



Lake Park Town Commission, Florida

Special Call Community Redevelopment Agency

Meeting Minutes

Wednesday, October 18, 2023 at 6:30 PM

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
John Linden	—	Agency Member
Carmen Rodriguez	—	Agency Member
Mary Beth Taylor	—	Agency Member
Judith Thomas	—	Agency Member
Henry K. Stark	—	Agency Member
John O. D'Agostino	—	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

6:33 P.M.

PRESENT

Chair Roger Michaud

Board Member John Linden

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Henry Stark

ABSENT: Vice-Chair Kimberly Glas-Castro

PLEDGE OF ALLEGIANCE

Gus Rodriguez

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

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

Executive Director John D'Agostino provide his comment via exhibit "A". He also raised concerns with the Business Before Breakfast meeting that took place on October 10th (Exhibit B). He stated that only 4 businesses within the Community Redevelopment Agency (CRA) area attended the meeting which he does not feel is enough of a presence to warrant the holiday display event. He stated that staff will be reaching out to all of the businesses within the CRA to create a group to see if additional businesses would like to participate in the event.

Board Member Linden stated he agreed with most of what the Executive Director stated. He also stated that all of the CRA businesses were represented in the meeting and he does agree that the meeting became a little hostile due to three businesses that were not happy with the way the event would be promoted and that the streets would be closed during peak business hours for those particular businesses. Board Member Linden stated that there were 25 or 26 businesses that were represented.

Executive Director D'Agostino stated that the Town will do the light display but may not move forward with the passport program in order to keep the streets open to vehicle traffic.

Chair Michaud encouraged staff and the Board to work together. He stated that he had met with the business owners to see how these current concerns can be amicably resolved and stated that he encouraged the business owners to work with staff to resolve issues and address concerns and move forward.

Board Member Stark asked how many meetings were held with business owners in the CRA prior to initiating recommendations. Executive Director D'Agostino explained that there had been a series of meetings, three total, with members of the business community. Board Member Stark asked when the idea of road closures was introduced. Executive Director D'Agostino stated he was not sure. Board Member Stark stated *"I am sure that this last meeting was the first time this was introduced. You can imagine the surprise that people would have ...that their business that do operate with people coming in there would have road closures. I think you had solicited comments, you had requested, I was at that meeting and I kept my comments to the end. I think Mr. Linden was very respectful because he allowed other people to talk. Your comments before were very disingenuous that Mr. Linden didn't have comments. I think that's inappropriate. I think that you need to recognize that his demeanor was leading the meeting of the business club which very few of the members in that business club belong to businesses in the CRA. I think that's in another point that you need to take into account. The members of the CRA the people that it affected were not the majority of those people in that business meeting. Those people there very few of them commented, other than some of the negative comments you received and I think your perception was that you were being attacked. You weren't. You had requested, you had solicited comments and for you not to have taken offense would be surprising to me. I understand why you felt attacked, but I don't think you should have asked for comments at a business meeting where a majority of the people were not business members of the CRA and not expected that to happen. You asked for road closures at the first time in that meeting."* Executive Director D'Agostino explained that it was the marketing piece that created hostility, not the road closures.

Board Member Taylor made comments about not knowing too much about this issue because she was not invited to attend these business meetings. Chair Michaud provided a brief summary of the project. Board Member Taylor asked what the expectation of the Board is in regards to this project. Executive Director D'Agostino explained that there is funding in the CRA budget for the holiday light display. He explained that the Board's role was to pass the CRA budget which they have done. Board Member Taylor clarified that this project is only between staff and the business owners at this point. Executive Director D'Agostino stated that yes, that is correct.

Board Member Thomas spoke about the formulation of a CRA business association and stressed that the CRA Board should not be a part of that association.

CONSENT AGENDA:

Motion made to pull item 1 from the Consent Agenda and approve item 2 on the Consent Agenda by Board Member Thomas, Seconded by Board Member Rodriguez. Voting Yea: Chair Michaud, Board Member Linden, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark.

Board Member Linden expressed the following concerns regarding Resolution 77-10-23: He stated that while he is in favor, upon execution the company has 90 days to complete which will affect the area where the Christmas tree will be and proposes moving the item to a later date. He also expressed concerns with a portion of the street caving in on 8th street and understands it is not a part of this resolution and proposes addressing the street. Executive Director D'Agostino stated it will be taken into consideration and it was his understanding the work would be completed by December 1st. Public Works Director Roberto Travieso stated that it had already been decided to postpone the project.

He advised that the project would not be started until after the holidays. Board Member Linden asked about the pothole on 8th Street and Park Avenue and asked if it could be fixed prior to December 1st.

Public Works Director Travieso stated that this area is within the scope of this project. He stated that he would investigate the area of concern. Board Member Stark stated he believes the area could be fixed quickly and went on record to say "If it isn't taken care of and somebody hurts themselves, you're going to have a major problem". Public Works Director Travieso re-stated it would be investigated and addressed as quickly as possible. Commissioner Linden asked if the contractor could address the street immediately and delay the rest until after the holiday. Public Works Director Travieso stated he would investigate and make his recommendation. Board Member Thomas stated that a temporary patching of the area may be appropriate.

Motion made to approve Resolution 77-10-23 by Board Member Linden, Seconded by Board Member Taylor. Voting Aye: All

1. Resolution Authorizing and Directing its Chairman to Execute an Agreement with West Construction, Inc., for the Provision of Labor, Materials and Equipment Associated with the Park Avenue Downtown District Streetscape Improvement Project.
2. October 4, 2023 Special Call Community Redevelopment Agency Meeting Minutes

NEW BUSINESS:

NONE

AGENCY MEMBER REQUESTS:

NONE

ADJOURNMENT:

Motion made to adjourn by Board Member Rodriguez, Seconded by Board Member Stark.

