

# Exhibit A

Testimony Before Lake Park, FL Commission  
Regarding Public Comment on the P3 Development  
August 6, 2025  
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Good evening.

Last night at the Budget Workshop, Mayor Michaud, commenting on the P3 Project and the leadership of Forest Development stated, "I am in a flux about my partner." He felt, "uneasy to move forward," and that, "a pause on the recruiter clause," is necessary. Tonight is the night you pass such a motion and, as the Mayor said, "hold off very quickly." Yes, pull the Reverter clause request and the scheduled upcoming meeting. We then can consider some favorable developer agreement and if Forest, they should begin to demonstrate some competence in their craft. Devise a resident focused plan, while obviously maintaining the town's financial integrity.

In my written testimony, I cite 5 potent reasons for questioning the current planning.

Let me get this straight. When I add up:

- Forest Development's non-adherence to MULTIPLE critical timelines.
- That the Developer has NEVER submitted any financials as required, so we can validate they can afford to build projects and not leave us with an empty, rotting spaces when they must walk away. Is that what happened with the hotel building? No explanation ever provided. Even Commissioner O'Rourke was held to a rare moment of silence to explain that.
- That plans have NO OBVIOUS public spaces for residents or public parking. If it were obvious, Nadia would have told us yesterday.
- That the Developer has media ads that mislead the public about the project; and
- That the land we own will purchase lease for 99 years, while payments are only required the first 10!

ENOUGH! Beyond the P3 debacle, Nautilus is not completed, the tenants are angry that they can't move in as promised and have no hard date to do so, and it appears that the Developer's partners are either in financial stress themselves or are suing each other! How well did the Nautilus lift station planning go? How well is the 10<sup>th</sup> and Park lift station planning going? Find another developer!

Your own attorney last night clearly warned about the consequences of moving forward on this project and giving up all control over everything! Once and for all, listen to his wisdom. Do not accept any \$1.2m checks until we work out smart planning.

ENOUGH! The Lake Park Marina MUST remain a true public benefit. I like the marina just the way it is! Vote tonight by motion and a roll call (let's see who wants to be reelected) and pull the town's request around the Reverter process and at least pause the madness.

The Marina's budget crisis is the town's budget crisis. When in doubt, do nothing.