



**CRA**  
**Agenda Request Form**

**Meeting Date: September 20, 2023**

**Agenda Item No.**

**Agenda Title: A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN A GRANT AGREEMENT WITH LIBERTY SQUARE LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

[ ] SPECIAL PRESENTATION/REPORT [ ] CONSENT AGENDA  
[ ] OLD BUSINESS [X] **NEW BUSINESS: Resolution**  
[ ] DISCUSSION FOR FUTURE ACTION [ ] OTHER: General Business

Approved by Executive Director: John D'Agostino Digitally signed by John D'Agostino  
DN: cn=John D'Agostino, o=Town  
of Lake Park, ou=Town Manager,  
email=jdagostino@lakeparkflorida.  
gov, c=US  
Date: 2023.09.13 14:11:31 -04'00' Date: \_\_\_\_\_

*Nadia Di Tommaso, Community Development Director*

<b>Originating Department:</b>  <b>Town Manager/Community Development</b>	<b>Costs: \$ 360K - FY 24 (project completion required by Dec. 20, 2024 therefore, 50% may only be reimbursed in FY 25).</b> <b>Funding Source:</b> <b>CRA-Grants / Legal #108</b> <b>Acct. # 110-55-552-520-82111</b> [ ] Finance <u>Jeffrey P. Duval</u> <small>Digitally signed by Jeffrey P. Duval DN: cn=Jeffrey P. Duval, o=City of Lake Park, ou=Finance, email=jduval@lakeparkflorida.gov, c=US Date: 2023.09.13 13:52:02 -04'00'</small>	<b>Attachments:</b>  <b>-Resolution __-09-23</b>  <b>-Redevelopment Grant Agreement and Exhibit "A" ("Scope of Work"- Itemized Breakdown/Request/Appraisal/Survey/Renderings/Elevations)</b>  <b>-Unconditional Guaranty of Repayment and Performance</b>  <b>-Liberty Square Tenant Roster</b>  <b>-LLC Registration and Property Details</b>  <b>CRA Master Plan Redevelopment Goal</b>
---	---	---

**Background and Summary**

Liberty Square LLC owns the property at 796 10<sup>th</sup> Street. The LLC's Registered Agent and Managing Partner is Carlo Vernia. Mr. Vernia has owned 796 10<sup>th</sup> Street since June 2019.

Mr. Vernia also owns additional property in the Town and has been monitoring the Town's vision plans and improvements for almost a decade. Mr. Vernia has been tracking the progress and the foresight of the CRA Board, the Town Commission and Town Staff and would like to be part of what he refers to as the 'renaissance' of Lake Park. This is the primary reason as to why he has invested in purchasing several properties in the Town.

796 10<sup>th</sup> Street is a key property in our CRA. It is currently home to a variety of tenants (tenant roster is enclosed). Mr. Vernia is interested in reinventing the older 1962 aesthetics into more vibrant, modern and economically stimulating aesthetics. The CRA Master Plan encourages Economic Incentives and other support to projects as a Redevelopment Goal (enclosed for reference).

Mr. Vernia is prepared to invest a minimum of \$720,000 of his own funds into the proposed improvements and is requesting \$360,000 from the CRA in grant assistance funds. An unconditional guaranty of repayment and performance associated with the LLC and him personally will also be executed and recorded with the Agreement. This provides ample protection to the CRA in the event the project is not realized, especially since the entirety will be recorded as a Lien against the property and the property does not have a mortgage or any bank loans, allowing this lien to be first in line. The funds on a reimbursement basis only per the proposed terms and 50% will only be paid if all is completed with a Certificate of Completion in-hand by the end of the term (i.e. no later than 15 months from the date of the approved Grant Agreement - December 20, 2024). The Town Attorney prepared both the Grant Agreement and Guaranty.

The total costs for the improvement, as provided in the enclosed Exhibit A, is summarized as the following:

*General Conditions:* \$149,586.50 (please refer to the enclosure for additional details)

*Overhead and General Contractor Fee:* \$184,927.30

*Construction Costs* (for permit application value): \$853,050

Total: \$1,187,563.80

The property's current estimated market value for 2023 per the property appraiser's website is \$3,015,708 (with an associated \$5,713 in Lake Park operating tax contribution). The property owns additionally provided an appraisal report that is also enclosed in Exhibit A. The appraiser concluded that the final "as completed" value is estimated at \$5,840,000 (resulting in a possible increase in Lake Park operating tax revenue of approximately \$5,500 annually).

Refreshed facades and exterior improvement is intended to serve as an additional economic catalyst to the area, attracting additional tenants and creating more jobs since redevelopment often stimulates more development. Actually, this property's proposal is a result of all the developments and advancements experienced by the CRA/Town over the past few years.

The proposed renderings/elevations are enclosed and are being included as well for quick reference:

**Existing Building:**



**Proposed Facades/Exterior Improvements:**



**Recommended Motion:** I move to APPROVE Resolution \_\_-09-23.