Lake Park Town Commission, Florida

Special Called Community Redevelopment Agency

(CRA) Meeting Minutes

Wednesday, November 04, 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**
Brett Lashley	**—**	**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

6:36 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

Board Member Thomas led the pledge.

APPROVAL OF AGENDA:

Motion to approve the agenda made by Vice-Chair Hensley. Seconded by Board Member Linden.
Voting Aye: All

SPECIAL PRESENTATION/REPORT:

1. Presentation - Oceana Coffee Redevelopment Project Update - CRA Redevelopment Grant (5-Year Term)
   Ms. Amy Angelo presented to the Board (Exhibit A).
   The Board thanked Amy for all the work Oceana has done for the community.
   Executive Director Reade explained the direction he has requested of staff moving forward with grant opportunities.
2. Presentation - Lake Park Community Redevelopment Agency (CRA) - Six (6) Month Update
   Project/Marketing Coordinator Renee Rosario explained the six-month update (Exhibit B).

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 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.

3. Special Called CRA Meeting Minutes - September 8, 2026
4. Resolution 104-11-26 - 1st Amendment - Park Avenue Decorative Lighting Agreement - Shellard Lighting Designs, LLC

NEW BUSINESS:

5. Presentation, Discussion & Direction - Bert Bostrom Park Master Plan – Prioritize Projects
   Special Events Director Riunite Franks explained the item to the Board (Exhibit C). The Board requested that a survey be sent to the community and a project list be sent to the Board to narrow down which projects will be funded. Board Member Linden expressed concern with

there not being enough space in the park. Special Events Director Franks stated that the consultant had examined the space and determined that there was enough space for the projects in the park. Board Member O'Rourke stated that he feels that the park should be used for youth sports. Chair Michaud agreed. Vice Chair Hensley suggested prioritizing grants for the basketball courts.

Public Comment:

-Mary Beth Taylor provided her comments in writing (Exhibit D).

6. Resolution 105-11-26 - Lake Park CRA Economic Development Incentive Programs – Kelsey City Kash Program, Vacant Storefront Window Wrap Program & Clean & Safe Economic Activation Initiative

   CRA Administrator Leanna Collazo presented to the Board (Exhibit E). Board Member Linden expressed concern with the paperwork involved with Kelsey City Kash being a deterrent for certain items or businesses. CRA Administrator Collazo stated that they would be there to assist businesses through the process. Executive Director Reade explained that the process can always be amended administratively as needed after this item is approved. Vice Chair Hensley spoke in favor of approval and suggested giving an additional $50 if the wrap advertised a local business. Board Member Thomas spoke about some previous issues with signage. She spoke in favor of the wrap program but stated that doing it on a reimbursable basis will not work for derelict property owners. Board Member O'Rourke requested to expand the window wrap program to include the graffiti mural art on the 700 block of Park Avenue.

   Motion to approve Resolution 105-11-26 with all the suggestions made by the Board 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.

7. Resolution 106-11-26 - 1st Amendment (Time Extension) - Façade and Exterior Improvement Program Grant Agreement – Mr. Ibrahim Ibrahim - Hope Investment Enterprises, Inc. - 903 Park Avenue - Up to $100,000 [CRA Contribution (Grant Award) - $100,000 & Hope Investment Enterprises, Inc. $434,900

   CRA Administrator Collazo explained the item (Exhibit F) and provided the Board with a before/after photo (Exhibit G). Vice-Chair Hensley asked what caused the delay.

Independent contractor assisting the applicant stated that the contractor had completed the work on the front of the building but there was still work needed at the back of the building. Vice-Chair Hensley asked how long the project will take to be completed. Mr. Ibrahim and the independent contractor explained the work still needed. Community Development Director Nadia DiTommaso explained that the east wall still needs artwork, and the rear requires an extension of the parapet with architectural detailing. She advised that if the applicant moves quickly, it could take three to four months to complete. Mr. Ibrahim stated that the work should not take more than six months to complete.

Motion to approve Resolution 106-11-26 made by Board Member Linden, Seconded by Vice Chair Hensley.

