Lake Park Town Commission, Florida

Special Called Community Redevelopment Agency

Meeting Minutes

Wednesday, August 19, 2026

Immediately following the Commission & CRA Budget Workshop

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

6:53 P.M.

PRESENT

Chair Roger Michaud

Vice Chair Michael Hensley

Board Member John Linden

Board Member Michael O'Rourke

ABSENT

Board Member Judith Thomas

PLEDGE OF ALLEGIANCE

The pledge was conducted during the Budget Workshop.

APPROVAL OF AGENDA:

Agenda item number 3 was removed from the agenda.

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

Voting Yea: Chair Michaud, Vice Chair Hensley, 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.

-Kelly Steele questions the Board's decision to purchase the Town Green at 801 Park Avenue and potential purchase 810 Park Avenue.

CONSENT AGENDA:

Agenda item number 3 was removed from the agenda.

Motion to approve the Consent Agenda as amended made by Vice Chair Hensley, Seconded by Board Member Linden.

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

1. Special Called CRA Meeting Minutes - July 1, 2026
2. Resolution 61-08-26 – Amendment (Renewal – Addendum #5) – Law Enforcement Service Agreement – Palm Beach County Sheriff’s Office – FY 2027 - $151,350

This item was removed from the agenda.

3. Resolution 62-08-26 - Professional Services Agreement (#2 Amendment) - Public Relations & Marketing Services - Redevelopment Management Associates (RMA) – 1-Year Extension (Retroactive to July 17, 2026)

NEW BUSINESS:

4. Discussion & Direction - Potential Acquisition of Downtown Lake Park Properties - 801 Park Avenue and 810 Park Avenue

The Board discussed the Town Green (801 Park Avenue) and 810 Park Avenue for the CRA staff. The Board directed staff to speak with those property owners desire to sell their properties. Board Member Linden asked why the Town would want to buy the Town Green when they already have a great rental deal with them. Executive Director Reade stated that they could decide to sell the property and then the Town would no longer have access to it.

The Board gave consensus for the CRA to open a dialogue with the property owners to begin discussions and see if a purchase is in the Town's / CRA's best interests. Chair Michaud stated for the record that once the Executive Director obtains some information, it will be shared with the Board at a future meeting so that they can make a decision.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Administrator Leanna Collazo stated that her department is excited about what they can do within the CRA moving forward. She provided a presentation regarding LED signage (Exhibit A). The Board was asked to provide direction and a recommendation for inclusion in the budget. The Board provided consensus for staff to look into the possibilities. Chair Michaud spoke highly of CRA Administrator Collazo and CRA Marketing Specialist Renee Rosario.

Board Member Linden spoke about a resident within the CRA who had questions. CRA Administrator Collazo stated she will collect their contact information and reach out to them.

-Executive Director Reade talked about re-creating some history with the old Kelsey gates. He also spoke about discussions with the City of Riviera Beach regarding the Tri-Rail station locations and costs.

AGENCY MEMBER REQUESTS: NONE

ADJOURNMENT:

Motion to adjourn made by Board Member O'Rourke, Seconded by Vice Chair Hensley.

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

Meeting adjourned 7:29 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 2, 2026.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

