



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

Wednesday, June 17, 2026 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
Thomas J. Baird, Esq.	—	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

6:37 P.M.

PRESENT

Chair Roger Michaud

Vice Chair Michael Hensley

Board Member Judith Thomas

Board Member John Linden

Board Member Michael O'Rourke

PLEDGE OF ALLEGIANCE

Chair Michaud led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice Chair Hensley, Seconded by Board Member Linden.
Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden,
Board Member O'Rourke.

SPECIAL PRESENTATION/REPORT: NONE

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.

- Patricia Leduc expressed concerns with selling the 800 Park Avenue building at this time.
- Mary Beth Taylor provided written comments (Exhibit A).
- Jesse Furman, owner of Kelsey Vintage Goods and the Rust Market spoke about proposals for 800 Park Avenue.
- Ibrahim Ibrahim, owner of the Kelsey Market wants to increase his grant to complete construction on his property.
- Dr. Guerry Faustin would like to be considered to purchase the 800 Park Avenue building to open a medical office.

CONSENT AGENDA:

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

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

1. Special Called CRA Meeting Minutes - April 15, 2026

NEW BUSINESS:

2. Resolution 48-06-26 - License Agreement - 801 Park Avenue (Town Green Property).
Special Events Director Riunite Franks explained the item (Exhibit B). Chair Michaud asked if there was a cost estimate for the maintenance. Public Works Director Morales provided the Board with an in-house maintenance assessment (Exhibit C). Board Member O'Rourke asked if there was an assessed value for the green area for a potential future purchase of the property.

Special Events Director Franks indicated that they had not yet been done but they can do that. Board Member Linden asked if there would be any additional costs to the Town outside of the maintenance of the property and the alleyway. Public Works Director Morales stated that to his knowledge, there are no additional costs. However, if there were a need for specialized equipment or staff, they would have to get a quote for that. Board Member Thomas asked about liability for the sprinkler system on the property. Public Works Director Morales stated that the Town would have to cover any major damage to the system. Board Member Thomas asked if there were any negotiations that took place regarding after the contract period was over. Special Events Director Franks stated that it is their intention to do that. She stated that the property owner no longer intends to develop the property. Vice Chair Hensley asked if the Town has been paying for the use of the space. Special Events Director Franks stated that they have not been charging the Town to use the space. Vice Chair Hensley spoke in favor of the agreement and would like to continue the conversation with the property owner for a possible purchase of the property in five years. Chair Michaud clarified that the terms of the agreement allow for exclusive and unlimited use of the space during the contract period. Board Member Thomas asked if the Town would assume liability for the green space. Special Events Director Franks confirmed this to be correct. Motion to approve Resolution 48-06-26 made by Vice Chair Hensley, Seconded by Board Member Linden.

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

3. Presentation, Discussion & Direction - Sale of CRA Property - 800 Park Avenue

Mr. Ken Krasnow from Cushman & Wakefield presented to the Board (Exhibit D). Chair Michaud asked what the process would be considering that other parties have expressed an interest since the closing of the Request for Proposals (RFP). Town Attorney Baird stated that they can either elect to accept the one proposal that was received and move forward with that or they can elect to reject all proposals and start from scratch with a new request for proposals. Board Member Linden asked if the proposal that was received was less than the asking price. Mr. Krasnow explained that the RFP did not specify an estimate but that the offer that was received is in line with the appraised value. Board Member Thomas asked if the appraisal is still valid since it was done a year ago. Mr. Krasnow stated that they were not asked to re-appraise the property and does not believe there would be any significant difference in the appraised value. Board Member Thomas expressed her disappointment with how long this process has taken. Vice Chair Hensley spoke against the sale of the property. Board Member O'Rourke asked if

there had been interest in the property that came through after the RFP closed with an offer. Mr. Krasnow stated that they had received an offer after the RFP had closed and talked about all the various ways the sale had been advertised. He also stated that during the RFP period they had received 12-15 interested, engaged inquiries. Chair Michaud asked what the original intent was for selling the 800 Park Avenue building. Executive Director Reade stated that the building is currently not lending any value to attracting business to the downtown area. Vice Chair Hensley asked where the staff that are working out of the 800 Park Avenue building would be relocated to. Executive Director Reade stated there would still be time, but the thought was that they would be moved to Town Hall and at that point the Town could consider the purchase of another property if it is deemed the next suitable step. Board Member O'Rourke discussed the history of the property with the Town and using the property as an asset and believes Nature's Way would be a perfect use for this property. Board Member Linden stated that we owe it to the other businesses to extend or re-post the RFP and proposes that the property be re-appraised and another RFP be posted. Chair Michaud expressed an interest in having the new CRA Administrator review and provide an opinion on the matter. Board Member Thomas stated that the company that responded to the RFP took the appropriate steps and made an offer and now we either need to accept that offer or reject that offer.

