



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

Wednesday, May 01, 2024

Immediately Following the Public, Private Partnership (P3) Workshop  
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>Carmen Rodriguez</b>	—	<b>Agency Member</b>
<b>Mary Beth Taylor</b>	—	<b>Agency Member</b>
<b>Judith Thomas</b>	—	<b>Agency Member</b>
<b>John O. D’Agostino</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**

6:30 P.M.

**PRESENT**

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Michael Hensley

**ABSENT**

Board Member Henry Stark

## **PLEDGE OF ALLEGIANCE**

The Pledge was bypassed.

**SPECIAL PRESENTATION/REPORT:** None

**PUBLIC COMMENT:** None

**EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:** None

## **CONSENT AGENDA:**

1. April 17, 2024 Special Call Community Redevelopment Agency Meeting Minutes  
Motion made to approve the Consent Agenda by Board Member Thomas, Seconded by Board Member Taylor.  
Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Hensley.

## **NEW BUSINESS:**

2. Resolution to approve an Interlocal Agreement with Palm Beach County for the expansion of the CRA Boundaries.  
CRA Administrator Allison Justice explained the item (Exhibit A). Executive Director D'Agostino provided additional information in regards to getting the consent from the County to expand and the need for new development projects within the CRA which will bring in approximately 1300 additional residential units to the downtown area. He stated that the increase in residential units would allow for sustainability of additional restaurants in the area as well as a possible train station at some point in the future.  
Vice-Chair Glas-Castro clarified that the County would not be contributing to the tax increment but the Town would. Executive Director D'Agostino confirmed this to be correct and informed the Board that most of the development that will occur within the boundary would still be eligible for a match from the County which would be available until 2039. Board Member Thomas asked clarifying questions regarding the language in the Resolution. Attorney Baird clarified that there would only be Town collected dollars which would go into the CRA tax increment fund as it relates only to the expanded areas. Board Member Taylor asked what the advantage is to doing things this way. Mayor Michaud advised that the expansion of Bert

Bostrom Park would go into the CRA which would make a community center possible. Town Attorney Baird explained that this plan would allow for use of CRA money to fund the expansion of the Park instead of General Funds which would be more limited. Board Member Thomas added that there is only 15 years left to capture these funds.

Motion made to approve Resolution to approve an Interlocal Agreement with Palm Beach County for the expansion of the CRA Boundaries by Board Member Thomas, Seconded by Board Member Taylor.

Voting Aye: All.

**AGENCY MEMBER REQUESTS: NONE**

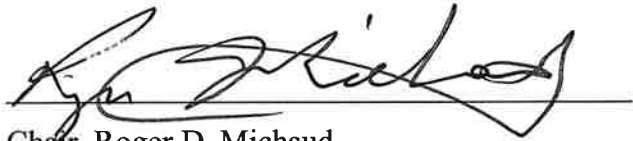
**ADJOURNMENT:**

Motion to Adjourn made by Board Member Hensley, Seconded by Board Member Taylor.

Voting Aye: All.

Meeting adjourned at 6:47 P.M.

**FUTURE MEETING DATE:** The next scheduled Community Redevelopment Agency Meeting will be conducted on June 5, 2024



Chair, Roger D. Michaud



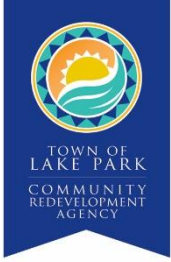
Agency Clerk, Vivian Mendez, MMC



Deputy Agency Clerk, Laura Weidgans



Approved on this 5 of June, 2024



**CRA  
Agenda Request Form**

**Meeting Date:** 5/1/24

**Agenda Item No.**

**Agenda Title: Resolution to Approve an Interlocal Agreement with Palm Beach County for the Expansion of the CRA Boundaries.**

- |                          |                              |                                     |                         |
|--------------------------|------------------------------|-------------------------------------|-------------------------|
| <input type="checkbox"/> | SPECIAL PRESENTATION/REPORT  | <input type="checkbox"/>            | CONSENT AGENDA          |
| <input type="checkbox"/> | OLD BUSINESS                 | <input checked="" type="checkbox"/> | <b>NEW BUSINESS</b>     |
| <input type="checkbox"/> | DISCUSSION FOR FUTURE ACTION | <input type="checkbox"/>            | OTHER: General Business |

**Approved by Executive Director:** Bambi McKibbon-Turner **Date:** \_\_\_\_\_

*Allison Justice, CRA Administrator*

Name/Title

Digitally signed by Bambi McKibbon-Turner  
DN: cn=Bambi McKibbon-Turner, o=Town of Lake Park, ou=Assistant Town Manager/Human Resources Director,  
email=btturner@lakeparkflorida.gov, c=US  
Date: 2024.04.26 12:49:08 -04'00'

<b>Originating Department:</b>  <b>Executive Director</b>	Costs: \$ <b>Legal Review</b> Funding Source: Legal Acct. # 110 <input type="checkbox"/> Finance _____	<b>Attachments:</b> ➔ <b>Resolution</b> ➔ <b>Interlocal Agreement</b>
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**Summary Explanation/Background:**

In 2022/2023, the CRA Board approved both a Finding of Necessity to expand the boundaries of the CRA as well as an updated CRA Master Plan. Since this time, the CRA/Town has been in communication with Palm Beach County regarding the approvals of these plans as well as the negotiations of a new Interlocal Agreement between the Town, the CRA and the County.

Throughout the discussions with the County, the Town agreed that no additional tax increment revenues would be requested from the County within the expansion area as part of this approval. The main goal of the expansion would be to use current tax increment within the original CRA to spur development within the expansion areas. Tax increment revenues for the expansion area will be provided by the Town, but not the County.

When the CRA updated the Plan in 2010, the Sunset date of the CRA was established at 2039, which is 30 years from that approval. The sunset date for both the Original CRA as well as the expansion area will still be 2039.

The item before you includes the negotiated Interlocal Agreement with Palm Beach County. Once the CRA and the Town approve this agreement, the County will put this on the Board of County Commissioners (BCC) agenda for consideration. The CRA is hopeful the approvals will be in place well prior to the adoption of the FY24/25 budget.

**Recommended Motion: I move to approve Resolution \_\_\_\_-05-24**