



Lake Park Town Commission, Florida
Special Call Community Redevelopment Agency
Meeting Minutes

Wednesday, December 20, 2023 at 6:30 PM

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
John Linden	—	Agency Member
Carmen Rodriguez	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Henry K. Stark	—	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

6:35 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Judith Thomas

ABSENT

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Henry Stark

PLEDGE OF ALLEGIANCE

Amy Angelo of Oceana Coffee lead the pledge.

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.

NONE

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

Board Member Thomas stated that the Holiday Lights are delightful and wanted to thank the Town.

Chair Michaud stated that he received positive comments from someone in Boynton Beach about the Holiday Lights.

Board Member Linden talked about being Santa and felt that the Town's Holiday events have been a huge success for the Town.

Executive Director provided comments (Exhibit A)

CONSENT AGENDA:

Motion made to approve the Consent Agenda by Board Member Thomas, Seconded by Board Member Linden.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Linden, Board Member Thomas

1. December 6, 2023 Community Redevelopment Agency Meeting Minutes.

NEW BUSINESS:

2. 1301 10th Street – Lake Park Group Progress Report and 2nd Grant Disbursement.

Executive Director D'Agostino explained the item. Ms. Amy Angelo introduced the project. Patrick Stroebel from Morganti Group explained the progress of the project and that vertical construction had begun. He provided photo evidence to support this.

Vice-Chair Glas-Castro asked when the next inspection would be. Mr. Stroebel stated that the next inspection would be for the underground work for plumbing and electrical and they plan to have that inspection done on December 29, 2023 and the following inspection would be the mason block wall inspection and slab floor inspection possibly in the middle of January 2024.

Board Member Thomas stated that she is concerned with how slowly this project is progressing and asked if the Board could be updated as to why.

Board Member Linden stated that he also has concerns with the rate of construction. He asked the Town Attorney to weigh in as to whether Oceana is fulfilling their contractual agreement and Town Attorney Baird stated that they are.

Ms. Angelo stated that everything is progressing as it should outside of some challenges they had in the beginning. Mr. Stroebel mentioned some issues they had with Seacoast but stated that they will definitely complete the project by the deadline.

Vice-Chair Glas-Castro stated that she has concerns with them meeting their final deadline by December 2024.

Chair Michaud asked Oceana representatives if they could provide the Board with quarterly reports on the progress of the project. Mr. Stroebel agreed with this request.

Board Member Thomas made a motion to approve the disbursement of the grant money.

Seconded by Board Member Linden.

Board Member Thomas re-stated that she doesn't like how slowly this project is progressing and is requesting that Oceana provide updates to the Board when there are issues that come up.

Vice-Mayor Glas-Castro stated that she has concerns with staff wanting to release the disbursement without input from the Board. She stated that there will not be any further disbursements if they are not meeting the terms of the agreement. Executive Director D'Agostino stated that staff was not going to disburse funds without bringing the item before the Board.

He stated that Oceana has met the terms of the agreement, but agrees that staff will come back before the Board before any further disbursements are made.

Voting Aye: all

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

7:28 P.M.

Motion to adjourn made by Board Member Linden. Seconded by Vice-Chair Glas-Castro.

Voting Aye: All

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on March 6, 2024.

Chair, Roger D. Michaud

Town Clerk, Vivian Mendez, MMC

Deputy Town Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2024