Motion to reject the selling of 800 Park Avenue made by Vice Chair Hensley. Seconded by Board Member Linden.

Board Member O'Rourke stated that the offer that was made was over the appraised value and he is not in support of rejecting the offer. Executive Director Reade explained what the process would be if the offer was rejected which would be followed by either not moving forward at all or re-posting the RFP in order to receive additional offers. Board Members O'Rourke and Thomas advocated for moving forward with accepting the current offer.

Voting Nay: Board Member Thomas, Board Member O'Rourke.

Voting Aye: Vice Chair Hensley, Board Member Linden, Chair Michaud.

Motion to open the RFP process made by Board Member O'Rourke. Seconded by Board Member Linden.

Voting Aye; Chair Michaud, Board Member O'Rourke, Board Member Linden.

Voting Nay; Board member Thomas, Vice Chair Hensley.

Executive Director Reader stated that they will have the appraisal updated and then go out for proposals.

4. Presentation, Discussion & Direction – Proposed Downtown Lake Park Branding Concepts – Lake Park Community Redevelopment Agency (CRA) – Redevelopment Management Associates (RMA)

RMA representative Ms. Ansley Farrell presented to the Board (Exhibit E).

The Board voted individually for a new CRA logo.

Vice Chair Hensley voted for options A and B.

Chair Michaud voted for options A and B.

Board Member O'Rourke voted for option A.

Board Member Linden voted for options A and B.

Board member Thomas voted for options A and B.

Ms. Farrell stated that options A and B will be brought to the downtown stakeholders for input and will come back to the Board for final adoption.

5. Resolution 49-06-26 - Bert Bostrom Park Master Plan - Wannemacher Jensen Architects, LLC
Special Events Director Franks explained the item (Exhibit F). She introduced Wannemacher Jensen Senior Architect Mr. Werner Saravia and GAI Consultants Mr. Doug Schultz who provided a presentation (Exhibit G).

Board Member O'Rourke asked the consultants what they had been paid for performing this work. The consultants answered that they did not have that information. Board Member Linden stated that Kelsey Park is designed more for children's play area and believes this design is over-built. He also stated that he would like to have more input from the residents.

Vice Chair Hensley stated there were residents who participated in the survey. Board Member Thomas asked why the trailer is still in the rendering. Executive Director Reade stated that they are still in negotiations with the Police Athletic League (PAL) for the trailer use, so it needs to remain for now. Chair Michaud stated for the record that Kelsey Park is a great example of how the master plan can be amended as needed over time. Chair Michaud spoke in favor of this as a starting point. Board Member Thomas expressed concern with a resident who stated they did not want a dog walking area behind their home, but it is still illustrated on the plan that way. The consultant stated that they had changed the plan from a dog park to a dog friendly trail based on that resident's input.

Motion to approve Resolution 49-06-26 made by Board Member Thomas, Seconded by Vice Chair Hensley.

Board Member O'Rourke spoke about the \$11 million needed to build this park and the revenue needed. He stated this plan needs to be done in phases beginning with a sports program.

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

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

- The Board welcomed new CRA Administrator Leanna Collazo and CRA Marketing Coordinator Renee Rosario.
- Executive Director Reade had no comments.
- Board Member Linden spoke about the clock tower being evaluated for having sounds such as bells and music.
- Board Member O'Rourke had no comments.
- Vice Chair Hensley spoke in favor of the landscaping being kept up between 10th and 7th streets in the CRA.
- Board Member Thomas asked when the time capsule would be re-buried. Special Events Director Franks stated it has already been re-buried at the clock tower.

AGENCY MEMBER REQUESTS:

Board Member Linden requested an estimate to repair the sound effects in the clock tower.

ADJOURNMENT:

Motion to adjourn made by Board Member O'Rourke, Seconded by Board Member Linden.

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

Meeting adjourned 9 p.m.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on July 1, 2026.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2026