



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

Wednesday, January 21, 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

6:43 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 led the Pledge of Allegiance.

APPROVAL OF AGENDA:

Board Member Thomas requested item number 2 be pulled from the Consent Agenda.

Motion to approve the agenda as amended made by Vice-Chair Hensley, Seconded by Board Member Thomas.

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

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

CONSENT AGENDA:

Motion to approve item 1 of the Consent Agenda made by Board Member Thomas, Seconded by Vice-chair Hensley.

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

1. Special Called CRA Meeting Minutes - December 17, 2025

Item 2 was pulled from consent for discussion:

2. Resolution No. 04-01-26 - Agreement - PFM Financial Advisors

Board Member Thomas asked if this advisor was for CRA duties. CRA Consultant Allison Justice explained that the advisors would be for both the Town and the CRA and that the consultants would assist the Town and the CRA with the bonding process. Board Member Thomas express concerns with the fact that the agenda item did not mention the bonding process. Board Member O'Rourke indicated that the agenda item mentions the Capital Improvement Plan and does that include the CRA. He also asked if the CRA was wanting to borrow money in order to get out of the financial crisis it's in. CRA Consultant Justice stated that is incorrect, that the CRA has guaranteed revenues for the next fourteen years that they can borrow against to use for capital projects. Board Member O'Rourke expressed concern with all of the items that the consultant could charge for. Executive Director Reade clarified that the agreement would

be in place in case the CRA had a need and that there would be no charge unless the consultant was utilized for something. Board Member O'Rourke suggested postponing a consultant agreement until it is actually needed. Board Member Linden stated that these services are not needed right now. Board Member Thomas expressed that she would have liked to see the language of this agenda item be more concise. Chair Michaud also expressed that there is not a need for this service at this time. CRA Consultant Justice restated the need for a consultant at this time, so that the CRA can bond and move forward with capital projects.

Motion to approve Resolution 04-01-26 made by Board Member O'Rourke, seconded by Board Member Thomas.

Voting Aye; Board Member Thomas.

Voting Nay; Board Member Linden, Board Member O'Rourke, Vice-Chair Hensley, Chair Michaud.

Public Comment;

Mary Taylor stated that she agrees that the consultant is not needed at this time. She spoke about some capital projects she would like to see.

NEW BUSINESS: NONE

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Consultant Justice announced the upcoming Community meeting on the Bert Bostrom Park Re-Design on Saturday January 24th from 10am to 12pm.

-Board Member Thomas spoke about how beautiful Park Avenue was over the holidays.

AGENCY MEMBER REQUESTS:

Vice-Chair Hensley thanked staff and the Executive Director for the Kelsey Market improvements.

Board Member Thomas spoke about the time-line for the Kelsey Market Improvements.

Chair Michaud asked for a future update on the properties that received incentive grants.

ADJOURNMENT:

Motion to adjourn made by Board Member O'Rourke, Seconded by Vice-Chair Hensley.

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

Meeting adjourned 7:16 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on March 18, 2026.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2026