TOWN OF LAKE PARK SEAL FLORIDA Town Seal

Approved on this 2 of September, 2026

Exhibit A

CRA District

G A T E W A Y S IG N A G E

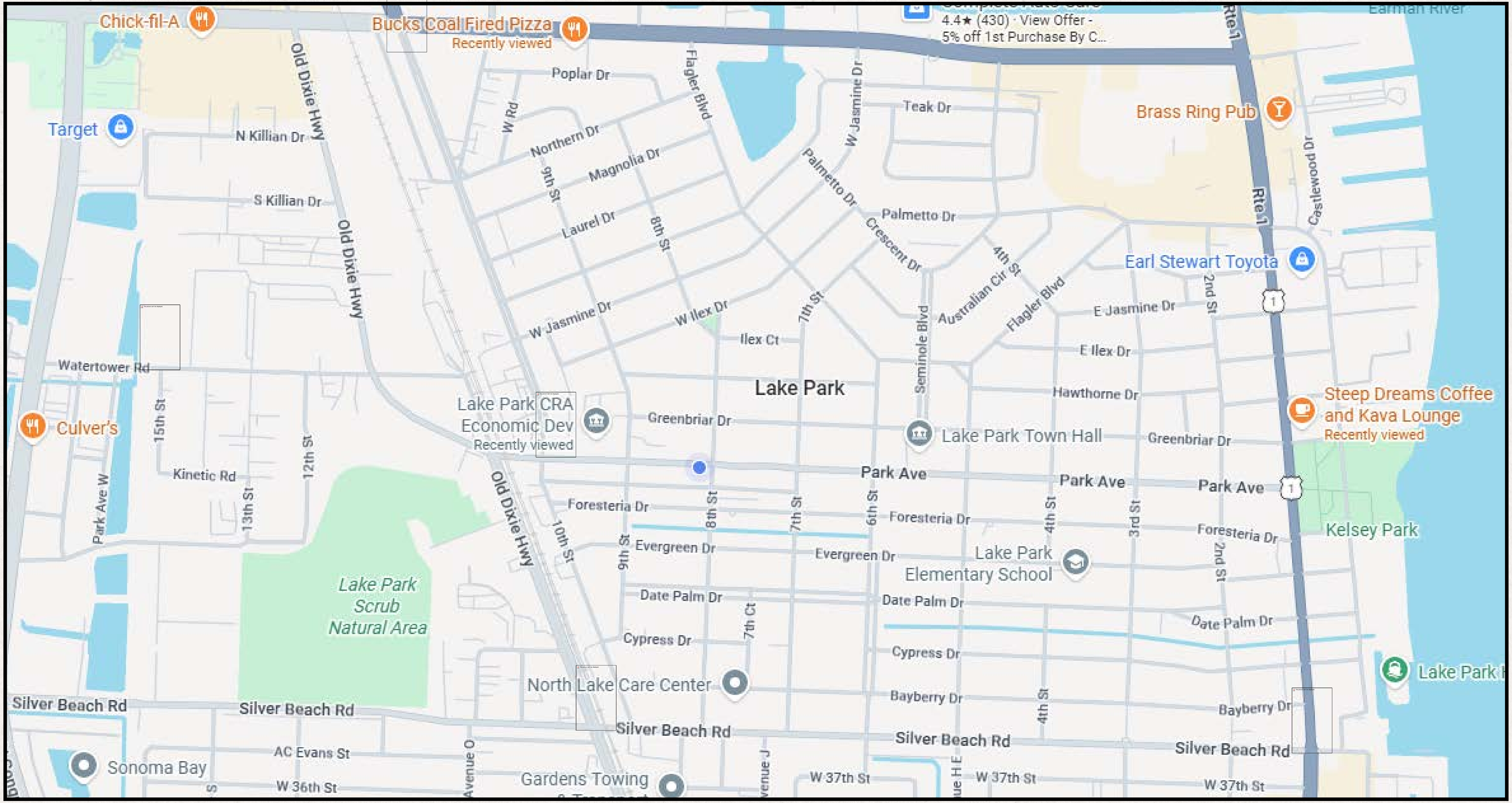
CREATING AN IDENTITY

Welcome to Lake Park

WHY THIS MATTERS

- Existing Conditions: today, visitors receive little indication they have entered the Lake Park
- Benefits:
  - 🏙 Identity
  - 🚗 Visibility
  - 🎉 Event Promotion
  - 💼 Economic Development
  - 📍 Wayfinding

POTENTIAL LOCATIONS



NEXT STEPS

Research

↓

Concepts

↓

Board Input

↓

Funding/ Phases

↓

Construction

PROCUREMENT STRATEGY OPTIONS

Why Competitive Solicitation Process

- A formal competitive solicitation would allow the CRA to obtain proposals from qualified vendors for the design, fabrication, installation, and programming of the Gateway Signage Project.
- Benefits:
  - ✔ Encourages competition among qualified vendors
  - ✔ Allows comparison of design options, pricing, and project approaches
  - ✔ Ensures selection based on qualifications, experience, and overall value
- Timeline Considerations:
  - A competitive solicitation would require additional time for:
  - Developing project specifications
  - Advertising and receiving proposals
  - Proposal evaluation
  - Contract approval
- While this approach provides a transparent competitive process, it would extend the project timeline compared to utilizing an existing cooperative purchasing agreement.

PROCUREMENT STRATEGY OPTIONS

Why Cooperative Purchasing?

- Staff is evaluating the use of an eligible cooperative purchasing agreement (“piggybacking”) to streamline procurement and expedite project implementation.
  - Benefits include:
    - ✓ Competitive Pricing
      - Access to pricing established through a prior competitive solicitation process.
    - ✓ Faster Implementation
      - Reduces the time needed to develop and advertise a separate solicitation.
    - ✓ Proven Contractor Experience
      - Allows the CRA to utilize a contractor with demonstrated success on similar municipal projects.
    - ✓ Procurement Compliance
      - Any cooperative purchasing agreement would be reviewed to ensure compliance with applicable purchasing requirements and determined to be in the best interest of the CRA and Town.

POTENTIAL VENDOR

Kenco Signs

- Kenco Signs has completed gateway signage and electronic message board projects for municipalities throughout Florida, including:
  - City of Stuart
    - Gateway monument signage
    - Digital message board integration
  - Village of Palm Springs
    - Gateway signage improvements
    - LED message board systems
- Kenco Signs has been identified as a qualified vendor with experience delivering municipal gateway signage and electronic message board systems. Staff is reviewing comparable projects and cooperative purchasing opportunities to determine the most efficient procurement approach for the CRA District Gateway Signage Project.

CRA

Meeting Date 8/19/24

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

Name: Kelly Steele
Address: 301 Lake Shore Dr, Lake Park FL 33403

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-New Business #4 801+810 Park Ave. Properties

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