Lake Park Town Commission, Florida

Community Redevelopment Agency (CRA)

Meeting Minutes

Wednesday, September 02, 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

6:34 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 lead 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:

1. Proclamation - Florida Redevelopment Week - September 14–18, 2026
   Chair Michaud presented the proclamation to the CRA staff.

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.
-Sue LaFontaine provided written comments via Exhibit A.

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.

2. Special Called CRA Meeting Minutes - August 19, 2026
3. Resolution No. 53-07-26 (Amendment) – Façade and Exterior Improvement Grant Agreement – Mr. Nathan Rich - Nadina, LLC – 904 Park Avenue – Up to $50,000 [CRA Contribution (Grant Award) - $50,000 & Nadina, LLC - $96,120]

NEW BUSINESS:

4. Resolution 69-09-26 – Renewal - Property, Casualty & Workers' Compensation Insurance - Florida Municipal Insurance Trust (FMIT) – FY 2027 - $12,125
   Rommi Mitchell, representing Gehring Group introduced herself and the item. She explained the decrease in insurance this fiscal year and that coverage is for CRA owned buildings and lights in the CRA area.
   Motion to approve Resolution 69-09-26 made by Board Member Linden, Seconded by Vice Chair Hensley.

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

5. Resolution 68-09-26 – Façade and Exterior Improvement Grant Agreement – Mr. Ryan Harris – 117 Reed Rd LP – 117 Reed Road – Up to $20,000 [CRA Contribution (Grant Award) – $20,000 & 117 Reed Rd LP Contribution – $80,000+].

   CRA Administrator Leanna Collazo explained the item. Mr. Ryan Harris introduced himself and explained his building. Mr. Harris explained that the building is not currently occupied but they intend to employ approximately 20 people in the building. They are not requesting any additional washrooms. He stated that the demolition of the interior has been completed and engineer drawings are almost complete. They anticipate completion by the end of the year.

   Motion to approve Resolution 68-09-26 made by Vice Chair Hensley, Seconded by Board Member Thomas.

   Board Member Thomas expressed concerns with the septic to sewer project and Seacoast Utility's reluctance to extend the sewer lines in this area. Board Member Thomas suggested writing a letter to Seacoast urging them to move forward with sewers. Chair Michaud agreed with writing a letter. The Board came to consensus for writing a letter. Board Member O'Rourke suggested that they make the septic to sewer project a priority with Tallahassee. Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden, Board Member O'Rourke.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Administrator Collazo thanked everyone for participating in the theater opening.

-Executive Director Reade enjoyed the opening of the dance studio and appreciated those who were able to be there. He also provided an update on the Culinarchy opening and that they may be having a soft opening next week. He provided an update with the Kelsey Market having issues with façade and exterior. He stated that the grant will expired in November and staff are working with them on some of the unfinished work. Executive Director Reade also provided an update that Big Johns Eatery are still shooting for opening at 754 Park Avenue but there are still concerns with the property owner. Board Member Thomas stated that she thought we had provided a deadline for completion of 754 Park Avenue. Community Development Director Nadia DiTommaso explained that the amended stipulation with the magistrate does not have an end date, but they are running a fine of $150 per day. Chair Michaud spoke about his frustration with the delay with 754 Park Avenue and urged residents to mobilize to get progress going on the property.

-Board Member O'Rourke spoke about his frustration with property owners that are not working with the Town.

-Vice Chair Hensley spoke about the importance of bringing a business like Big John's to the Town and how it would drive business to the Town.

-Board Member Thomas stated that $150 per day must not be painful enough to motivate the property owner of 754 Park Avenue.

-Board Member O'Rourke spoke about the proclamation for Florida Redevelopment Week and how there have been no new buildings built within the downtown area since 1996.

AGENCY MEMBER REQUESTS: NONE

ADJOURNMENT:

7:14 P.M.

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.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on December 2, 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