



# Lake Park Town Commission, Florida

## Special Called Community Redevelopment Agency

### Meeting Minutes

Wednesday, December 17, 2025 at 6:30 PM

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

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<b>Roger Michaud</b>	—	<b>Chair</b>
<b>Michael Hensley</b>	—	<b>Vice-Chair</b>
<b>John Linden</b>	—	<b>Agency Member</b>
<b>Michael O'Rourke</b>	—	<b>Agency Member</b>
<b>Judith Thomas</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Richard J. Reade</b>	—	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</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**

6:36 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.

**APPROVAL OF AGENDA:**

Motion to approve the agenda 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

**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.*

- Millard Porter expressed concern with the lack of advertisement of the downtown holiday lights display. He stated that development in the Town is necessary to boost business revenue.
- Tim Sullivan expressed the need for people to live downtown and he spoke in support of development and staff.
- Deanna Fonger spoke about a vision for the downtown area of the Town.

**CONSENT AGENDA:**

Board Member Linden pulled item number 3 from the Consent Agenda.

Motion to approve item numbers 1 and 2 of the Consent 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.

1. Minutes - Special Called CRA Meeting - November 5, 2025
2. Resolution 97-12-25 Redevelopment Grant Agreement – 3rd Amendment (Time Extension) - Liberty Square - 796 10th Street.

Item number 3 pulled for discussion

3. Resolution 98-12-25 Work Order - Professional Real Estate Brokerage Services (800 Park Avenue) - Cushman & Wakefield.

Board Member Linden asked why the CRA is not using a standard real estate broker which would save a little money. CRA Consultant Allison Justice stated that Cushman & Wakefield already has a master

contract with the CRA and the Town. She stated that their fee for the disposal of a property is 4 percent and they do not have an opportunity to waiver on the price. She added that they will be responsible for all of the closing documentation. Board Member Linden expressed that he would have preferred to utilize a local realtor. Vice-Chair Hensley wanted confirmation that the sale would come back before the Board for final decision. CRA Consultant Justice confirmed this to be correct. Board Member Thomas sought clarification on why a broker is being used when there is already an appraisal on the property and an interested buyer. CRA Consultant Justice explained that it was a decision to move forward with a realtor and she stated that there was also a requirement to advertise for thirty days before a sale could be negotiated and the process in total could take up to six months. Board Member Linden stated that he feels this would waste a lot of time and money when there is already a restaurant interested in the property. CRA Consultant Justice re-stated that they are required to advertise for thirty days before they can consider any offers.

Motion to approve Resolution 98-12-25 made by Board Member Thomas; Seconded by Board Member O'Rourke. Voting Aye: Board Member Thomas, Board Member O'Rourke, and Chair Michaud. Voting Nay: Board Member Linden and Vice Chair Hensley.

**NEW BUSINESS: NONE**

**CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:**

-CRA Consultant Allison Justice announced that the CRA was given an award from the Florida Redevelopment Association for creative funding for a project for Culinary Crossroads. She presented the plaque to the Board.

She spoke about the CRA's incentive programs that are upcoming. She announced the completion of the façade improvements for Saigon Market. CRA Consultant Justice stated that they had received one hundred and nineteen surveys online regarding Bert Bostrom Park and they have some initiatives coming up to get more resident feedback and answer questions from the public.

Board Member Thomas had suggestions for how to get more feedback for Bert Bostrom Park.

Board Member Linden suggested there be follow up with the public on the success of recent Town events and future events.

Board Member O'Rourke asked if there had been a survey done for the Park Avenue Downtown District (PADD). CRA Consultant Justice stated that she did not know the answer.

-Vice Chair Hensley asked about the process for development downtown. . Executive Director Reade explained that there is an application process that includes staff review, Planning and Zoning Board review and then Commission approval.

-Board Member O'Rourke commented on the downtown development and the Kimley-Horn report, which will be on the Special Call CRA January 21st meeting. He stated that the Holiday lights show was fantastic.

-Board Member Thomas spoke about public engagement and challenged the audience “the next time you come, bring a young person with you” so that the youth can see what they are planning and to be a part of it.

-Chair Michaud stated that something needs to happen with the downtown in terms of development in order to increase foot traffic which is at an all-time low.

**AGENCY MEMBER REQUESTS: NONE**

**ADJOURNMENT:**

Motion to adjourn made by Board Member O'Rourke, seconded by Vice Chair Hensley.

Voting Aye; All.

Meeting adjourned 7:40 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on January 21, 2026.

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Chair, Roger D. Michaud

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Town Seal

Agency Clerk, Vivian Mendez, MMC

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Deputy Agency Clerk, Laura Weidgans

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2026