



Lake Park Town Commission, Florida
Special Call Community Redevelopment Agency
Meeting Agenda

Wednesday, May 01, 2024

Immediately Following the P3 Workshop

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
Michael Hensley	—	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

PLEDGE OF ALLEGIANCE

SPECIAL PRESENTATION/REPORT:

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.

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

CONSENT AGENDA:

1. April 17, 2024 Special Call Community Redevelopment Agency Meeting Minutes

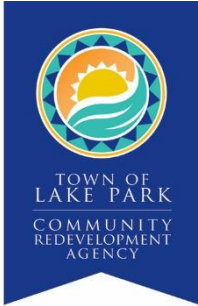
NEW BUSINESS:

2. Resolution to approve an Interlocal Agreement with Palm Beach County for the expansion of the CRA Boundaries.

AGENCY MEMBER REQUESTS:

ADJOURNMENT:

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



Community Redevelopment Agency Agenda Request Form

Meeting Date: May 1, 2024

Agenda Item No.

Agenda Title: April 17, 2024 Special Call Community Redevelopment Agency Meeting Minutes.

☐ SPECIAL PRESENTATION/REPORT ☒ **CONSENT AGENDA**
☐ OLD BUSINESS ☐ NEW BUSINESS
☐ OTHER:

Bambi McKibbon-

Approved by Executive Director: Turner

Date:

Digitally signed by Bambi McKibbon-Turner
DN: cn=Bambi McKibbon-Turner, o=Town of Lake
Park, ou=Assistant Town Manager/Human Resources
Director, email=bturner@lakeparkflorida.gov, c=US
Date: 2024.04.26 12:26:59 -04'00'

Laura Weidgans, Deputy Town Clerk

Originating Department: Agency Clerk	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	Attachments: Meeting Minutes Exhibits A-B
	All parties that have an interest in this agenda item must be notified of meeting date and time. The following box must be filled out to be on agenda.	Yes I have notified everyone_____ or Not applicable in this case <u>LW</u> . Please initial one.

Recommended Motion: I move to approve the April 17, 2024 Special Call Community Redevelopment Agency Meeting Minutes.



Lake Park Town Commission, Florida

Special Call Community Redevelopment Agency

Meeting Minutes

Wednesday, April 17, 2024 at 6:30 PM

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

Roger Michaud	—	Chair
Kimberly Glas-Castro	—	Vice-Chair
Michael Hensley	—	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

6:30 PM

PRESENT

Chair Roger Michaud

Vice-Chair Kimberly Glas-Castro

Board Member Carmen Rodriguez

Board Member Mary-Beth Taylor

Board Member Judith Thomas

Board Member Henry Stark

Board Member Michael Hensley

PLEDGE OF ALLEGIANCE

The Pledge was led by Gus Rodriguez.

SPECIAL PRESENTATION/REPORT: NONE**PUBLIC COMMENT: NONE**

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.

EXECUTIVE DIRECTOR/BOARD MEMBER COMMENTS:

Community Redevelopment Administrator Allison Justice provided comments via Exhibit A.

Board Member Stark welcomed and thanked Community Redevelopment Administrator Justice. He asked if she has plans to meet business owners. She stated she plans on meeting all of the businesses and has already met with some property owners and businesses.

Board Member Thomas had no comments.

Board Member Taylor had no comments.

Board Member Rodriguez had no comments.

Board Member Hensley had no comments.

Vice-Mayor Glas-Castro had no comments.

Chair Michaud spoke about visiting a new local restaurant.

CONSENT AGENDA:

Motion made by Vice-Chair Glas-Castro, Seconded by Board Member Taylor.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark, Board Member Hensley.

1. March 6, 2024 Community Redevelopment Agency Meeting Minutes
2. Update on the Proposed Streetscape Improvements for Park Avenue and 10th Street (the Project) and Request for Authorization by the Community Redevelopment Agency (CRA) Executive Director to Accept and Execute Two (2) Change Request Proposals from West Construction, Inc. Related to the Park Avenue & 10th Street Streetscape – PHASE 1 Scope of Work.

NEW BUSINESS:

3. Resolution 18-04-24 Request to Authorize the Executive Director to Accept a Professional Services Proposal from Shawn Mitchell to Assist the CRA with the Annual Budget, Annual Report, Bond Issuance and Other Financial Services on an As-Needed Basis.

