



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

Wednesday, December 18, 2024 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>Bambi McKibbon-Turner</b>	—	<b>Interim 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**

6:30 P.M.

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Mary-Beth Taylor - arrived at 6:32 P.M.

Board Member Judith Thomas

Board Member Michael Hensley

**PLEDGE OF ALLEGIANCE**

Patricia Leduc led the pledge.

**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:**

1. November 20, 2024 Special Call Community Redevelopment Agency Meeting Minutes  
Motion to approve the Consent Agenda made by Vice-Chair Glas-Castro, Seconded by Board Member Hensley.  
Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Thomas, Board Member Hensley.  
Board Member Taylor arrived after this vote.

**NEW BUSINESS:**

2. Resolution 109-12-24 Approving the Assignment and Amendment of the Grant Agreement with Brooklyn Cupcake to Liberty Square, LLC  
CRA Administrator Allison Justice explained the item. Board Member Hensley asked if there will be a sit down restaurant along with a catering business. Liberty Square Manager, Carlo Vernia confirmed this to be correct. Mayor Michaud asked why the agreement was not being made directly with the tenant. CRA Administrator Justice stated that it would be more beneficial for the grant to go to the business owner rather than the tenant as it would increase property values. Mr. Vernia stated that Hugo's Catering signed a 5 (five) year lease for the space beginning in February 2025 and will be partially ready for business right away and fully open for business within 5 months or so. Board member Hensley asked if this agreement would affect the food truck ordinance. Community Development Director Nadia DiTommaso stated that the Community Development Department does not have any information about this business, but that the details would need to be looked into once an application is received from Hugo's Catering as it relates to a food truck.

Motion to approve Resolution 109-12-24 made by Vice-Chair Glas-Castro, Seconded by Board Member Taylor.

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

3. Resolution 110-12-24 Approving an Amendment to the Grant Agreement with Liberty Square, LLC for the Property Located at 796 10th Street.

CRA Administrator Justice explained the item. Mr. Vernia stated that he plans on having the property improvements done within six months. Board Member Thomas asked how the new lease will impact the construction areas. Mr. Vernia stated that there is fencing up that is blocking the construction area for safety reasons and he anticipates the fence coming down in the next two months.

Motion to approve Resolution 110-12-24 made 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.

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

CRA Administrator Justice provided CRA updates including Hugo's Catering. She stated that 801 Park Avenue is still in progress and 850 Park Avenue is finalizing their business tax receipt and would like to have a grand opening ribbon cutting. She played a marketing video and advised that the marketing plan will be delivered at the next meeting in order to include the new Town Manager.

Interim Executive Director McKibbon-Turner had no comments.

Board Member Taylor commended everyone involved in the recent Park Avenue activities.

Vice-Chair Glas-Castro stated that she received a lot of positive comments about the recent holiday event.

Board Member Thomas stated she was not able to be at the event but has heard many good comments.

Board Member Hensley stated the CRA did a great job.

Chair Michaud spoke about a few businesses in the CRA that he has visited and commended staff on a great job.

#### **AGENCY MEMBER REQUESTS: NONE**

**ADJOURNMENT:**

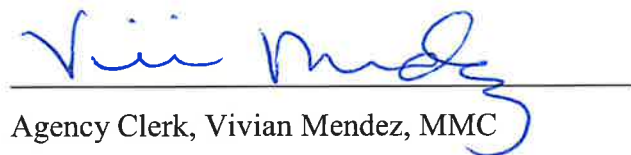
Motion to adjourn made by Board Member Taylor, Seconded by Vice-Chair Glas-Castro.

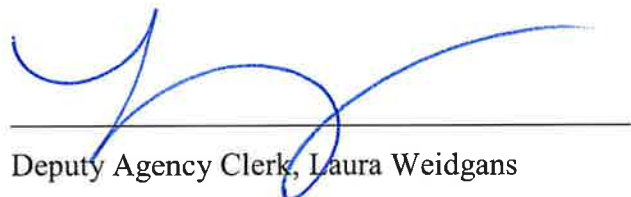
Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Taylor, Board Member Thomas, Board Member Hensley.

Meeting adjourned 6:57 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be held on January 15, 2025.

  
Chair, Roger D. Michaud

  
Agency Clerk, Vivian Mendez, MMC

  
Deputy Agency Clerk, Laura Weidgans



Approved on this 15 of January, 2025

December 18, 2024

Special Call CRA Meeting  
CRA Administrator Updates



**Businesses:**

1. Hugo's Catering signed a lease at 796 10<sup>th</sup> St., and will be occupying the Brooklyn Cupcake space and will operate a catering operation as well as a grab and go/fast casual restaurant.
2. 801 Park Avenue: Two new leases were signed at the 801 Park Avenue building. A construction company showroom and a hair salon.
3. Pearl of the Island Restaurant is at 850 Park Avenue where Creole Social was located. They will be hosting their Grand Opening on January 3-5 with a Ribbon Cutting on January 4 at 5PM if Commissioners are available.

**Marketing Plan Update:**

The CRA Marketing Plan presentation has been moved from December to the January CRA meeting to accommodate the new Town Manager.

**Holiday Event:**

The holiday event on December 6 brought great weather and an even better turnout. Businesses were happy with the additional activities and the holiday bouquets.

A video was completed that focuses on the CRA businesses and drawing people to Lake Park. This video is currently being edited, but I've included the current video as part of these updates.