



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

Wednesday, January 15, 2025 at 6:30 PM

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

<b>Roger Michaud</b>	—	<b>Chair</b>
<b>Kimberly Glas-Castro</b>	—	<b>Vice-Chair</b>
<b>Michael Hensley</b>	—	<b>Agency Member</b>
<b>Mary Beth Taylor</b>	—	<b>Agency Member</b>
<b>Judith Thomas</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Vacant</b>	—	<b>Agency Member</b>
<b>Richard J. Reade</b>	—	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, MMC</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.***

**CALL TO ORDER/ROLL CALL**

6:32 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Michael Hensley

**PLEDGE OF ALLEGIANCE**

Town Manager Richard Reade led the pledge.

**SPECIAL PRESENTATION/REPORT:**

1. Presentation of Community Redevelopment Agency (CRA) Annual Comprehensive Financial Report for Fiscal Year Ended September 30, 2023.

Marcum Representative, Mr. Brandon Lopez presented to the Board (Exhibit A).

Vice-Chair Glas-Castro asked for the statutory language necessary for CRAs. Mr. Lopez stated that the information was on pages 31-34 of the exhibit.

2. Presentation on the Community Redevelopment Agency (CRA) Marketing Plan.

Redevelopment Management Associates (RMA) representatives Sharon McCormick and Lorena Ledesma presented to the Board (Exhibit B). Board Member Thomas expressed concern that the writing is too small for the strategic plan. Vice-Chair Glas-Castro asked about CRA limits as it pertains to State Statute. Ms. McCormick stated that everything in the plan will be tied back to what they are allowed to do and say by Statute. Board Member Taylor asked about the plan for long term businesses and getting input from those that know the area well. Ms. McCormick stated that adding lighting and way signs would be a strategy she would recommend for adding value and making people feel safer. Board Member Taylor agreed and stated that the more people are out walking around, the better. Chair Michaud asked about reaching out to current consumers within the Town. Ms. McCormick stated that the plan includes a lot of demographic information from within the CRA.

**PUBLIC COMMENT:** NONE

**CONSENT AGENDA:**

3. December 18, 2024 Special Call Community Redevelopment Agency Meeting Minutes.

Motion made to approve the Consent Agenda by Board Member Hensley, Seconded by Board Member Taylor. Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

**NEW BUSINESS:**

NONE

**CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:**

-CRA Administrator Allison Justice provided information about the Ribbon cutting for Pearl of the Island Restaurant taking place this Saturday at 4pm. She announced another restaurant called Panda's Hide-out that was also new to the CRA. CRA Administrator Justice advised that they are working on the CRA Annual report for the 2024 fiscal year which is due by March 31, 2025. She also announced the Oceana Coffee ribbon cutting on February 28, 2025.

-Executive Director Reade had no comments.

-Board Member Taylor asked about an update on 754 Park Avenue. CRA Administrator Justice stated that they are due to submit site plans on January 21, 2025. Board Member Taylor asked if the property has been receiving code violations and CRA Administrator Justice confirmed this to be correct. Board Member Taylor suggested holding a dog show.

-Board Member Hensley asked what happens if their site plan for 754 Park Avenue was not submitted by January 21<sup>st</sup>. Community Development Director Nadia DiTommaso stated that the Florida Building Code provides for action that could be taken and the owner would be liable for the improvements that they have not completed. She stated that the Building Official is reviewing to see what additional actions could be taken. Board Member Hensley spoke about the property being an eye-sore and asked what could be done to make it look a little better such as placing a fence around it.

Chair Michaud and Vice-Chair Glas-Castro both requested that the owner and/or the contractor be present at the next meeting and they both suggested that a foreclosure of the property be warranted if they do not submit their plans by January 21<sup>st</sup>. Community Development Director DiTommaso stated that they will consult with the Town Attorney about moving forward with the foreclosure if the deadline is not met.

-Board Member Thomas stated concerns with the blight in the downtown area and also concerns with the landscaping along Park Avenue. CRA Administrator Justice stated that the Request for Proposals for a landscaper will be issued shortly.

-Vice-Chair Glas-Castro stated she also has concerns about the 754 Park Avenue building.

-Chair Michaud spoke about the contract for the holiday lights at Town Hall. Public Works Director Jaime Morales stated that they have reached out to the company but have not yet received a response.

**AGENCY MEMBER REQUESTS: NONE**

**ADJOURNMENT:**

Motion made to adjourn by Board Member Thomas, Seconded by Board Member Hensley.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

Meeting adjourned 7:23 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on March 5, 2025.

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Chair, Roger D. Michaud

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Agency Clerk, Vivian Mendez, MMC

Town Seal

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Deputy Agency Clerk, Laura Weidgans

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2025