Executive Director D'Agostino provided a summary of the item (Exhibit B). He spoke about two large projects coming up possibly including an aquatic center and a community center on Bert Bostrom Park. He believes having Mr. Mitchell on board would help the Town work through any financial pitfalls and help chart a course for the Town to keep the CRA financially viable.

Vice-Chair Glas-Castro asked about the aquatic center and if Mr. Mitchell will perform an analysis to determine what the admission fee would need to be in order to see if residents could afford it. Community Redevelopment Administrator Justice advised that they could pose that to Mr. Mitchell.

Motion made by Vice-Chair Glas-Castro, Seconded by Board Member Rodriguez.

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark, Board Member Hensley.

AGENCY MEMBER REQUESTS: NONE**ADJOURNMENT:**

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

Voting Yea: Chair Michaud, Vice-Chair Glas-Castro, Board Member Rodriguez, Board Member Taylor, Board Member Thomas, Board Member Stark, Board Member Hensley.

Meeting adjourned 6:51 pm.

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

Town Seal

Approved on this _____ of _____, 2024



COMMUNITY REDEVELOPMENT ADMINISTRATOR COMMENTS

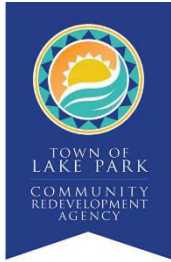
Item 1.

Exhibit A

SPECIAL CALL COMMUNITY REDEVELOPMENT AGENCY MEETING Wednesday, April 17, 2024

1. New Business Update:
 - a. Tentacion Restaurant: 933 Park Avenue – Restaurant Open with Grand Opening May 11. Mayor and Commissioners will be invited to a Grand Opening event and we will ask the Mayor to cut a ribbon for the business. The time of the event is TBD, but will be after 4PM.
 - b. Creole Social 850 Park Ave - opening soon – reached out to owner for an update.
 - c. CRA and town staff also working on a location for other potential restaurants. I will provide updates as we know more about locations and leases.
2. Incentive Programs
 - a. CRA Administrator is working on developing specific incentive programs to address the needs of residents and businesses within the CRA. Programs will focus on recruiting restaurants, upgrading landscaping and paint on homes occupied by homeowners, façade upgrades and major development projects. Draft incentive packages should be complete in the next few weeks and we will call a CRA workshop to discuss potential programs.
3. Marketing RFQ: A request for qualifications for a PR and Marketing firm was released on April 7, 2024 and will be out for 30 days. This company will assist the CRA Administrator with an implementable marketing plan for the CRA and support with implementation of that plan. It's anticipated that one firm will be selected, although there is an option to select multiple firms.
4. Real Estate: The CRA is in the process of assessing strategic acquisition of parcels through analysis and appraisals. An RFQ for Real Estate Brokers has been prepared and will be issued within the next month or so. These broker/s will be of assistance to the CRA if there are properties the agency deems desirable. They will be available on an as-needed basis.
5. Community Development Staff is currently processing two site plan applications in the CRA: **(1)** The Residences at 10th & Park (16 stories, mixed-use with 595 residential units) on the northeast corner of 10th Street and Park Avenue; and **(2)** Kelsey on Park on the southeast corner of 10th Street and Park Avenue (16 stories, mixed-use with 500 residential units). The Residences at 10th & Park project is almost ready to move forward through the public hearing processing the next few months. The Kelsey on Park project was issued its first round of review comments and we are awaiting a resubmittal. We are also working with them on the 918 Park Avenue

6. DXD Capital self/storage facility at 1450 Watertower Road is close to being completed in the CRA. They should be issued a Certificate of Occupancy very soon.
7. Dalfen Industrial (Lake Park Logistics Center) at 1100 Old Dixie Highway in the CRA is working with a potential large tenant to occupy a large portion of their newly built office/warehouse building. They are unable to share the company name at this time, but will keep us posted as negotiations move forward.
8. Oceana Coffee/Commercial Kitchens project at 1301 10th Street is moving forward in the CRA. Their next quarterly update will be provided at the June 2024 CRA meeting.



CRA Agenda Request Form

Meeting Date:

4/17/2024

Agenda Item No.

Agenda Title: Resolution - Approve a Professional Services Agreement with Shawn Mitchell to assist the CRA with the annual budget, annual report, bond issuance and other financial services on an as-needed basis.

