn Vice-Chair Glas-Castro

Second by Agency Member Stark

Voting Aye: all

Meeting Adjourned 10:48pm

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on June 7, 2023