

# Exhibit B

Testimony Before Lake Park, FL Commission 3/04/2026

## Public Comment on *Resident Confidence in Commission Decision Making*

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Good evening Mr. Mayor and Commissioners,

I would like to share my experiences on how residents react to the alleged Sunshine Law violations related to the marina process. The apprehension has been passionate.

From the very beginning, many residents were already uneasy about the marina agreement — particularly the length of the leases and the long-term commitment of public waterfront property.

There were disagreements about the financial terms. There were concerns about whether the Town negotiated the best possible deal. Those are policy debates.

What has shifted the conversation now is the issue of transparency.

The Town is currently being sued for Sunshine Law violations related to the marina developer selection process. That fact alone has deeply unsettled many residents.

People are asking direct questions:

- Why is the Town being sued over how this decision was made?
- Why are there claims that transparency standards were not met?
- How did we arrive at a 99-year public land agreement that is now under legal challenge?

When a decision of this magnitude is tied to a Sunshine lawsuit, residents do not see it as just a technical legal issue, as some have described it.

They see it as a breakdown in transparency. That's upsetting.

It's not simply disagreement over policy. It's the reality that one of the most consequential decisions in our Town's history is now clouded by concerns about whether it was handled fully in the sunshine.

And when trust is shaken, the impact goes beyond one project. It affects how residents view every future redevelopment discussion, every major contract, every vote involving public land.

This is not about blame. That must be settled. It is now also about restoring confidence.

If there are serious concerns about both the financial terms and the integrity of the process, then the Town has an opportunity to now demonstrate leadership.

The Town can choose to ensure that going forward, whatever project is taken is done openly, clearly, and resident focused and driven.

Residents are not seeking conflict. They are looking for confidence.

And right now, that confidence needs to be rebuilt. Meet with us to find the path together. Thank you.