



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

Wednesday, April 15, 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

6:38 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:

Vice-Chair Hensley asked to have item number 1 pulled from the Consent Agenda.

Motion to approve the agenda 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.

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.

-Patricia Leduc spoke about the performance of the CRA and does not believe all objectives have been achieved.

-Mary Taylor provided comments via Exhibit A.

CONSENT AGENDA:

Motion to approve item number 2 on the Consent Agenda made by Board Member O'Rourke, Seconded by Board Member Linden.

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

2. Special Called CRA Meeting Minutes - March 25, 2026

Item 1 was pulled from the consent agenda for discussion:

1. Resolution 28-04-26 – Agreement (Amendment #1) – CRA Administration & Project Management Consulting Services - It's About Place, LLC – \$34,998 (\$5,833 per month).

Vice-Chair Hensley wanted clarification regarding the contract, considering it was discussed last October for a six month extension and now six months later they are discussing it again. Executive Director Reade explained that they are in the final stages of selecting a replacement Administrator and the intent is for there to be an overlap for training purposes. Board Member Linden asked who would run the CRA if the contract was not renewed. Executive Director Reade indicated that he would assume those responsibilities. Board Member Linden is not in favor of approving this item. Board Member O'Rourke thanked CRA Consultant Allison Justice for all she did with the CRA. He expressed frustration with how long it takes to get things done in this Town and is in agreement with Board Member Linden.

CRA Consultant Justice explained that they currently have two solid candidates to fill the role and she does not anticipate the transition period to take more than a couple of months.

Chair Michaud asked how close they are to making an offer. Executive Director Reade stated they are close to making an offer but the timing would be determined by how much notice the candidate would need to give at their current place of employment and estimates the total time to be approximately a month to a month and a half for the entire process including reference and background checks. CRA Consultant Justice stated that she would need less than thirty days to transition the new Administrator. Chair Michaud asked why a six month renewal was being requested. Executive Director Reade stated that they wanted a little extra time in case neither candidate came onboard for whatever reason. Board Member Thomas expressed appreciation for CRA Consultant Justice and wants to ensure that the candidates that are being considered are fully qualified for the position and that this person's office space will need to be determined prior to their coming onboard.

Motion to not approve Resolution 28-04-26 made by Board Member O'Rourke, seconded by Board Member Linden. Voting Aye; 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 announced the Public Workshop on April 18th on the master plan for Burt Bostrom Park. She stated that one proposal was received for the purchase of 800 Park Avenue and this will come back before the Board for discussion and she re-stated the status of filling the CRA Administrator position.

Executive Director Reade spoke about the criteria that is being used to select candidates for the Administrator position and they are excited about making a final decision.

Board Member Thomas stated the work at Kelsey Market looks great.

Chair Michaud commented that Hugo Catering looks great. CRA Consultant Justice stated that he has his final inspection scheduled this week and plans for a soft opening by May 1st with a grand opening in June.

ADJOURNMENT:

Motion to adjourn made by Vice-Chair Hensley, Seconded by Board Member O'Rourke. 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 June 3, 2026.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Town Seal

Deputy Agency Clerk, Laura Weidgans

Approved on this _____ of _____, 2026