



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

Wednesday, March 25, 2026

Immediately Following the Special Called Commission Meeting

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

8:30 pm

PRESENT;

Chair Michaud

Vice Chair Hensley

Board Member O'Rourke

Board Member Thomas

Board Member Linden

PLEDGE OF ALLEGIANCE

The Pledge of Allegiance was bypassed.

APPROVAL OF AGENDA:

Motion to approve the agenda 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:

1. Presentation - Update on Downtown Lake Park Planned Marketing, Activities & Programs

CRA Consultant Allison Justice provided a presentation (Exhibit A).

Chair Michaud stated that he likes the gateway signs and asked what the process and cost would be for businesses getting their information on the signs. CRA Consultant Justice stated that as long as it was available to all businesses across the board, she believes they can come up with a process. Executive Director Reade stated that his recommendation is that initially the signs be used strictly for Town business. Executive Director Reade asked about the possibility of starting the process using a budget adjustment for this budget cycle. Chair Michaud stated that would depend on what staff comes up with. Board Member Linden stated that he likes the sign idea and asked where they would be placed. Executive Director Reade stated that ideally, one on Congress, one out by Northlake, one in the Downtown area, one on the south side of Town and one on Federal. Board Member Linden was not in favor of having six signs. He stated that he would support one. Community Development Director Nadia DiTommaso provided the Board with information about a grant that is available to facilitate redevelopment ideas and initiatives. They are still working through the details prior to making an application. Board Member O'Rourke stated that you could get people to go to the downtown area if there were residential projects built. Board Member Thomas wanted clarification on the purpose of the signs. CRA Consultant Justice advised there would likely be different types of signs including a gateway sign, way-finding signs, and pedestrian level signs. Board Member Thomas spoke about the possibility of having a CRA newsletter where businesses could sponsor ads in an attempt to get the businesses information out there and to offset marketing costs through sponsorships. Vice-Chair Hensley spoke about the need for foot traffic in the CRA. He stated that he does not receive any flyers or door hangers from the businesses in the CRA and believes this might be a useful marketing tool. Chair Michaud asked if there has been any contact with the "Chamber". CRA Consultant Justice stated that they have had discussions with the Chamber but if a business is not a member of the Chamber, they do not offer assistance. CRA Consultant Justice stated that CRA businesses are waiting for development to happen. She would reach back out to the Chamber to see if there is any assistance available. Chair Michaud asked about the frequency of the movie nights. CRA Consultant Justice stated that the frequency has not yet been determined. Vice-Chair Hensley suggested having CRA

business owners attend marketing classes in order to receive assistance from the Town. Board Member Linden asked about the use of the Green. CRA Consultant Justice stated it could be used via a lease or through purchase of the property. CRA Consultant Justice stated that a lease has been discussed, but they would like to explore all options. Executive Director Reade spoke about the importance of having the green area available for events and the benefits of purchasing as opposed to leasing. Board Member Linden spoke in favor of a farmer's market. He also spoke about issues with road closures during Town events, which affects surrounding businesses. CRA Consultant Justice stated there are a lot of logistics that need to be worked out. Board Member Thomas stated that the businesses need to come out and meet residents during events.

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 the Consent Agenda made by Board Member O'Rourke, Seconded by Board Member Thomas.

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

2. Special Called CRA Meeting Minutes - January 21, 2026
3. FY 2025 Lake Park CRA Annual Report – Recommendation to Town Commission to Accept & Submit to Appropriate and Required Taxing Authorities
4. Work Authorization - Pavement Maintenance and Rehabilitation Services (Various Locations) - Asphalt Paving System, Inc. - \$537,760.46
5. Work Authorization - Concrete Curbing, Sidewalk Construction, Milling and Asphalt Concrete Resurfacing Services (Various Locations) - The Stout Group, LLC - \$162,000

NEW BUSINESS:

6. Discussion - 754 Park Avenue Project Update - Mr. Michael Aram - Property Owner
Community Development Director Nadia DiTommaso provided an update. She stated that the Special Magistrate ordered the new fines as of February 1, 2026 because the property owner had paid the amounts prior to that date. There is also a lien on the property. The property owner stated it would take approximately 2-3 months for completion with no new established deadline. Chair Michaud asked that the business owner come before the Board. Vice-Chair Hensley stated he would like to know what the options to foreclose would be.

7. Resolution 27-03-26 Façade and Exterior Improvement Grant Agreement – Mr. Oscar Caballero – Equinox Realty, Inc. - Camilia Square, LLC – 1249 10th Street – in an amount not to exceed \$100,000
CRA Consultant Allison Justice presented (Exhibit B). Vice-Chair Hensley asked what is currently inside the plaza. Mr. Oscar Caballero talked about the need for market awareness of the plaza and the area in general. He stated there is an art studio, a karate studio, a hair salon, Equinox Realty, an appliance shop, a gym and a chiropractor/wellness center.

Motion to approve Resolution 27-03-26 made by Board Member O'Rourke, Seconded by Board Member Linden.

Vice-Chair Hensley spoke about residents who have questioned the money the Town has laid out and lack of results. Board Member Thomas spoke about wanting to attract the right tenants that will bring the most to the Town. She asked that an update be provided on the façade grants that they have so far awarded each time a new grant is requested.

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

Voting Nay: Board Member Thomas.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Consultant Justice stated that they are in the process of filling the CRA Administrator position.

-Executive Director Reade expressed appreciation for CRA Consultant Justice.

-Board Member Thomas asked for a status on 800 Park Avenue. CRA Consultant Justice stated that bids are accepted now and it will be brought back before the Board for selection of a buyer or to not select any of them if they choose.

AGENCY MEMBER REQUESTS: NONE

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 9:50 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on April 15, 2026.

Chair, Roger D. Michaud

Town Seal

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Approved on this _____ of _____, 2026