Board member O'Rourke suggested making the extension for four months. Board Member Linden disagreed with that. Board Member Thomas expressed concern with the previous delays on the project from the beginning. Board Member O'Rourke amended his position to be in favor of six months because of the delays the upcoming holidays will cause. Chair Michaud requested that the Board be regularly updated on the progress of the project. Executive Director Reade agreed to provide updates.

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

Voting Nay: Vice Chair Hensley.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Administrator Collazo provided an update on events taking place in the CRA including the opening of Flavor Mob and future attendance at the Rust Market. She stated that the next CRA business meeting will be on November 18th with a focus on marketing. She thanked local groups, businesses and residents for their involvement with the CRA.

-Executive Director Reade stated that the gateway signage survey was sent out to the Board.

-Board Member Linden suggested that the CRA Board meetings be on a separate night from Commission meetings moving forward. Executive Director Reade stated that staff will bring forward information on the pro's and con's of having the CRA meetings on a different night.

-Vice Chair Hensley asked for an update on the roundabout project.

AGENCY MEMBER REQUESTS:

Vice-Chair Hensley requested an update on the roundabout project.

ADJOURNMENT:

Motion to adjourn 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.

Meeting adjourned at 8:09 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on November 18, 2026.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

TOWN OF LAKE PARK
Town Seal
SEAL
FLORIDA

Approved on this 18 of November, 2026

Exhibit A

THE CULINARY CROSSROADS

AT LAKE PARK

An investment in Lake Park. A launchpad for entrepreneurs.

1301 10TH STREET • NOVEMBER 2026

THE TRANSFORMATION

From vacant property to an economic engine



$11.2M

Approximate public-private project investment

$1M

CRA support

19,000 SF

Redevelopment project

THE DESTINATION

Three businesses. One connected ecosystem.

01

OCEANA COFFEE

OCEANA COFFEE
the way to good coffee

Roasting headquarters, café, wholesale and regional distribution

02

FLORIDA CANNING

FLORIDA CANNING COMPANY

Beverage formulation, production and private-label packaging

03

CULINARY STUDIO

culinary STUDIO
a kitchen collective club

Shared commercial kitchens, food business incubation and events

HEADQUARTERS AND MARKET REACH

Oceana Coffee: growing from Lake Park



NEW DISTRIBUTION

Partnerships with Plum Market in South Florida and renovated airport retail locations

PRODUCT INNOVATION

Two ready-to-drink canned cold brew varieties manufactured onsite by Florida Canning Company

REGIONAL REACH

Coffee roasted and produced in Lake Park reaches customers beyond the town

BEVERAGE MANUFACTURING

Made in Lake Park. Shared across Florida.



EMERGING BRANDS

Formulated beverages for startups and growing brands

LOCAL HOSPITALITY

Custom canned water for hotels, restaurants and venues

DESTINATION MARKETING

Branded canned water for Discover and the Cultural Council

SHARED KITCHENS AND BUSINESS INCUBATION

A home for food entrepreneurs

~30

BUSINESSES

now calling Culinary Studio and Lake Park home



From small bakeries to catering companies and food-product manufacturers

COMMUNITY ENGAGEMENT

A place to learn, gather and belong



THURSDAY NIGHT

Hands-on cooking classes

Guests cook, learn plating techniques, and gather to enjoy the meal they created together.

SIGNATURE COMMUNITY EVENT

Culinary Clash: competition with a purpose



Each chef is paired with a local charitable cause.

9
COMPETING CHEFS

$3,000
WINNING CHEF PRIZE

$1,000
CIDC SMALL-BUSINESS GRANT

CHARITABLE IMPACT

More than $15,600 raised across two seasons

2025

~$6,600

ROBERT IRVINE FOUNDATION

2026

>$9,000

QUANTUM HOUSE

The winning chef’s charity receives the event’s charity purse—turning great food into community support.

WHY THIS MATTERS TO LAKE PARK

The return goes beyond bricks and mortar

BUSINESS ATTRACTION

An address for ~30 culinary businesses

ECONOMIC ACTIVITY

Production, hospitality, distribution and events

JOB OPPORTUNITY

Jobs across the site and resident businesses

COMMUNITY VALUE

Classes, charitable fundraising and visibility for Lake Park

THE CULINARY CROSSROADS

AT LAKE PARK

A PROJECT BUILT THROUGH PARTNERSHIP.

