



# Lake Park Town Commission, Florida

## Community Redevelopment Agency Meeting Minutes

Wednesday, December 06, 2023 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>Kimberly Glas-Castro</b>	—	<b>Vice-Chair</b>
<b>John Linden</b>	—	<b>Agency Member</b>
<b>Carmen Rodriguez</b>	—	<b>Agency Member</b>
<b>Mary Beth Taylor</b>	—	<b>Agency Member</b>
<b>Judith Thomas</b>	—	<b>Agency Member</b>
<b>Henry K. Stark</b>	—	<b>Agency Member</b>
<b>Bambi McKibbon-Turner</b>	—	<b>Asst. Town Manager/ HR Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</b>	—	<b>Agency Clerk</b>
<b>Laura Weidgans</b>	—	<b>Agency Deputy 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

6:32 pm

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Henry Stark

## **PLEDGE OF ALLEGIANCE**

Led by Joanne Linden

## **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.*

-Jason Ramos from Lokal Gastropub spoke about the holiday lights and displays and also stated that there was confusion as to why the roads were closed. He feels that the Town should consider reducing speed as opposed to closing the roads.

## **EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:**

Assistant Town Manager/HR Director McKibbon-Turner provided comments (Exhibit A).

Board Member Linden had no comments.

Board Member Thomas spoke about how beautiful the holiday lights are.

Board Member Stark also feels that the holiday lights are better than he expected and would like to see the Board and the Town Manager work more closely with the business associates in the CRA. He would like to see the holiday display improved next year to include music. He also asked about the alleyway behind 801 Park Avenue. Community Development Director Nadia DiTommaso advised that there are sections of alleyway that are complete, but the section between 9<sup>th</sup> and 8<sup>th</sup> streets is not complete. Board Member Stark asked about the future use of this area. Community Development Director DiTommaso stated that the area could potentially be used as a parking area. Board Member Stark asked about the progress of the Oceana site. Vice-Chair Glas-Castro stated that she also was looking for an update on the progress of this site. Community Development Director DiTommaso explained that Oceana has all of the necessary permits in hand and they have moved forward with construction. Vice-Chair Glas-Castro asked if the site was ready for vertical construction.

Board Member Taylor asked what the cost was for the holiday lights project. Finance Director Jeffrey Duvall explained that the cost for the lights was \$129,000.

Board Member Taylor asked if there would be an assessment to see if the holiday lights were successful as far as generating more business in the CRA business district. Assistant Town Manager/HR Director McKibbon-Turner stated that there would be a discussion with staff and the Town Manager to evaluate the success and staff would reach out to business owners to assess the effects of the holiday lights.

Board Member Rodriguez asked about signage indicating where the businesses were located. Chair Michaud advised there was a sign that advised the road was closed and directing traffic to the parking area.

Vice-Chair Glas-Castro expressed concerns with releasing money to Oceana without a progress report from staff.

Board Member Linden thanked Public Works for fixing the pot holes.

Board Member Thomas spoke about Oceana and is unsure if Oceana has begun vertical construction and what the definition of vertical construction is. She feels that making another disbursement to Oceana is pre-mature because they haven't met the vertical construction requirement. She asked for clarification from staff as to what constitutes vertical construction. Community Development Director DiTommaso stated that the site passed the rebar inspection on December 5, 2023. Chair Michaud asked for staff to provide a complete report of what has been completed so far. Assistant Town Manager/HR Director McKibbon-Turner advised that this item would be placed on the December 20<sup>th</sup> agenda and that the next disbursement of \$200,000 to Oceana has not been released yet. Chair Michaud stated that we should hold off on releasing those funds for a little bit longer.

### **CONSENT AGENDA:**

Motion to approve the consent agenda made by Board Member Thomas, Seconded by Board Member Taylor.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

1. October 18, 2023 Special Call Community Redevelopment Agency Meeting Minutes
2. November 15, 2023 Special Call Community Redevelopment Agency Meeting Minutes

### **NEW BUSINESS:**

3. Lake Park Car Show and Cruise

Special Events Director Riunite Franks explained the item (Exhibit B).

**AGENCY MEMBER REQUESTS:**

Chair Michaud requested that staff provide a progress report on the Oceana Coffee site at the next meeting and would like Oceana to be in attendance.

**ADJOURNMENT:**

7:10 pm

Motion to adjourn made by Board Member Stark, Seconded by Board Member Thomas.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

**FUTURE MEETING DATE:** The next scheduled Special Call Community Redevelopment Agency Meeting will be conducted on December 20, 2023.

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Chair, Roger D. Michaud

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Town Clerk, Vivian Mendez, MMC

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Deputy Town Clerk, Laura Weidgans

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2023