Lake Park Town Commission, Florida

Special Called Community Redevelopment Agency

Meeting Agenda

Tuesday, September 08, 2026
Immediately Following the First Public Budget Hearing
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.

CIVILITY AND DECORUM

The Town of Lake Park is committed to civility and decorum to be applied and observed by its elected officials, advisory board members, employees and members of the public who attend Town meetings. The following rules are hereby established to govern the decorum to be observed by all persons attending public meetings of the Commission and its advisory boards:

- Those persons addressing the Commission or its advisory boards who wish to speak shall first be recognized by the presiding officer. No person shall interrupt a speaker once the speaker has been recognized by the presiding officer. Those persons addressing the Commission or its advisory boards shall be respectful and shall obey all directions from the presiding officer.
- Public comment shall be addressed to the Commission or its advisory board and not to the audience or to any individual member on the dais.
- Displays of disorderly conduct or personal derogatory or slanderous attacks of anyone in the assembly is discouraged. Any individual who does so may be removed from the meeting.
- Unauthorized remarks from the audience, stomping of feet, clapping, whistles, yells or any other type of demonstrations are discouraged.
- A member of the public who engages in debate with an individual member of the Commission or an advisory board is discouraged. Those individuals who do so may be removed from the meeting.
- All cell phones and/or other electronic devices shall be turned off or silenced prior to the start of the public meeting. An individual who fails to do so may be removed from the meeting.

CALL TO ORDER/ROLL CALL

PLEDGE OF ALLEGIANCE

APPROVAL OF AGENDA:

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.

CONSENT AGENDA:

1. Minutes of the September 2, 2026 CRA Meeting

NEW BUSINESS:

2. Resolution 78-09-26 Fiscal Year 2027 Budget - CRA

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

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

Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 8, 2026
Originating Department: Clerk
Agenda Title: Minutes of the September 2, 2026 CRA Meeting
Agenda Category: Consent
Approved by Town Manager: ______________________ **Date:** __________

Cost of Item: $0.00 **Funding Source:** ______________________
Account Number: __________ **Finance Signature:** ______________________

Advertised:
Date: NA **Newspaper:** ______________________

Attachments: Minutes, Exhibit A, Comment Card

Please initial one:

__________ Yes I have notified everyone
LW Not applicable in this case

Recommended Motion:

I move to approve the minutes of the September 2, 2026 CRA Meeting

Lake Park Town Commission, Florida

Community Redevelopment Agency (CRA)

Meeting Minutes

Wednesday, September 02, 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**
Thomas J. Baird, Esq.	**—**	**Agency Attorney**
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CALL TO ORDER/ROLL CALL

6:34 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

Chair Michaud lead the pledge of Allegiance.

APPROVAL OF AGENDA:

Motion to approve the 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.

SPECIAL PRESENTATION/REPORT:

1. Proclamation - Florida Redevelopment Week - September 14–18, 2026

   Chair Michaud presented the proclamation to the CRA staff.

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.

-Sue LaFontaine provided written comments via Exhibit A.

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.

2. Special Called CRA Meeting Minutes - August 19, 2026
3. Resolution No. 53-07-26 (Amendment) – Façade and Exterior Improvement Grant Agreement – Mr. Nathan Rich - Nadina, LLC – 904 Park Avenue – Up to $50,000 [CRA Contribution (Grant Award) - $50,000 & Nadina, LLC - $96,120]

NEW BUSINESS:

4. Resolution 69-09-26 – Renewal - Property, Casualty & Workers' Compensation Insurance - Florida Municipal Insurance Trust (FMIT) – FY 2027 - $12,125

   Rommi Mitchell, representing Gehring Group introduced herself and the item. She explained the decrease in insurance this fiscal year and that coverage is for CRA owned buildings and lights in the CRA area.

   Motion to approve Resolution 69-09-26 made by Board Member Linden, Seconded by Vice Chair Hensley.

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

5. Resolution 68-09-26 – Façade and Exterior Improvement Grant Agreement – Mr. Ryan Harris – 117 Reed Rd LP – 117 Reed Road – Up to $20,000 [CRA Contribution (Grant Award) – $20,000 & 117 Reed Rd LP Contribution – $80,000+].

   CRA Administrator Leanna Collazo explained the item. Mr. Ryan Harris introduced himself and explained his building. Mr. Harris explained that the building is not currently occupied but they intend to employ approximately 20 people in the building. They are not requesting any additional washrooms. He stated that the demolition of the interior has been completed and engineer drawings are almost complete. They anticipate completion by the end of the year.

   Motion to approve Resolution 68-09-26 made by Vice Chair Hensley, Seconded by Board Member Thomas.

   Board Member Thomas expressed concerns with the septic to sewer project and Seacoast Utility's reluctance to extend the sewer lines in this area. Board Member Thomas suggested writing a letter to Seacoast urging them to move forward with sewers. Chair Michaud agreed with writing a letter. The Board came to consensus for writing a letter. Board Member O'Rourke suggested that they make the septic to sewer project a priority with Tallahassee. Voting Yea: Chair Michaud, Vice Chair Hensley, Board Member Thomas, Board Member Linden, Board Member O'Rourke.