Continuing to create opportunity for Lake Park entrepreneurs, workers, visitors and nonprofits.

THANK YOU, LAKE PARK CRA

Exhibit B

Make
A Stronger Lake Park.

A real project, program or site gives a message purpose.

- REAL PROGRESS
- GREATER AWARENESS
- MORE INVESTMENT
- STRONGER COMMUNITY



03

Real Projects. *Real Investment.*

STRATEGIC INVESTMENTS.
LOCAL JOBS.
A STRONGER DISTRICT.



CULINARY CROSSROADS

1301 10TH STREET



Culinary Crossroads at 1301 10th Street is transforming Downtown Lake Park. Home to Oceana Coffee, the Culinary Studio, and the Florida Canning Company, this **$11 million investment**— including **$1 million from the Lake Park CRA**— is creating jobs, attracting new investment, and generating more than **$100,000** annually in tax increment revenue.

PROJECT IMPACT

INVESTMENT AND OPPORTUNITY

$11 MILLION
TOTAL INVESTMENT

$1 MILLION
FROM THE LAKE PARK CRA

JOBS
CREATING NEW OPPORTUNITIES

>$100,000
ANNUAL TAX INCREMENT REVENUE

3 BUSINESSES
OCEANA COFFEE, THE CULINARY STUDIO, AND THE FLORIDA CANNING COMPANY

151 LIKES | **19** COMMENTS | **11** SHARES

Strategic partnerships create lasting community impact.

6 Months of Momentum.

Our communications highlight real projects, real businesses and real progress in the Lake Park CRA.

- MORE AWARENESS
- MORE CONNECTIONS
- MORE OPPORTUNITIES
- STRONGER BUSINESS DISTRICT



From Likes to *Lasting Impact.*

DIFFERENT METRICS.
A STRONGER DISTRICT.

THE OLD SCOREBOARD
ENGAGEMENT METRICS



- **Likes**
- **Reach**
- **Followers**
- **Attendance**

THE REDEVELOPMENT SCOREBOARD
ACTIONS AND IMPACT

- **Inquiries**
  People reaching out about opportunities
- **Site visits**
  Prospects coming to see the district
- **Grant applications**
  Property and business owners taking action
- **Broker contacts**
  Sharing available properties and opportunities
- **Business openings**
  New and expanded businesses in the district
- **Private investment**
  Increased confidence and continued growth

Engagement tells us whether people saw it. | *Action* tells us whether it *mattered.*

REAL RESULTS. *A Stronger Lake Park.*

MORE AWARENESS.
MORE CONNECTIONS.
MORE OPPORTUNITIES.

SOCIAL MEDIA PERFORMANCE

YEAR TO DATE

VIEWS

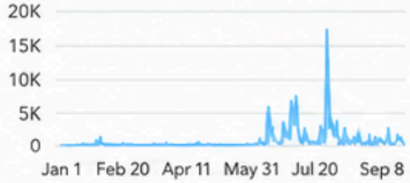
264.8K

↑ 1.1K%



REACH / VIEWERS

72.7K



CONTENT INTERACTIONS

4.4K

↑ 704%



LINK CLICKS

520 ↑ 575.3%



WEBSITE VISITS

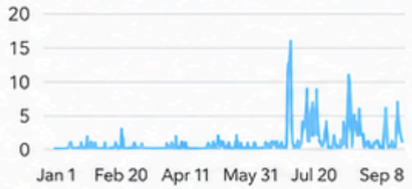
4.6K

↑ 215.9%



FOLLOWS

240 ↑ 220%



REAL-WORLD IMPACT

GRANT APPLICATIONS

100% increase

in grant applications compared to the previous 6 months.

More property and business owners are learning about CRA programs and taking action to improve their properties.

BUSINESS OWNER ENGAGEMENT

Increased inquiries and collaboration

Business owners are reaching out to learn about incentive programs, discuss potential projects and partner with the CRA.



BROKER INTEREST

Increased outreach about property availability

Brokers are contacting the CRA for information on available properties and development opportunities in the district.