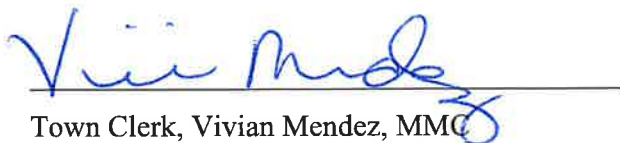
Voting Yea: All

Meeting adjourned at 7:44 P.M.

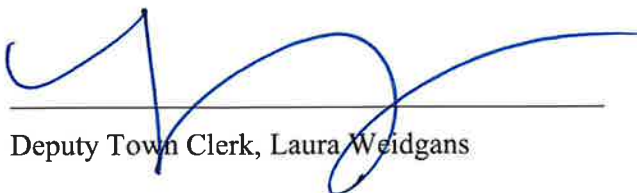
FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on December 6, 2023.



Chair, Roger D. Michaud



Town Clerk, Vivian Mendez, MMC



Deputy Town Clerk, Laura Weidgans



Approved on this 6th of December, 2023



CRA EXECUTIVE DIRECTOR COMMENTS

SPCECIAL CALL COMMUNITY REDEVELOPMENT AGENCY MEETING Wednesday, October 18, 2023

Exhibit A

COMMUNITY DEVELOPMENT

The Holiday Display project along Park Avenue between 7th – 10th is underway. Given our pilot year, we have decided to run the displays every day throughout the month of December, from 6pm – 10pm. Sunday through Thursday, all roads will remain open and the displays will be accessible to drive-thru vehicular traffic and sidewalk pedestrian traffic. On Friday and Saturday, there will be full road closure starting at 5:30pm (for a 6pm start time), and the displays will be accessible to pedestrian traffic only. The logistics are still being worked on, but we will be ready for our opening night on Friday, December 1, which is also our Holiday Celebration. Stay tuned for more details! All interested parties, including stakeholders who attended our recent meetings, will be updated by email as we move forward. Business participation is of utmost importance!

illustrations by André Ceolin. “A beautiful, lyrical story about a girl who moves from her home in Central America to the United States, and everything she leaves behind and longs for—especially her Abuela—as she makes a new life.” There will also be a cosponsored reading with Bridges on Thursday at 5:30 PM, and on Saturday, we will have our final reading day full of fun, including a piñata and special guest readings by Vice-Mayor Glas-Castro at noon and Commissioner Linden at 3:00 PM. There is a Storywalk in Kelsey Park until the end of October, readings at Brooklyn Cupcake at noon on Tuesday, October 24, and readings in English and Spanish at the Sunset Celebration on Friday, October 27, around 7:30 PM or 8:00 PM. For more information, please stop in at 529 Park Avenue or contact the Lake Park Public Library at 561-881-3330.

TOWN COMMISSION CONSENSUS

The Public Works and Special Events Departments are seeking feedback from the Town Commission on their availability to attend a Ribbon Cutting Ceremony for the new W. Ilex Park Playground, as follows:

- Tuesday, November 7 at 4:00 PM
- Wednesday, November 8 at 4:00 PM
- Thursday, November 9 at 4:00 PM

DAY	M
HOLIDAY	LIGHT DISPLAY STAKEHOLDER MEETING

The Business Before Breakfast meeting held on October 10, 2023 at the Brewhouse Gallery included a presentation by the Town Manager and Town Staff on Holiday Light Displays to the Stakeholders. The meeting became problematic when we discussed marketing and at some point during the discussion became satutory towards staff. Remember, we were present to discuss the coordination of a holiday light display between the 700 to 900 block of Park Avenue. Staff spent a considerable amount of time internally preparing for the display including MOT measures, an increase in public safety personnel from the Sheriff's Office to working on plans to provide access for two properties within the 700 block that required alternative access points from the property if the 700 to 900 block was closed off over the Friday and Saturday night display periods. The MOT plan would also provide access to businesses along Park Avenue when the 700-900 blocks are closed to traffic on Friday and Saturday Nights.

At the October 10, 2023 meeting only four businesses signed up to work with us on a Passport campaign for the Friday, and Saturday night Holiday Light Street closures. We believe the group did not include a majority of Lake Park businesses located in the CRA boundries when only four businesses signed up to partner with the CRA. Four businesses in the CRA interested in participating in the Passport program is not sufficient to host such an initiative.

The meeting venue could only be held at the Brewhouse Gallary. Our initial plan was to provide breakfast for the group in the Commission Chambers whereby we could film and tape the meeting, Jo Brockman called to say a poll was taken and everyone wanted to have

the meeting at the Brewhouse Gallery. Given the tone of the meeting, staff became the target of their frustrations.

A few weeks before the October 10, 2023 meeting, I attended the same Stakeholder meeting to discuss the concept of a holiday light display, the idea was met with overwhelming support and a desire to partner with the CRA to get plugged in and become a participating business. Not sure what happened between that period of time and the meeting on October 10, 2023. I have to believe there might be a change of heart in supporting the event. We will proceed with the event and we plan to contact all businesses in the CRA outside of the Business before Breakfast group and partner with businesses that feel this initiative will help their businesses in a positive, respectful and sincere manner to ensure the success of the Holiday Light Display and ultimately their respective businesses. We do not have to do the Holiday Light Display at a cost of \$227,000. We believe such events are necessary to bring interest and traffic into the CRA.

As we move to build personnel capacity within the CRA district, staff can only serve businesses in the CRA. We plan to task the staff to create a business group of Lake Park CRA businesses because the CRA by Law can only spend TIFF dollars on CRA activities and businesses located within the geographic boundaries of the CRA.