



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

Wednesday, November 05, 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
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

6:34 P.M.

PRESENT

Chair Roger Michaud

Vice Chair Michael Hensley

Board Member Judith Thomas

Board Member Michael O'Rourke

ABSENT

Board Member John Linden

PLEDGE OF ALLEGIANCE

Chair Michaud led the pledge.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Board Member Thomas, Seconded by Chair Michaud.

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

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.

NONE

CONSENT AGENDA:

Motion to approve the Consent Agenda made by Vice Chair Hensley, Seconded by Board Member Thomas.

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

1. Special Called CRA Meeting Minutes - October 22, 2025

NEW BUSINESS:

2. Lake Park Community Redevelopment Agency (CRA) Fiscal Year 2024 Annual Financial Statements (Audit) (Exhibit A).

Mr. Brandon Lopez with CBIZ presented the Annual Financial Statement (Audit) for the Community Redevelopment Agency. He stated that because of the efforts of Finance Director Barbara Gould, they have been making progress completing the financial statements on time. He stated that based on the procedures that they performed, no issues of non-compliance were identified except for meeting the deadline requirement.

Board Member O'Rourke asked about disclaimer language on page 2 referring to limited procedures that were performed. Mr. Lopez stated that this disclaimer refers only to specific sections that they do not give an opinion on because management is responsible for those sections. Board Member O'Rourke asked about highlights on page 4, specifically the negative change in the fund balance and if this indicates the viability of the CRA. Mr. Lopez explained that this is not of concern because of the ebb and flow of funds in and out.

Motion to approve the CRA 2024 Annual Financial Statement (Audit) made by Vice Chair Hensley, Seconded by Board Member Thomas.

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

The Board thanked Finance Director Gould for her hard work.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

Executive Director Reade thanked Finance Director Gould and staff for their hard work.

ADJOURNMENT:

Motion to adjourned made by Board Member O'Rourke, Seconded by Vice Chair Hensley.

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

Meeting adjourned 6:47 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on December 17, 2025.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2025