



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

Wednesday, July 16, 2025 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

6:35 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.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice Chair Hensley, Seconded by Board Member Linden.

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

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.

NONE

CONSENT AGENDA:

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

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

1. Community Redevelopment Agency (CRA) Special Called Meeting Minutes - June 4, 2025
2. Resolution 33-07-25 - Redevelopment Grant Agreement - 2nd Amendment - Liberty Square - 796 10th Street
3. Resolution 34-07-25 - Professional Real Estate Brokerage Services Agreement - Cushman & Wakefield US, Inc.
4. Resolution 35-07-25 To Approve a Contract with RMA Real Estate, LLC for Professional Real Estate Brokerage Services.
5. Resolution 36-07-25 - Professional Real Estate Brokerage Services Agreement - Colliers International Florida, LLC

NEW BUSINESS:

6. Discussion (Continued) - Requested Sale of Lake Park CRA Property - 800 Park Avenue.
Community Redevelopment Administrator Allison Justice explained the item and asked the Board to provide direction on how they would like to proceed. Board Member Thomas stated

that she is in favor of moving forward with the sale of the 800 building and feels that re-housing two or three CRA staff should not hold up the sale. She suggested the possible use of the concession stand at Bert Bostrom Park or the tennis center at Kelsey Park.

Vice Chair Hensley asked questions regarding next steps. CRA Administrator Justice explained the process including the advertisement, a presentation to the CRA Board and the Commission from the purchasing company and what they intend to do with the property, the purchasing contract and award of contract. Chair Michaud asked for confirmation that if the new property owner decides to sell the property at a later date, that the Town would have first right of refusal. CRA Administrator Justice confirmed this to be correct and that there would be a development agreement in place with the purchaser.

Board Member Thomas asked what happens to property after the CRA sunsets in 2040. CRA Administrator Justice stated that it would become part of the Town.

Board Member O'Rourke stated that he found out who is interested in purchasing the property and is in favor of that company.

Motion to move forward with the advertisement of the sale of 800 Park Avenue made by Board Member O'Rourke, Seconded by Board Member Linden.

Vice Chair Hensley stated for the record that he wants to confirm that this bid will come back before them for discussion so they can decide the details of the sale. Chair Michaud and CRA Administrator Justice confirmed this to be correct.

Board Member Thomas asked if they would be concurrently seeking options to lease/purchase space for CRA employees. Chair Michaud suggests looking for a multi-use space.

Executive Director Reade assured the Board of the process.

Board Member Thomas stated that there are two buildings at Bert Bostrom Park and suggested renovating those buildings instead of leasing a new space. CRA Administrator Justice stated that those buildings will be part of the Bert Bostrom master plan.

Board Member O'Rourke would like to keep the Bert Bostrom buildings separate from the sale of the 800 building.

Board Member Thomas stated that the sale will bring revenue to the Town/CRA.

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

NEW BUSINESS:

7. Resolution 37-07-25 - Paint, Plant and Pave Residential Incentive Program Grant - Ms. Allyson Walters - 811 Bayberry Drive - \$10,000

CRA Administrator Justice presented to the Board (Exhibit A). Ms. Walters introduced herself. CRA Administrator Justice stated that it is a two year forgivable with a personal guarantee from the homeowner. Board Member O'Rourke stated that they prefer to grant funds to residents as opposed to investors. Ms. Walters stated that she has been a resident since October 2023. Board Member Thomas stated that she would like to amend the language to indicate "owner occupied". CRA Administrator Justice agreed to the adjusted language.

Motion to approve the grant with the added language of the grant being only for owner occupied residences made by Board Member O'Rourke, Seconded by Board Member Linden. Board Member Linden asked for clarification on the grant amount. CRA Administrator Justice stated that the grant would be up to \$10,000.00 and the resident would be reimbursed for the cost of the fence up to that amount.