<input type="checkbox"/> SPECIAL PRESENTATION/REPORT <input type="checkbox"/> OLD BUSINESS <input type="checkbox"/> DISCUSSION FOR FUTURE ACTION	<input type="checkbox"/> CONSENT AGENDA <input checked="" type="checkbox"/> NEW BUSINESS <input type="checkbox"/> OTHER: General Business
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Approved by Executive Director: _____ **Date:** _____

Allison Justice, CRA Administrator

Name/Title

Originating Department: CRA Executive Director John D'Agostino	Costs: \$35,000 Funding Source: CRA Acct. # 110 55 552 520 31000 Barbara A. <input type="checkbox"/> FinanceGould <div style="font-size: small; margin-top: 5px;"> Digitally signed by Barbara A. Gould DN: cn=Barbara A. Gould, o=Town of Lake Park, ou=Finance Dept. email=bgould@cityoflakeparkflorida.gov, c=US Date: 2024.04.17 14:15:33 -0400 </div>	Attachments: 1. Agreement with Shawn Mitchell for continuing service for financial consulting 2. Shawn Mitchell resume and experience
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Summary Explanation/Background:

The Lake Park CRA is governed by Florida Statue Chapter 163 Part III. With that, there are several unique financial requirements that benefit from having and experienced CRA Finance Consultant. Shawn Mitchell has been a budget manager and management analyst for the multiple cities. Outside of his full-time budgeting experience, Mr. Mitchell currently consults for several CRA's throughout South Florida. He provides full financial planning services for CRA's, which include long-range financial plans, annual budget preparation, and annual report preparation in accordance with State Statues. He also has experience in bond issuance and analyzing bonding capacity.

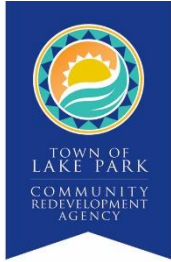
The CRA wishes to retain Mr. Mitchell to provide as-needed services and to assist the CRA Administrator during preparation of the annual budget and annual report. Specifically he will assist with preparing a new Five-Year Strategic Finance Plan for the Lake Park

CRA, analyzing bonding capacity and parcel by parcel comparisons of taxable values and new construction values.

Mr. Mitchell will bill the CRA at a rate of one-hundred five (\$105) dollars per hour with a contract amount which is expected to be less than \$35,000 making an RFP unnecessary. This contract will be for a period of three (3) years and an option to renew for two (2) additional years. Funding will be reviewed annually.

Recommended Motion:

I move to approve Resolution 18-04-24.



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.

☐ SPECIAL PRESENTATION/REPORT ☐ CONSENT AGENDA
☐ OLD BUSINESS ☒ **NEW BUSINESS**
☐ DISCUSSION FOR FUTURE ACTION ☐ 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=bturner@lakeparkflorida.gov, c=US
 Date: 2024.04.26 12:49:08 -04'00'

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

RESOLUTION 24-05-24

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA AUTHORIZING AND DIRECTING THE BOARD CHAIR TO SIGN AN INTERLOCAL COOPERATION AGREEMENT WITH PALM BEACH COUNTY EXPANDING THE BOUNDARIES OF THE LAKE PARK CRA.

WHEREAS, Sec. 163.01, Fla. Stat. known as the “Florida Interlocal Cooperation Act of 1969,” as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, by adoption of Resolution 65-1996, the Lake Park Community Redevelopment Area Plan was approved by the Town Commission on November 20, 1996 (the “1996 Plan”); and

WHEREAS, by adoption of Resolution 96-1852 on November 6, 1996, the Palm Beach County Board of County Commissioners delegated the exercise of powers conferred by Chapter 163, Part III, Florida Statutes, “The Community Redevelopment Act of 1969” to the Town; and

WHEREAS, an updated and amended version of the 1996 plan as contemplated by Part III, Chapter 163, Florida Statutes, was prepared which updated the 1996 plan, and was adopted on February 17, 2010 by Resolution 10-02-10 (the “2010 Plan”) by the Town Commission; and

WHEREAS, the TOWN and the CRA are proposing to expand the CRA’s boundaries, and to facilitate the same the TOWN, on September 20, 2023, adopted Resolution 38-05-23, making the finding that the proposed CRA expansion areas are blighted and that it is necessary to add the areas to the CRA to alleviate impacts of the blighted conditions; and

WHEREAS, the COUNTY as a charter County retained the power to consent to the expansion of the CRA boundaries under County Resolution 96-1852; and

WHEREAS, Sec. 163.387(3)(b), Fla. Stat. provides that alternate provisions may be established by Interlocal agreement between a taxing authority and the governing body establishing the community redevelopment agency; and

WHEREAS, the COUNTY’S Board of County Commissioners, the CRA Board of Commissioners, and the Town Commission of the TOWN have determined that the CRA does not need tax increment revenues from the COUNTY for the expansion areas.

