



Lake Park Town Commission, Florida
Community Redevelopment Agency (CRA)
Meeting Minutes

Wednesday, June 05, 2024 at 6:30 PM

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
Michael Hensley	—	Agency Member
Carmen Rodriguez	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Vacant	—	Agency Member
John O. D’Agostino	—	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

6:37 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Michael Hensley

PLEDGE OF ALLEGIANCE

Led by Mr. Brady Drew

SPECIAL PRESENTATION/REPORT:

1. Quarterly construction update by Oceana Coffee.

Ms. Amy Angelo presented to the Board (Exhibit "A"). Project Manager Patrick Stroebel from Morganti provided a construction update (Exhibit B). The Board thanked them for the presentations.

2. Presentation and discussion of new CRA Incentive Programs.

CRA Administrator Allison Justice presented to the Board (Exhibit "C"). Board Member Taylor asked questions regarding eligibility of landlords for the Plant and Pave project. CRA Administrator Justice explained that landlords would be eligible, but the Board could discuss their desires for eligibility requirements. Vice-Chair Glas-Castro asked about the Strategic Investment program and assessed values. CRA Administrator Justice stated that assessed values would be post-construction. Vice-Chair Glas-Castro asked about the Reda program and what the maximum would be that the CRA would provide. CRA Administrator Justice stated there will be a cap and the sunset date cannot be extended. CRA Administrator Justice stated that only the Beautify Lake Park program and the Grand Opening would be administratively approved. Vice-Chair Glas-Castro asked that the Executive Director include a list of CRA projects within the next budget cycle so that the Board can be aware of the ongoing projects as they relate to the budget. Chair Michaud asked if permitting will be required for the Strategic Investment program. CRA Administrator Justice advised that there will not be costs for permitting. Chair Michaud clarified that changes would not affect values until the next calendar year. Chair Michaud asked for an inventory of homes in the CRA. CRA Administrator Justice advised that she would put that together and provide to the Board. Board Member Rodriguez asked about the Reda project and clarified the mechanics of the incentive. CRA Administrator Justice advised that any incentives given would have to be given due to developers providing a public benefit such as a park or affordable housing, etc. Board Member Thomas asked if there is a limit on the number of grants that can be requested. CRA Administrator Justice stated that only one grant could be requested in a five year period unless it was a business the Town was actively recruiting, then multiple grants could be considered. Board Member Thomas made a suggestion for the Façade and Exterior Improvements project to be approved administratively. It was agreed that these incentive items will come back before the Board as a Resolution for Board approval and items that are to be approved administratively would come before the Board as a separate line item

with a set amount of money. Board Member Thomas suggested the involvement of the County and other entities with the larger incentive projects.

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.

-Jo Porter- 139 Evergreen Drive would like to save the mural in the CRA.

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

CRA Administrator Justice provided updates (Exhibit D). Executive Director D'Agostino gave an update on some CRA budget items.

Board Member Taylor spoke in support of the mural. She stated that bike racks were donated by Jo Porter and thanked her for donating them.

Board Member Thomas spoke about all the great things in the CRA.

Board Member Rodriguez spoke in favor of the mural.

Vice-Chair Glas-Castro would like to see the CRA work with the property owner to maintain the mural.

Chair Michaud agrees that the mural is a staple in our community.

CONSENT AGENDA:

Consent Agenda item 4 was pulled from the agenda because the agreement is not ready.

3. May 1, 2024 Special Call Community Redevelopment Agency Meeting Minutes

Motion to approve item #3 made by Board Member Taylor, seconded by Board Member Rodriguez.

Voting Aye: All.

Item #4 has been pulled from the agenda by staff.

4. Resolution 36-06-24 Authorizing and Directing the Chair to Execute a Third Amendment to the Agreement with Vincent and Sons Landscaping, Inc., for the Provision of Professional Landscape Maintenance Services within the Boundaries of the Community Redevelopment Agency.

NEW BUSINESS:

NONE

AGENCY MEMBER REQUESTS:

Chair Michaud requests for staff to contact the property owner regarding the mural.

ADJOURNMENT:

Motion to adjourn made by Board Member Rodriguez, seconded by Board Member Taylor.

Voting Aye: All

Meeting adjourned 7:57 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 4, 2024.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Town Seal

Deputy Agency Clerk, Laura Weidgans

Approved on this _____ of _____, 2024