STRONGER DISTRICT VISIBILITY

Our content is showcasing CRA investment, highlighting local businesses and telling the redevelopment story — driving more interest, opportunities and activity in Lake Park.

A MORE VIBRANT DOWNTOWN. A STRONGER TOMORROW.

Engagement tells us whether people saw it. | *Action* tells us whether it *mattered.*

04

Real Support. *Real Results.*

BUSINESS SUPPORT.
PROPERTY IMPROVEMENTS.
A STRONGER DOWNTOWN.

25+
GRANT INQUIRIES

Local property and business owners are reaching out to learn more about CRA programs and available opportunities.

12
COMPLETE GRANT APPLICATIONS

12 complete applications received for CRA incentive programs, representing strong interest and continued investment in our downtown.



BUSINESS GROWTH | **PROPERTY IMPROVEMENTS** | **STRONGER DOWNTOWN** | **INCREASED INVESTMENT**

Strategic partnerships create lasting community impact.

LAKE PARK CRA / SIX-MONTH UPDATE

Businesses make *the district.*

Downtown Activation and Outreach

Business spotlights and grand openings
Highlighting local businesses and celebrating new and expanding businesses.

CRA meetups and SCORE mentoring
Connecting entrepreneurs with resources and support.

Rust Market and community activation
Bringing the community together through local vendors, events and programs.



LAKE PARK CRA / SIX-MONTH UPDATE

What comes next *for Lake Park?*

Near-Term CRA Priorities

- Advance downtown gateway signs and branding
- Continue grant and property review outreach
- Support active projects, public spaces and businesses



SOCIAL MEDIA IS THE TOOL.

Redevelopment is the purpose.

1 START WITH THE PLAN.



Every communication should have a purpose.

2 SHOW THE INVESTMENT.



Make progress visible.

3 CREATE THE NEXT ACTION.



Give people somewhere to go.

Don't just promote your district.

Help people understand why they should invest in it.

Exhibit C

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: November 4, 2026

Originating Department: Special Events Department

Agenda Title: Presentation, Discussion & Direction - Bert Bostrom Park Master Plan – Prioritize Projects

Approved by Town Manager: _____ **Date:** _____

Agenda Category (i.e., Consent, New Business, etc.):
New Business

Cost of Item: $0.00 **Funding Source:** _____

Account Number: _____ **Finance Signature:** _____

Advertised:

Date: _____ **Newspaper:** _____

Attachments: Bert Bostrom Park Master Plan

Please initial one:

_____ Yes I have notified everyone

X Not applicable in this case

Summary Explanation/Background:

On June 17, 2026, the Lake Park Community Redevelopment Agency (CRA) Board approved the Bert Bostrom Park Master Plan pursuant to Resolution 49-06-26. Given the vast number of projects identified in the Master Plan, staff is requesting direction from the CRA Board on priority of projects to be completed.

Funding to support prioritized projects will be dependent on availability (i.e., grant funding, impact fees upon approval and collection, CRA and/or General Fund Budget, donation, etc.) and my be completed on a phased basis.

Note: The approved FY 2027 Budget provided for $650,000 and the Town has recently submitted a

$200,000 Florida Recreation Development Assistant Program (FRDAP) grant application, which if approved may be included within the state's FY 2028 budget (available after July 2027).

As a result, staff would recommend, at this time, that the projects selected to be completed are easily constructed as standalone and subsequently followed by those that fall in logical construction order.

Thus, the CRA Board is requested to consider the various projects and provide direction on which projects to prioritize within Bert Bostrom Park:

- **Playground & Existing Pavilion ($400,000)**
  The first project will include the site work preparation and installation of a new playground with a rubberized surface and shade sail. It will also include the renovation of the existing pavilion located on the east side of the park. This includes roof and structural repairs, and the installation of new ADA compliant picnic tables and walkway. The estimated total for both projects provided in the Bert Bostrom Master Plan exceeds 1 million dollars. However, staff created a budget that decreases that amount to $400,000.00. In addition, on October 14, 2026 staff submitted a Florida Recreation Development Assistance Program Grant Application (FRDAP) requesting a $200,000.00 matching grant.

- **Basketball Courts - Renovation ($118,381)**
  The renovation of the outdoor basketball courts will include resurfacing the courts, color coating, line striping, replace backboards/nets/fencing and repairing and/or upgrading the lights.