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

Section 1. The Lake Park CRA approves the Interlocal agreement with Palm Beach County, expanding the boundaries of the CRA and exempting the County from contributing tax increment within the expansion area. The COUNTY, the CRA, and the TOWN agree that the COUNTY will not remit tax increment revenues as set forth in Sec. 163.387, Fla. Stat. to the CRA or the Redevelopment Trust Fund for all property in the CRA Expansion Areas. Tax increment financing for the Original CRA Area will sunset on September 30, 2039.

Section 2. The Interlocal Agreement, a copy of which is attached hereto and incorporated herein as Exhibit “A”, is hereby approved and adopted.

Section 3. Effective Date. Pursuant to Section 163.36 Florida Statutes, the effective date of the Interlocal Agreement shall be the date the Plan is approved by the Board of County Commissioners of Palm Beach County.

EXHIBIT “A”

INTERLOCAL AGREEMENT

THIS INTERLOCAL AGREEMENT is made on this ____ day of _____, 2024 between the TOWN OF LAKE PARK, a municipal corporation of the state of Florida, hereinafter referred to as “TOWN,” the Town of Lake Park Community Redevelopment Agency, a community redevelopment agency operating pursuant to chapter 163, Part III, Florida Statutes hereinafter referred to as “CRA”, and PALM BEACH COUNTY, a political subdivision of the State of Florida, hereinafter referred to as “COUNTY”, each entity constituting a “public agency” as defined in Chapter 163, Part I, Florida Statutes (collectively the Parties).

WHEREAS, Sec. 163.01, Fla. Stat. known as the “Florida Interlocal Cooperation Act of 1969,” as amended, authorizes local governments to make the most efficient use of their powers by enabling them to cooperate with other localities on a basis of mutual advantage, and to thereby provide services and facilities which will harmonize geographic, economic, population and other factors influencing the needs and development of local communities; and

WHEREAS, the “Florida Interlocal Cooperation Act of 1969” permits public agencies as defined therein to enter into interlocal agreements with each other to jointly exercise any power, privilege, or authority that such agencies share in common and which each might exercise separately; and

WHEREAS, the Community Redevelopment Act of 1969 provides for a mechanism for local governments to create a Community Redevelopment Agency to deal with conditions of slums and blight; and

WHEREAS, the CRA was established by County Resolution 96-1852 in 1996; and

WHEREAS, the TOWN and the CRA are proposing to expand the CRA’s boundaries, and to facilitate the same the TOWN, on September 20, 2023, adopted Resolution 38-05-23, making the finding that the proposed CRA expansion areas are blighted and that it is necessary to add the areas to the CRA to alleviate impacts of the blighted conditions; and

WHEREAS, the COUNTY as a charter County retained the power to consent to the expansion of the CRA boundaries under County Resolution 96-1852; and

WHEREAS, Sec. 163.387(3)(b), Fla. Stat. provides that alternate provisions may be established by interlocal agreement between a taxing authority and the governing body establishing the community redevelopment agency; and

WHEREAS, the COUNTY’S Board of County Commissioners, the CRA Board of Commissioners, and the Town Commission of the TOWN have determined that the CRA does not need tax increment revenues from the COUNTY for the expansion areas.

NOW, THEREFORE, in consideration of the mutual representations, terms, and covenants herein set forth, the parties hereby agree as follows:

Section 1. Purpose

The purpose of this Agreement is to exempt the COUNTY from having to remit tax increment revenues from the CRA expansion areas and to sunset the existing tax increment revenues from the original CRA area.

Section 2. Definitions

The following definitions shall apply to this Interlocal Agreement:

1. The term "Redevelopment Trust Fund" shall be as defined as set forth in Sec. 163.387, Fla. Stat.
2. "Act" means Chapter 163, Part III, Fla. Stat.
3. "Agreement" means this Interlocal Agreement, including any amendments or supplements hereto, executed and delivered in accordance with the terms hereof.
4. "Original CRA Area" means the area within the CRA boundaries established by County Resolution 96-1852.
5. "CRA Expansion Areas" means the areas described in Exhibit 1 attached to this Agreement and incorporated herein and more generally described as:
 - a. 10th Court (26 acres): Northern edge of the existing CRA boundary, bounded by Northern Drive on the south, Northlake Boulevard on the north, FEC right-of-way on the west, and W Road on the east.
 - b. Silver Beach Road (41 acres): Southern edge of the existing CRA boundary, bounded by 7th Street on the west, Federal Highway/US1 on the east, and Bayberry Drive on the north.

