# Lake Park Town Commission, Florida

# Special Called Community Redevelopment Agency

# (CRA) Meeting Minutes

Wednesday, November 04, 2026 at 6:30 PM

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

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| **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**

6:36 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**

Board Member Thomas led the pledge.

**APPROVAL OF AGENDA:**

Motion to approve the agenda made by Vice-Chair Hensley. Seconded by Board Member Linden.
Voting Aye: All

**SPECIAL PRESENTATION/REPORT:**

1. Presentation - Oceana Coffee Redevelopment Project Update - CRA Redevelopment Grant (5-Year Term)
   Ms. Amy Angelo presented to the Board (Exhibit A).
   The Board thanked Amy for all the work Oceana has done for the community.
   Executive Director Reade explained the direction he has requested of staff moving forward with grant opportunities.
2. Presentation - Lake Park Community Redevelopment Agency (CRA) - Six (6) Month Update
   Project/Marketing Coordinator Renee Rosario explained the six-month update (Exhibit B).

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

3. Special Called CRA Meeting Minutes - September 8, 2026
4. Resolution 104-11-26 - 1st Amendment - Park Avenue Decorative Lighting Agreement - Shellard Lighting Designs, LLC

**NEW BUSINESS:**

5. Presentation, Discussion & Direction - Bert Bostrom Park Master Plan – Prioritize Projects
   Special Events Director Riunite Franks explained the item to the Board (Exhibit C). The Board requested that a survey be sent to the community and a project list be sent to the Board to narrow down which projects will be funded. Board Member Linden expressed concern with

there not being enough space in the park. Special Events Director Franks stated that the consultant had examined the space and determined that there was enough space for the projects in the park. Board Member O'Rourke stated that he feels that the park should be used for youth sports. Chair Michaud agreed. Vice Chair Hensley suggested prioritizing grants for the basketball courts.

*Public Comment:*

-Mary Beth Taylor provided her comments in writing (Exhibit D).

6. Resolution 105-11-26 - Lake Park CRA Economic Development Incentive Programs – Kelsey City Kash Program, Vacant Storefront Window Wrap Program & Clean & Safe Economic Activation Initiative

   CRA Administrator Leanna Collazo presented to the Board (Exhibit E). Board Member Linden expressed concern with the paperwork involved with Kelsey City Kash being a deterrent for certain items or businesses. CRA Administrator Collazo stated that they would be there to assist businesses through the process. Executive Director Reade explained that the process can always be amended administratively as needed after this item is approved. Vice Chair Hensley spoke in favor of approval and suggested giving an additional $50 if the wrap advertised a local business. Board Member Thomas spoke about some previous issues with signage. She spoke in favor of the wrap program but stated that doing it on a reimbursable basis will not work for derelict property owners. Board Member O'Rourke requested to expand the window wrap program to include the graffiti mural art on the 700 block of Park Avenue.

   Motion to approve Resolution 105-11-26 with all the suggestions made by the Board 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.

7. Resolution 106-11-26 - 1st Amendment (Time Extension) - Façade and Exterior Improvement Program Grant Agreement – Mr. Ibrahim Ibrahim - Hope Investment Enterprises, Inc. - 903 Park Avenue - Up to $100,000 [CRA Contribution (Grant Award) - $100,000 & Hope Investment Enterprises, Inc. $434,900

   CRA Administrator Collazo explained the item (Exhibit F) and provided the Board with a before/after photo (Exhibit G). Vice-Chair Hensley asked what caused the delay.

Independent contractor assisting the applicant stated that the contractor had completed the work on the front of the building but there was still work needed at the back of the building. Vice-Chair Hensley asked how long the project will take to be completed. Mr. Ibrahim and the independent contractor explained the work still needed. Community Development Director Nadia DiTommaso explained that the east wall still needs artwork, and the rear requires an extension of the parapet with architectural detailing. She advised that if the applicant moves quickly, it could take three to four months to complete. Mr. Ibrahim stated that the work should not take more than six months to complete.

Motion to approve Resolution 106-11-26 made by Board Member Linden, Seconded by Vice Chair Hensley.

Board member O'Rourke suggested making the extension for four months. Board Member Linden disagreed with that. Board Member Thomas expressed concern with the previous delays on the project from the beginning. Board Member O'Rourke amended his position to be in favor of six months because of the delays the upcoming holidays will cause. Chair Michaud requested that the Board be regularly updated on the progress of the project. Executive Director Reade agreed to provide updates.

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

Voting Nay: Vice Chair Hensley.

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

-CRA Administrator Collazo provided an update on events taking place in the CRA including the opening of Flavor Mob and future attendance at the Rust Market. She stated that the next CRA business meeting will be on November 18th with a focus on marketing. She thanked local groups, businesses and residents for their involvement with the CRA.

-Executive Director Reade stated that the gateway signage survey was sent out to the Board.

-Board Member Linden suggested that the CRA Board meetings be on a separate night from Commission meetings moving forward. Executive Director Reade stated that staff will bring forward information on the pro's and con's of having the CRA meetings on a different night.

-Vice Chair Hensley asked for an update on the roundabout project.

**AGENCY MEMBER REQUESTS:**

Vice-Chair Hensley requested an update on the roundabout project.

**ADJOURNMENT:**

Motion to adjourn 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.

Meeting adjourned at 8:09 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on November 18, 2026.

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Chair, Roger D. Michaud

_____ Town Seal

Agency Clerk, Vivian Mendez, MMC

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Deputy Agency Clerk, Laura Weidgans

Approved on this _____ of _____, 2026