- **Concession Stand and Restroom Building – Renovation ($189,564)**
  The Special Events Department and the soccer program organized by JetSetV F.C. currently use the concession stand for storing recreation equipment. Town staff previously discussed the renovation project with PBSO as part of starting a new Police Athletic League (PAL) Program in Lake Park. PBSO has offered to help fund the renovation, however that discussion are on hold until the end of the year.

- **Multi-Use Sports Field ($59,190)**
  Move/Refurbish/Install fencing, lights and line striping.

- **Play Mound ($93,208.00)**
  The play mound will be a raised structure on the west side of the park, used to encourage climbing, running, rolling and open-ended activities. Play mounds promote physical and social growth, including balance, spatial awareness and motor coordination. They also facilitate exploration and support the development of creativity, teamwork and problem solving.

- **Communal Lawn ($73,044)**
  The communal lawn will be designed to be a public, open area of grass to be used for general non-instructional recreation activities, social events and relaxation. Including, but not limited to, throwing a football or Frisbee, kicking a soccer ball, flying a kite, exercising, outdoor movie nights, live performances, reading a book or just enjoying the outdoors. The adaptable design means it can be activated by small town events, private events and casual resident usage. Trees frame the edges of the lawn to provide a sense of enclosure and provide some shade for users.

- **Park Monument Sign (East Side)**
  The Bert Bostrom Park monument sign will be located on the east side of the park near the communal lawn, play mound and on-street parking.

- **Ninja Course ($376,757)**
  The ninja course was one of the most talked about projects during the community outreach phase. It will include a series of dynamic physical obstacles designed to test upper-body strength, grip, balance, speed and agility. Common elements include hanging rings, grip balls, monkey bars, slacklines, cargo nets, balance beams and rotating wheels. The concept was inspired by the TV show American Ninja Warrior.

- **Picnic Area ($49,403)**
  Designed outdoor space for picnics in the park. Trees around the area to provide some shade for users. This is a separate space from the communal lawn and existing pavilion.

- **Dog Friendly Walk ($276,032)**
  Walking path/trail throughout the park and fenced play area on the north side of the park. This project could be completed in phases depending on the relevant location to other prioritized projects.

- **Athletic Complex -Building, Parking Lot, Signage ($7,213.487)**
  Multi-use sports facility designed to host games, tournaments, team practices, fitness programs, facility rentals and community events. This will possibly include, but not limited to, a lobby, gymnasium, offices, activity rooms, restrooms, storage spaces, concession area, warming kitchen and seating area.

*****General Sitework and Park Improvements ($802,998)**

This will include, but not limited to, the refurbishment of existing or installation of new Electric, Lighting, Water, Sewer, Storm Water, Plantings, and Landscapes throughout the park.

*****Parking ($810,366)**

The parking projects will be completed in separate phases depending on the relevant location to other prioritized projects. This includes on-street parking around the park on 6th Street, 7th Street and Bayberry Drive as well as the parking lot that is located between the basketball court and athletic complex.

Note: All estimated Master Plan project pricing (as show above) are estimates and were developed during the completion of the Master Plan document. Pricing is expected to change based on market conditions at the time that the project(s) are planned to be completed.

Recommended Motion:
The CRA Board is requested to consider, discuss, and provide direction regarding the priority to complete the various projects within the Bert Bostrom Master Plan.

Exhibit D

November 4, 2026, CRA Meeting Mary Taylor, 209 Park Ave.

GOOD EVENING TO ALL,
THANK YOU TO THE STAFF that compiled the list of projects identified in the Bert Bostrum Park Master Plan. The projects are worthy of consideration, for the 38,000 feet or approximately 0.87 acres….but realistically not all could fit or function properly in the limited area. I numbered the projects, read and reread them, it seems to me that several could share the same spaces, such as picnic areas were mentioned in three different areas. How about one area to accommodate everyone, like "The Great Family Reunion." The costs of the Multi-Use Sports Field and the Communal Lawn could also be combined. The prospect of a new Police Athletic Program at the park is wonderful, plus the restoration of the old concession stand would add historical nostalgia and functionality.

