



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

Wednesday, November 02, 2022 at 6:30 PM

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

Michael O'Rourke	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
John Linden	—	Agency Member
Roger Michaud	—	Agency Member
Mary Beth Taylor	—	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

PRESENT

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Roger Michaud

Board Member Henry Stark

Board Member Mary-Beth Taylor

Chair Michael O'Rourke - arrived at 7:40 P.M.

PLEDGE OF ALLEGIANCE

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.

CONSENT AGENDA:

1. October 5, 2022 Community Redevelopment Agency Meeting Minutes

Motion made by Board Member Michaud, Seconded by Board Member Linden.

Voting Yea: Vice-Chair Glas-Castro, Board Member Stark, Board Member Taylor

NEW BUSINESS:

2. A RESOLUTION 75-11-22 OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, AUTHORIZING AND DIRECTING THE CHAIRMAN TO SIGN A GRANT AGREEMENT WITH OCEANA LOGISTICS INTERNATIONAL, INC., KISS KITCHENS LLC, AND FLORIDA CANNING COMPANY; AND PROVIDING FOR AN EFFECTIVE DATE.

Executive Director D'Agostino explained the item. Amy Angelo President of Oceana Coffee presented to the Community Redevelopment Agency (see Exhibit "A").

Board Member Linden clarified the CRA would contribute \$1 Million Dollars over a five-year period; he questioned the anticipated amount of the Palm Beach County Housing and Urban Development (HUD) Loan. Charles Lesnick of Kiss Kitchens, LLC., explained the project totaled approximately \$7.5 Million, and funding was anticipated via loans and personal capital. He announced the following HUD approvals for funding: Oceana Coffee (\$200k), Florida Canning Company (\$180K), and Kiss Kitchens (\$950K).

Ms. Sherry Howard, Deputy Director of Department of Housing and Economic Development, (Virtual Attendee) explained that Community Development Block Grant Dollars backed/supported HUD Section 108 Loans. She explained the underwriting process was rigorous and the project had been approved by Palm Beach County and HUD. Mr. Lesnick announced the funding would be awarded and available per the approval of the CRA Board. He announced that HUD approved the funding based upon projections, presentations, job creation, and the benefit to the community. He announced the anticipated loans and requirements of the Small Business Administration.

Attorney Baird announced the following funding and sources: \$1.33 Million (Palm Beach County), \$1 Million (Town of Lake Park CRA-Grant). Ms. Angelo announced a loan was anticipated from the Bank of Belle Glade but that she did not have the exact figure.

Mr. Leonard Schwartz, Developer, (Virtual Attendee) provided comments regarding the site plan.

Board Member Linden questioned if the Bank of Belle Glade was provided a Business Plan. Ms. Angelo answered, "Yes" and explained their collaboration with the Bank of Belle Glade over the last two years.

Board Member Michaud questioned the probability of failure of one of the three entities. Mr. Lesnick explained in an unforeseeable situation, an entity could sell their interest to a successor company.

Ms. Meri Weymer, Palm Beach County Representative, (Virtual Attendee) clarified the costs of construction had significantly increased, which increased the overall amount of the loans.

Vice-Chair Glas-Castro questioned if the original site plan was inclusive of Florida Canning and Kiss Kitchens. Ms. Angelo announced the three entities were a part of the original site plan. Vice-Chair Glas-Castro announced the following employee projections: Oceana Coffee (10 Employees), Florida Canning (10 Employees), Kiss Kitchens (36 Employees); she commented there would not be enough parking spaces to accommodate 56 employees if there were only 36 parking spaces available. Ms. Angelo explained the parking spaces would not be utilized at the same time and the job projections were over 10 years. She announced that 10 employees would not be at work at the same time (e.g. shift changes).

Vice-Chair Glas-Castro expressed disappointment and commented the original site plan was for Oceana Coffee. Mr. Emilio Levalo, One A- Architect, suggested referral to the original site plan application; he explained the application was inclusive of Oceana Coffee, Florida Canning and Kiss Kitchens. He explained the entities were shown on the drawings, the parking tabulations, and the site plan approval was based on the different utilizations. He explained the different utilizations were separated by fire, parking, means of egress, and drive-thru requirements.

Board Member Michaud asked for clarification of the construction timeline Attorney Baird read Section 3 of the Redevelopment Grant Agreement as follows: "Condition Precedent. On or before November 2, 2022, the Lake Park Group shall submit to the CRA sufficient information, which in the reasonable discretion of the CRA Commission demonstrates that the total construction cost for the Project shall exceed Six Million Dollars (\$6,000,000.00)". Community Development Director Nadia DiTommaso explained the construction cost breakdown was included in the agenda packet; however, the information was provided in June 2022. Additionally, the information provided in June 2022 was higher than \$6 Million Dollars.

Chair O'Rourke apologized for his tardiness. He questioned if the agreement was inclusive of a claw back provision. Executive Director John D'Agostino explained the agreement was inclusive of a personal guarantee provision. Attorney Baird referred to paragraph 12 of the Redevelopment Grant Agreement. Mr. Lesnick announced the Federal Bureau of Investigations, Palm Beach County, Small Business Administration and the Bank of Belle Glade have vetted the necessary financials.

Leonard Schwartz and Niamh Kilcoyne (Virtual Attendees) commented in support of approval of Resolution 75-11-22. Mr. Lesnick reiterated the importance and urgency of approval (e.g. inflation rates); without the approval of the grant, the project is not viable and the entities are locked into rates with the Bank of Belle Glade and liable to increase.

The Board requested additional information on the business plans associated with the three entities; further explanations on their loan(s) breakdown and evidence of financial stability; information on the loan guarantees discussed; and all additional information related to the economic impacts associated with the business investment growth and additional economic growth factors to substantiate the request.

The item was postponed to the Special Call Community Redevelopment Agency Meeting scheduled for November 16, 2022.

Motion made by Board Member Michaud, Seconded by Board Member Taylor.

Voting Yea: Chair O'Rourke, Vice-Chair Glas-Castro, Board Member Linden, Board Member Stark.

EXECUTIVE DIRECTOR REPORT: None

AGENCY MEMBER REQUESTS: None

ADJOURNMENT: 8:30 P.M.

FUTURE MEETING DATE: The next scheduled Special Call Community Redevelopment Agency Meeting will be conducted on November 16, 2022.