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

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

CRA Administrator Justice provided the following updates; The Lake Park Growth Coalition Business Group has an upcoming meeting and she plans to be in attendance. A Business Plan class is available on August 5th, put together by the Palm Beach North Chamber of Commerce. They are asking Lake Park to host the next meeting on International trade. A location is being sourced at this time. The Purple Lizard at 826 Park Avenue grand opening is coming soon. CRA marketing coordinator position moving forward with the hiring process.

CRA Administrator Justice stated that staff met with the Transportation Planning Agency (TPA) regarding the feasibility of a future commuter rail. This study was done 14 years ago to look for potential station locations in Miami Dade and Palm Beach Counties. They have been moving a little faster in Miami Dade. There are constraints getting over the river in Ft. Lauderdale. Brightline has taken some of their station locations there which they are looking at as well. Their whole goal is to become part of the Palm Beach County transportation master plan that they are getting ready to kick off and would like to have some of the station locations within the master plan. It would be another fifteen years before we see anything in Palm Beach County but they are working on costs. Lake Park is currently one of three second tier locations with the two main locations being Palm Beach Gardens and West Palm Beach. The second tier locations

are believed to be either Lake Park or Riviera Beach, which would be roughly the same cost. Pricing will be provided once they complete their study.

Executive Director Reader had no comments.

Board Member Linden had no comments.

Board Member O'Rourke had no comments

Board Member Thomas had no comments.

Vice Chair Hensley had no comments.

Chair Michaud had no comments.

ADJOURNMENT:

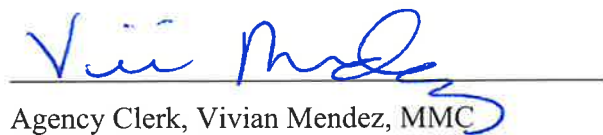
Motion to adjourn made by Vice Chair Hensley. Seconded by Board Member Thomas.

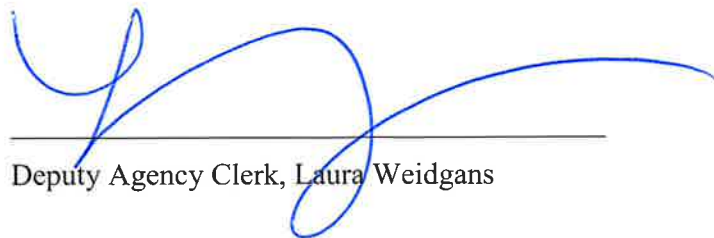
Voting Aye: All

Meeting adjourned 7:24 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 3, 2025.


Chair, Roger D. Michaud


Agency Clerk, Vivian Mendez, MMC


Deputy Agency Clerk, Laura Weidgans



Approved on this 3 of September, 2025



Exhibit A

Paint, Plant and Pave Grant 811 Bayberry Dr.

Presented To: Town of Lake Park CRA Board

Date: June 4, 2025

811 Bayberry– Before





811 Bayberry – Improvements to Date

Upgrades done:

1. Irrigation system (\$3,000)
2. Walkway concrete cracked filled and repainted to nicer lighter grey (\$1,500)
3. White rocks changed to smooth grey rocks on right side (\$750) I would like to do it on the other side (+\$750)

Before



After



6. Patio repaved and leveled
stairs brought to code
Repaved with limestone to add
more curb appeal and luxury feel
to the neighborhood
(\$1,700)

Before



After





811 Bayberry – Improvements to Date

(Continued)

4. Landscaping and mulch has been done for curb appeal (\$1,500) purchased and installed locally from moon valley

In the front as pictured
We would like to add blue agave plants as pictured in final render along with bushes there (+\$800) not installed



811 Bayberry Dr.- Grant Request





Proposed Improvements/Costs

Included in CRA Grant Calculation

Decorative fence to border adjacent properties

Estimated Cost: \$8,000

NOT Included in CRA Grant

1. Front Patio– Previously Completed
2. Landscaping – Previously Completed
3. Chain Link Fence Removal– Previously Completed
4. Irrigation – Previously Completed

**CRA GRANT: Not to
Exceed \$10,000**