I do have a problem with the DOG Friendly Walk path/trail through the fenced park. Most people know that I love DOGS....***but*** I believe a better, safer plan for $276,032 would be to include dog walking on a multipurpose trail/path around the outside perimeter of the park.
These are just a few suggestions, I'm sure you have some too.

I am very excited about this initiative and anxious to volunteer in any capacity. I am great in a concession stand. I know other residents that would like to contribute their time and experience to make this Town a friendlier, family oriented community for ALL! Our quaintness and our diversity is our strength. This tiny town has good bones, we have parks, a Marina, churches, schools, a promising CRA, a sizable natural area, reasturants, bussinesses, and lots of storage. ADMENDMENT 3, we can handle. We will still be a HAPPY Community, if we focus on taking care of each other, and the basics, ***what we have now.*** PLEASE use OUR money wisely.

Exhibit E

New CRA Incentives

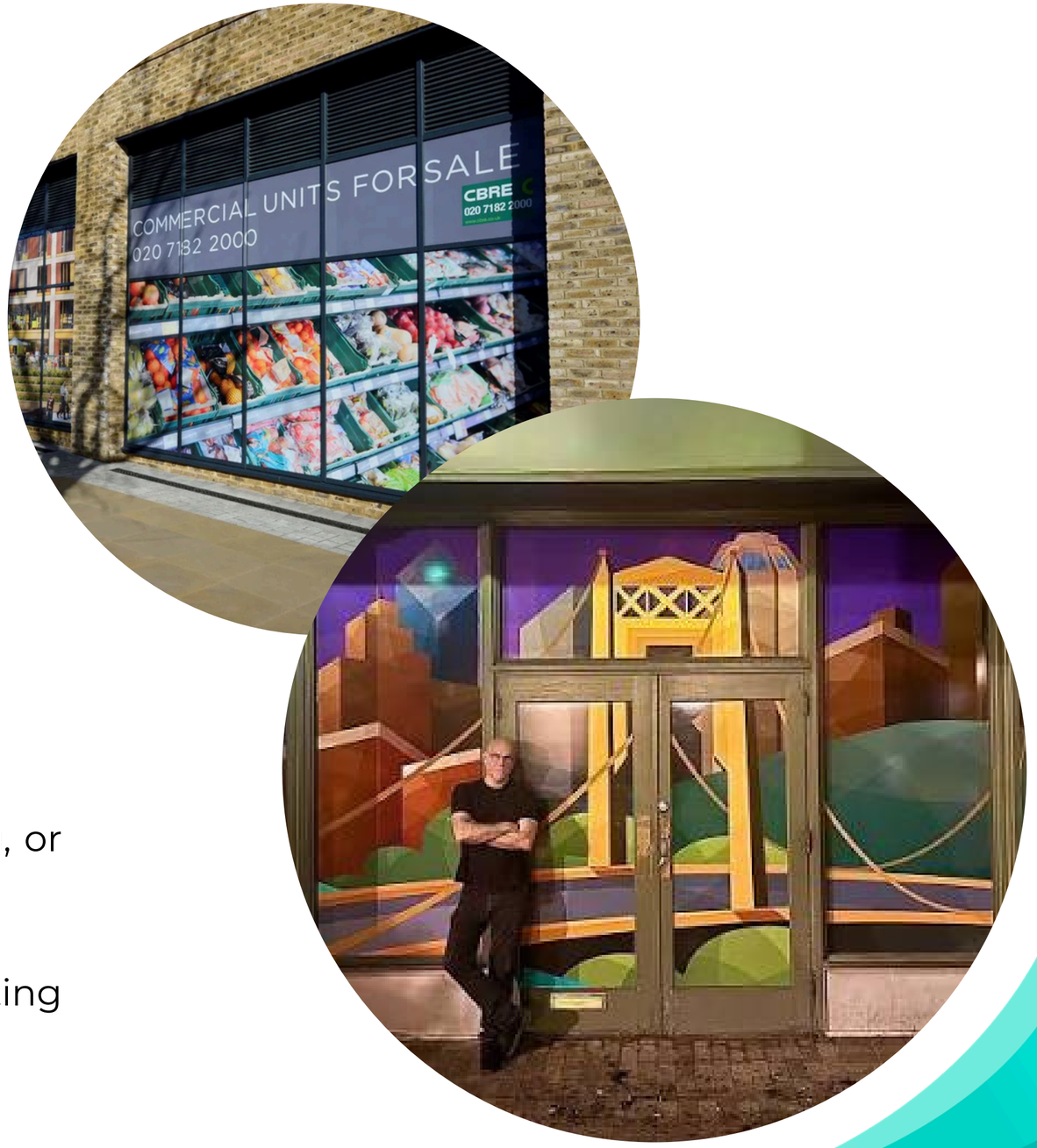
Vacant Storefront Window Wrap Program

Turning Vacant Windows Into Opportunities

Improve vacant commercial properties while promoting available spaces and strengthening Downtown Lake Park's visual character.

- Up to 100% reimbursement of eligible costs
- Professional design, production, and installation
- Awards ranging from $500–$3,500 for installation
- Can feature art, historic imagery, Downtown branding, or "Available for Lease" messaging

Goal: Reduce the appearance of vacancy while supporting business recruitment and redevelopment.



Clean & Safe Economic Activation Initiative

Removing Barriers to Economic Activation

Provides targeted support for activities that generate economic activity within the CRA District.

Eligible assistance may include:

- Traffic control & road closure support
- Portable restrooms
- Janitorial services
- Security
- Temporary lighting
- CRA promotional support

Goal: Make it easier to activate Downtown while supporting a clean, safe, and welcoming environment.



Kelsey City Kash

Driving Customers to Local Businesses

A promotional voucher program designed to encourage residents, visitors, and event attendees to shop, dine, and spend locally.

- Promotional offers through participating CRA businesses
- Up to $1,500 reimbursement per campaign