CRA ADMINISTRATOR/EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

-CRA Administrator Collazo thanked everyone for participating in the theater opening.

-Executive Director Reade enjoyed the opening of the dance studio and appreciated those who were able to be there. He also provided an update on the Culinarchy opening and that they may be having a soft opening next week. He provided an update with the Kelsey Market having issues with façade and exterior. He stated that the grant will expired in November and staff are working with them on some of the unfinished work. Executive Director Reade also provided an update that Big Johns Eatery are still shooting for opening at 754 Park Avenue but there are still concerns with the property owner. Board Member Thomas stated that she thought we had provided a deadline for completion of 754 Park Avenue. Community Development Director Nadia DiTommaso explained that the amended stipulation with the magistrate does not have an end date, but they are running a fine of $150 per day. Chair Michaud spoke about his frustration with the delay with 754 Park Avenue and urged residents to mobilize to get progress going on the property.

-Board Member O’Rourke spoke about his frustration with property owners that are not working with the Town.

-Vice Chair Hensley spoke about the importance of bringing a business like Big John’s to the Town and how it would drive business to the Town.

-Board Member Thomas stated that $150 per day must not be painful enough to motivate the property owner of 754 Park Avenue.

-Board Member O’Rourke spoke about the proclamation for Florida Redevelopment Week and how there have been no new buildings built within the downtown area since 1996.

AGENCY MEMBER REQUESTS: NONE

ADJOURNMENT:

7:14 P.M.

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.

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

____

Chair, Roger D. Michaud

____ Town Seal

Agency Clerk, Vivian Mendez, MMC

____

Deputy Agency Clerk, Laura Weidgans

Approved on this _________ of _________________________, 2026

Exhibit A

Susan LaFontaine
545 Evergreen Drive

Lake Park CRA ~~Commission Sept~~ t 2, 2026

CRA Meeting
Proclamation - Florida Redevelopment Week - September 14–18, 2026

The proclamation includes

enhancing the quality of life for residents,

restore a strong sense of place and community,

Yes, parts of the Community Redevelopment Area, or the CRA as it's called are run-down, blighted, and desperately need help, redevelopment and beautification.
But in my opinion the residents of Lake Park already have a strong sense of place and community.

When you're considering projects to enhance our CRA, Please remember to protect the small town vibe that we all love.

Meeting Date 9/2 CRA

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

Name: Sue LaFontaine
Address: 545 Evergreen

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 Proclamation

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 A

Susan LaFontaine
545 Evergreen Drive

Lake Park ~~Commission Sept~~ CRA t 2, 2026

CRA Meeting
Proclamation - Florida Redevelopment Week - September 14–18, 2026

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Town of Lake Park Town Commission

Agenda Request Form

Meeting Date:	September 8, 2026
Originating Department:	Finance Department
Agenda Title:	Resolution 78-09-26 Fiscal Year 2027 Budget - CRA

Approved by Town Manager: ____________________ **Date:** ____________

Cost of Item:	$0.00	**Funding Source:**	CRA
Account Number:	Various	**Finance Signature:**	*Barbara A. Gould*

Advertised:

Date: ____________ **Newspaper:** ____________

Attachments: Resolution 78-09-26; Fiscal Year 2026/2027 CRA Budget
Budget FY 2026-2027 (Click Link)

Please initial one:

____________ Yes I have notified everyone

____________ Not applicable in this case

Summary Explanation/Background:

The proposed Fiscal Year (FY) 2027 Budget - CRA is being presented to the CRA Board for review and recommendation to the Town Commission for final adoption (and in accordance with state law) in September 2026.

The Town's staff has been working since March 6, 2026 to develop projected FY 2027 revenues and expenditures to meet the CRA's priorities as well as other operational priorities to ensure that the CRA District within the Town of Lake Park continues to grow and provide the highest levels of services that are expected by our community and to ensure that the Town remains a great place to live, work, play and learn.

Recommended Motion:

Motion to approve Resolution 78-09-26 adopting the Community Redevelopment Agency Budget.

RESOLUTION 78-09-26

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA, ADOPTING THE 2026-2027 FISCAL YEAR BUDGET.

WHEREAS, the Town of Lake Park ("Town") has previously created a Community Redevelopment Agency (CRA), pursuant to Section 163.356, *Florida Statutes*; and

WHEREAS, the Lake Park CRA has all of the statutory powers conferred upon it by Section 263.370, *Florida Statutes*; and

WHEREAS, the staff of the Lake Park CRA has prepared a budget governing operating and capital expenditures for Fiscal Year 2026-2027.

NOW, THEREFORE, BE IT RESOLVED BY THE GOVERNING BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA:

Section 1: The Fiscal Year 2026-2027 budget prepared for the Lake Park Community Redevelopment Agency is hereby approved, a link of which is attached and incorporated herein.

Section 2. This resolution shall take effect immediately upon adoption.