Section 3. Tax Increment Financing

The COUNTY, the CRA, and the TOWN agree that the COUNTY will not remit tax increment revenues as set forth in Sec. 163.387, Fla. Stat. to the CRA or the Redevelopment Trust Fund for all property in the CRA Expansion Areas. Tax increment financing for the Original CRA Area will sunset on September 30, 2039.

Section 4. Duration

The provisions of this Agreement shall continue to be effective so long as the CRA exists in accordance with law.

Section 5. Effective Date

This Agreement shall take effect upon execution by the Parties and upon approval of the COUNTY Board of County Commissioners of a resolution consenting to expanding the CRA's boundaries.

Section 6. Filing

Upon its execution by the Parties, a certified copy of this Agreement shall be filed with the Clerk of Circuit Court in and for Palm Beach County.

Section 7. Enforcement

This Agreement shall be construed and governed by the laws of the State of Florida. Any and all legal action necessary to enforce this Agreement shall be filed in Circuit Court in Palm Beach County, Florida, and shall be subject to the dispute resolution process outlined in Chapter 164, Fla. Stat. The Parties shall bear their own costs and attorney's fees regarding the enforcement of this Agreement.

Section 8. Joint Preparation

This Agreement has been jointly prepared by the Parties hereto, and shall not be construed more strictly against any party.

Section 9. Palm Beach County Office of the Inspector General

Pursuant to Palm Beach County Code, Sections 2-421 through 2-440, as amended, the Palm Beach County's Office of Inspector General is authorized to have the power to review past, present and proposed Palm Beach County contracts, transactions, accounts and records. The Inspector General's authority includes, but is not limited to, the power to audit, investigate, monitor, and inspect the activities of entities contracting with Palm Beach County, or anyone acting on their behalf, in order to ensure compliance with contract requirements and to detect corruption and fraud. Failure to cooperate with the Inspector General or interfering with or impeding any investigation shall be a violation of Palm Beach County Code, Section 2-421 through 2-440, and punished pursuant to Section 125.69, Florida Statutes, in the same manner as a second degree misdemeanor.

Section 10. Amendment and Modification.

This Agreement may only be amended or modified, by an instrument in writing signed by the Parties hereto.

Section 11. Captions

The captions and section designations herein set forth are for convenience only and shall have no substantive meaning.

Section 12. Severability

In the event any section, paragraph, sentence, clause, or provision hereof is held by a court of competent jurisdiction to be invalid, such shall not affect the remaining portions of this Agreement, and the same shall remain in full force and effect.

Section 13. Entire Agreement & Counterparts

This Agreement represents the entire understanding between the parties concerning the subject and supersedes all other negotiations, representations, or agreements, either written or oral, relating to this Agreement. This Agreement may be executed in three or more counterparts, each of which shall be deemed an original, but all of which together shall constitute the same instrument.

IN WITNESS WHEREOF, the Parties hereto have affixed their signatures on the day and year first above w

Item 2.

ATTEST:

TOWN OF LAKE PARK

By: _____
_____, Town Clerk

By: _____
Roger Michaud , Mayor

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Thomas J. Baird, Town Attorney

ATTEST:

TOWN OF LAKE PARK CRA

By: _____
_____, Town Clerk

By: _____
_____, Chairman

(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Thomas J. Baird, CRA Attorney

ATTEST:

PALM BEACH COUNTY, FLORIDA, BY ITS
BOARD OF COUNTY COMMISSIONERS

Joseph Abruzzo
Clerk & Comptroller

By: _____
Deputy Clerk

By: _____
Maria Sachs, Mayor


(SEAL)

APPROVED AS TO FORM AND
LEGAL SUFFIENCY

By: _____
Darren Leiser, Assistant County
Attorney

#5496536 v1 26508-00001

TOWN OF LAKE PARK
CRA Boundaries

-  CRA ORIGINAL BOUNDARY
-  CRA EXPANSION BOUNDARY