- Can be coordinated with Town events and community activities
- Tracks participation, redemptions, and economic impact

Goal: Turn events and promotions into direct economic activity for local businesses.





How the Programs Support the CRA Plan



- **Supports Small Businesses & Entrepreneurship** – Provides targeted assistance that helps existing businesses grow and succeed.
- **Increases Customer Traffic & Local Spending** – Encourages residents and visitors to patronize businesses throughout the CRA District.
- **Expands Marketing & Promotion** – Builds awareness of Lake Park businesses, Downtown Lake Park, and the CRA District.
- **Encourages Business Recruitment & Private Investment** – Creates a more attractive and supportive environment for new businesses, tenants, and investment.
- **Enhances Placemaking & Commercial Vitality** – Activates storefronts, businesses, events, and public spaces to create a more vibrant and welcoming destination.
- **Strengthens Downtown Lake Park as a Destination** – Collectively supports the Master Plan's vision for a thriving retail, restaurant, cultural, and business environment for residents and visitors.

Revitalizing Today. Inspiring Tomorrow.

QUESTIONS?

Exhibit F

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	November 4, 2026
Originating Department:	Community Redevelopment Agency
Agenda Title:	Resolution 106-11-26 - 1st Amendment (Time Extension) - Façade and Exterior Improvement Program Grant Agreement – 903 Park Avenue

Approved by Town Manager: _____ **Date:** _____

Agenda Category (i.e., Consent, New Business, etc.):

Cost of Item:	$0.00	**Funding Source:**	Grants and Incentives
Account Number:	110-552-520-82118	**Finance Signature:**	
Advertised:			
Date:		**Newspaper:**	

Attachments:
Resolution 106-11-26– First Amendment to the Façade and Exterior Improvement Program Grant Agreement
First Amendment to the Façade and Exterior Improvement Program Grant Agreement
Grantee's Extension Request

Please initial one:

LKC Yes I have notified everyone

_____ Not applicable in this case

Summary Explanation/Background:

The CRA has identified a need to amend the current Façade and Exterior Improvement Program Grant Agreement with Hope Investment Enterprises, Inc. to provide additional time for the Grantee to complete the approved improvements to the property located at 903 Park Avenue.

