



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

Wednesday, November 16, 2022 at 5:30 PM

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

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<b>Michael O'Rourke</b>	<b>—</b>	<b>Chair</b>
<b>Kimberly Glas-Castro</b>	<b>—</b>	<b>Vice-Chair</b>
<b>John Linden</b>	<b>—</b>	<b>Agency Member</b>
<b>Roger Michaud</b>	<b>—</b>	<b>Agency Member</b>
<b>Mary Beth Taylor</b>	<b>—</b>	<b>Agency Member</b>
<b>Henry K. Stark</b>	<b>—</b>	<b>Agency Member</b>
<b>John O. D'Agostino</b>	<b>—</b>	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	<b>—</b>	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</b>	<b>—</b>	<b>Agency 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**

**PRESENT**

Chair Michael O'Rourke

Vice-Chair Kimberly Glas-Castro

Board Member John Linden

Board Member Roger Michaud

Board Member Henry Stark

Board Member Mary-Beth Taylor

**PLEDGE OF ALLEGIANCE**

**SPECIAL PRESENTATION/REPORT: NONE**

## **CONSENT AGENDA: 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.*

### **NEW BUSINESS:**

- 1. 75-11-22 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 OCEANA LOGISTICS INTERNATIONAL, INC., KISS KITCHENS LLC, AND FLORIDA CANNING COMPANY LLC; AND PROVIDING FOR AN EFFECTIVE DATE.**

Executive Director D'Agostino explained the item (see Exhibit "A"). Board Member Linden thanked the representatives of Oceana for the additional information provided. He asked what they would do if the market lowered. Ms. Amy Angelo explained that they would not be able to lower the cost of the construction lower than \$6Million. Executive Director D'Agostino explained that if the cost lowered, they would not need the CRA's \$1Million for the project. Ms. Angelo explained that the loans were contingent on the \$1Million from the CRA.

Mr. Leonard Schwartz explained the developers equity and risks associated with the project.

Board Member Linden asked how secure are the guarantees. Agency Attorney explained the the guarantees are as secure as their personal assets. Board Member Linden expressed concern regarding how secure the assets are for the project. Ms. Angelo responded to the concerns addressed. Mr. Swartz stated that there are five (5) guarantees, not three (3).

Board Member Michaud thanked them for the additional information. He asked their company's percentage. Ms. Angelo explained that they were the second smallest.

Board Member Stark thanked them for the information.

Vice-Chair Glas-Castro expressed concern with the CRA being fourth in line to receive funds should they falter. Agency Attorney stated that the CRA would be fourth in line, which was why they asked for the personal guarantees. Vice-Chair Glas-Castro asked who would owned the land. Ms. Angelo explained that it would be condo and an Association would then control the land.

**Public Comment:**

Richard Ahrens, Chair of the Planning & Zoning Board, explained that the cost are stabilizing, not raising or lowering. He made comments regarding his career and business in the Town. He commented on this great project.

Board Member Stark moved to approve Resolution 75-11-22; Board Member Michaud seconded the motion.

Vice-Chair Glas-Castro comments regarding the CRA being fourth in line. She stated that the CRA should consider this a gift and not a grant or loan since it would be highly unlikely the CRA would be paid back if they falter. She thought it was a great project.

Board Member Taylor agreed with the comments made by Vice-Chair Glas-Castro. She expressed concerns with the project. She felt they would not fail because it was a great project.

Board Member Michaud also agreed with the comments of Vice-Chair Glas-Castro. He announced that he understood the grant was included in the underwriting for the project.

Vice-Chair Glas-Castro asked Ms. Sherry Howard, Palm Beach County why the CRA should contribute to this project. Ms. Howard explained that Palm Beach County saw the need for commercial kitchens.

The CRA discussed their concerns regarding the project (e.g. significant dollar amount, informative workshops).

Vice-Chair Glas-Castro announced her support of the project per the due diligence of the Palm Beach County Economic Development Specialist. She suggested future informative workshops some similar initiatives.

Chair O'Rourke discussed the importance of generating revenue in the Town of Lake Park and announced his support of the project.

Board Member Stark announced his support of the project.

Motion made moved to approve Resolution 75-11-22 by Board Member Stark, Seconded by Board Member Michaud.

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

Voting Nay: Board Member Taylor

**AGENCY MEMBER REQUESTS:**

**ADJOURNMENT: 6:50 P.M.**

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on December 7, 2022.