

Exhibit C

Written Testimony for the Lake Park, FL Commission

FOR THE PUBLIC RECORD January 7, 2026

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Mr. Mayor and Commissioners:

The Sunshine Law violations uncovered recently are not minor mistakes. They are not technical errors. According to the Town Attorney's own memorandum, these violations occurred during the most critical phase of the Marina P3 process — the selection of the private partner and the negotiation of the Comprehensive Agreement — and they **are not curable**.

That means this Commission is not facing a policy choice tonight. You are facing a **moral and legal reckoning**.

Three commissioners made decisions that placed the Town of Lake Park into an unlawful process — O'Rourke, Commissioner Linden, and Mayor Michaud. We hope that they are ready to do a right thing now.

And that means this Commission has a responsibility to fix what was broken — **here, tonight, in public**.

Residents were excluded from the most consequential moment of this P3: the closing of the deal with the developer. We were told this was transparent. We were told the public interest was protected. But what residents now understand — what we woke up to — is that critical discussions happened outside the sunshine, without public notice, without records, and without accountability.

That is not transparency. That is a **backroom deal**.

Recently, we have heard claims that the Town Manager is “interfering” with this contract. Let me be clear: **what changed is not interference — what changed is awareness**. Residents woke up. We finally understand the scale of what was done behind closed doors, and we are no longer willing to accept it.

When the public is excluded, trust collapses. Promises can be discussed that residents will never hear about. Concessions can be floated that never appear in writing. Decisions can be shaped in silence. And now, because this process was not conducted lawfully, **we will never know what was promised or what was traded away** — not because residents were indifferent, but because there is no lawful public record.

Do not insult the intelligence of this community by blaming missing records on technical problems. Florida's Sunshine Law exists to prevent exactly this kind of convenient silence.

Residents were further stunned when a new independent valuation was recently presented.

That valuation shows that under the current Comprehensive Agreement, **the total present value to the Town is approximately \$4.1 million**. But under market-based baseline terms, this same project could generate **between \$1.29 million and \$1.64 million every single year** — before escalations.

This is exactly what happens when deals are negotiated behind closed doors instead of in the open, where residents can see, question, and protect their interests.

There is also a question of leadership that cannot be avoided.

One of the current members of this Commission, Mr. O'Rourke, was the Mayor of Lake Park when these Sunshine Law violations occurred. The mayor is the highest elected official in this Town. Mr. O'Rourke is also a lawyer. These violations happened under his leadership. For many residents, that raises a painful question about accountability and trust. We respectfully ask Mr. O'Rourke to resign.

Commissioners, residents are fed up with law-breaking communications. We are fed up with secrecy. **We woke up — and we are demanding justice and the rule of law.**

You have the authority — and the responsibility — to **act tonight**. Void this agreement. Start over in the open. Bring the public back into the room.

The residents of Lake Park are watching. And we are done being shut out.