On November 4, 2024, the CRA Board approved a Façade and Exterior Improvement Program Grant in an amount not to exceed $100,000 for the rehabilitation and redevelopment of the property. The approved project contemplated substantial exterior improvements to the property, including site and

concrete work, façade construction, roofing, exterior finishes, HVAC-related improvements, and electrical work. Since receiving the grant award, the Grantee has completed the majority of the improvements associated with the project. The remaining work is primarily related to final exterior finish elements depicted in the approved project materials, including completion of the decorative façade treatment and screening associated with the exterior air-conditioning equipment.

The Grant Agreement provides for a twenty-four (24) month term from the Effective Date and requires the approved Scope of Work to be fully completed not later than sixty (60) days prior to the end of the Term or any successive term.

The Grantee has requested additional time to complete the improvements required pursuant to the Grant Agreement and has verbally requested a six (6) month extension. If approved, the proposed First Amendment will extend the Term of the Grant Agreement for an additional six (6) months. The Grantee will remain responsible for completing the approved Scope of Work in accordance with the terms and conditions of the Grant Agreement.

The proposed First Amendment does not modify, amend, reduce, or otherwise alter the Scope of Work previously approved by the CRA Board. All other terms, conditions, requirements, and obligations contained in the original Grant Agreement will remain unchanged and in full force and effect.

Funding: The proposed First Amendment does not provide any additional grant funding. The original Grant award remains an amount not to exceed $100,000.

The proposed First Amendment was prepared by the CRA Administrator and has been submitted to the Community Development Director, Finance Director, Grantee, and CRA Attorney for review.

Note: Documents related to the original Façade and Exterior Improvement Program Grant award, including the original Grant Agreement and supporting documents, are available for review by contacting the Town Clerk's Office.

Recommended Motion:

I move to approve Resolution 106-11-26 approving the First Amendment to the Façade and Exterior Improvement Program Grant Agreement with Hope Investment Enterprises, Inc. for the property located at 903 Park Avenue, extending the Term of the Grant Agreement for an additional six (6) months; and authorize the CRA Chair to execute the proposed First Amendment.

Exhibit G

903 Park Avenue Before & After





CRA

Meeting Date 11/4/26

Cards must be submitted before the item is discussed!!
*****Three (3) minute limitation on all comments**

Name: Mary Taylor
Address: Loft Park, Ave. L.P.

If you are interested in receiving Town information through Email, please provide your E-mail address: _____

I would like to make comments on the following ***Agenda Item***:
CRA Bert Bostrum Park

I would like to make comments on the following ***Non-Agenda Item(s)***:
_____

Instructions: *Please complete this card, including your name and address; once the card has been completed, give it to the Town Clerk. The Mayor will call your name when it is time for you to speak. Comments are limited to three (3) minutes per individual.*

Exhibit D

November 4, 2026, CRA Meeting Mary Taylor, 209 Park Ave.

GOOD EVENING TO ALL,
THANK YOU TO THE STAFF that compiled the list of projects identified in the Bert Bostrum Park Master Plan. The projects are worthy of consideration, for the 38,000 feet or approximately 0.87 acres….but realistically not all could fit or function properly in the limited area. I numbered the projects, read and reread them, it seems to me that several could share the same spaces, such as picnic areas were mentioned in three different areas. How about one area to accommodate everyone, like "The Great Family Reunion." The costs of the Multi-Use Sports Field and the Communal Lawn could also be combined. The prospect of a new Police Athletic Program at the park is wonderful, plus the restoration of the old concession stand would add historical nostalgia and functionality.

I do have a problem with the DOG Friendly Walk path/trail through the fenced park. Most people know that I love DOGS....***but*** I believe a better, safer plan for $276,032 would be to include dog walking on a multipurpose trail/path around the outside perimeter of the park. *These are just a few suggestions, I'm sure you have some too.*

I am very excited about this initiative and anxious to volunteer in any capacity. I am great in a concession stand. I know other residents that would like to contribute their time and experience to make this Town a friendlier, family oriented community for ALL! Our quaintness and our diversity is our strength. This tiny town has good bones, we have parks, a Marina, churches, schools, a promising CRA, a sizable natural area, reasturants, bussinesses, and lots of storage. ADMENDMENT 3, we can handle. We will still be a HAPPY Community, if we focus on taking care of each other, and the basics, ***what we have now.*** PLEASE use OUR money wisely.