



Lake Park Town Commission, Florida

Community Redevelopment Agency Meeting Agenda

Wednesday, September 03, 2025 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
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:

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. Special Called Community Redevelopment Agency Meeting Minutes - July 16, 2025.

NEW BUSINESS:

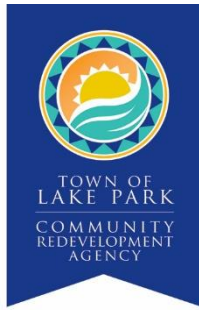
2. Resolution 53-09-25 - Phase 1 - Master Plan Agreement - Bert Bostrom Park - Wannamaker Jenson Architects - \$117,230.
3. Resolution 54-09-25 - Renewal - Property and Casualty Insurance - Florida Municipal Insurance Trust (FMIT) - FY 2026.

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 3, 2025.



Town of Lake Park Town Community Redevelopment Agency

Agenda Request Form

Meeting Date: September 3, 2025 CRA Meeting

Originating Department: Town Clerk

Agenda Title: Special Called Community Redevelopment Agency Meeting Minutes - July 16, 2025

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

Cost of Item: NA **Funding Source:** _____

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

Advertised:

Date: NA **Newspaper:** _____

Attachments: Minutes, Exhibit A

Please initial one:

_____ Yes I have notified everyone

LW Not applicable in this case

Summary Explanation/Background:

Recommended Motion:

I move to approve the Minutes of the July 16, 2025 Special Called CRA Meeting.



Lake Park Town Commission, Florida

Special Called Community Redevelopment Agency (CRA) Meeting Minutes

Wednesday, July 16, 2025 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
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CALL TO ORDER/ROLL CALL

6:35 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 led the pledge.

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:

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

CONSENT AGENDA:

Motion to approve the Consent Agenda made by Board Member Linden, Seconded by Board Member O'Rourke.

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

1. Community Redevelopment Agency (CRA) Special Called Meeting Minutes - June 4, 2025
2. Resolution 33-07-25 - Redevelopment Grant Agreement - 2nd Amendment - Liberty Square - 796 10th Street
3. Resolution 34-07-25 - Professional Real Estate Brokerage Services Agreement - Cushman & Wakefield US, Inc.
4. Resolution 35-07-25 To Approve a Contract with RMA Real Estate, LLC for Professional Real Estate Brokerage Services.
5. Resolution 36-07-25 - Professional Real Estate Brokerage Services Agreement - Colliers International Florida, LLC

NEW BUSINESS:

6. Discussion (Continued) - Requested Sale of Lake Park CRA Property - 800 Park Avenue.
Community Redevelopment Administrator Allison Justice explained the item and asked the Board to provide direction on how they would like to proceed. Board Member Thomas stated

that she is in favor of moving forward with the sale of the 800 building and feels that re-housing two or three CRA staff should not hold up the sale. She suggested the possible use of the concession stand at Bert Bostrom Park or the tennis center at Kelsey Park.

Vice Chair Hensley asked questions regarding next steps. CRA Administrator Justice explained the process including the advertisement, a presentation to the CRA Board and the Commission from the purchasing company and what they intend to do with the property, the purchasing contract and award of contract. Chair Michaud asked for confirmation that if the new property owner decides to sell the property at a later date, that the Town would have first right of refusal. CRA Administrator Justice confirmed this to be correct and that there would be a development agreement in place with the purchaser.

Board Member Thomas asked what happens to property after the CRA sunsets in 2040. CRA Administrator Justice stated that it would become part of the Town.

Board Member O'Rourke stated that he found out who is interested in purchasing the property and is in favor of that company.

Motion to move forward with the advertisement of the sale of 800 Park Avenue made by Board Member O'Rourke, Seconded by Board Member Linden.

Vice Chair Hensley stated for the record that he wants to confirm that this bid will come back before them for discussion so they can decide the details of the sale. Chair Michaud and CRA Administrator Justice confirmed this to be correct.

Board Member Thomas asked if they would be concurrently seeking options to lease/purchase space for CRA employees. Chair Michaud suggests looking for a multi-use space.

Executive Director Reade assured the Board of the process.

Board Member Thomas stated that there are two buildings at Bert Bostrom Park and suggested renovating those buildings instead of leasing a new space. CRA Administrator Justice stated that those buildings will be part of the Bert Bostrom master plan.

Board Member O'Rourke would like to keep the Bert Bostrom buildings separate from the sale of the 800 building.

Board Member Thomas stated that the sale will bring revenue to the Town/CRA.

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

NEW BUSINESS:

7. Resolution 37-07-25 - Paint, Plant and Pave Residential Incentive Program Grant - Ms. Allyson Walters - 811 Bayberry Drive - \$10,000

CRA Administrator Justice presented to the Board (Exhibit A). Ms. Walters introduced herself. CRA Administrator Justice stated that it is a two year forgivable with a personal guarantee from the homeowner. Board Member O'Rourke stated that they prefer to grant funds to residents as opposed to investors. Ms. Walters stated that she has been a resident since October 2023. Board Member Thomas stated that she would like to amend the language to indicate "owner occupied". CRA Administrator Justice agreed to the adjusted language.

Motion to approve the grant with the added language of the grant being only for owner occupied residences made by Board Member O'Rourke, Seconded by Board Member Linden. Board Member Linden asked for clarification on the grant amount. CRA Administrator Justice stated that the grant would be up to \$10,000.00 and the resident would be reimbursed for the cost of the fence up to that amount.

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 Justice provided the following updates; The Lake Park Growth Coalition Business Group has an upcoming meeting and she plans to be in attendance. A Business Plan class is available on August 5th, put together by the Palm Beach North Chamber of Commerce. They are asking Lake Park to host the next meeting on International trade. A location is being sourced at this time. The Purple Lizard at 826 Park Avenue grand opening is coming soon. CRA marketing coordinator position moving forward with the hiring process.

CRA Administrator Justice stated that staff met with the Transportation Planning Agency (TPA) regarding the feasibility of a future commuter rail. This study was done 14 years ago to look for potential station locations in Miami Dade and Palm Beach Counties. They have been moving a little faster in Miami Dade. There are constraints getting over the river in Ft. Lauderdale. Brightline has taken some of their station locations there which they are looking at as well. Their whole goal is to become part of the Palm Beach County transportation master plan that they are getting ready to kick off and would like to have some of the station locations within the master plan. It would be another fifteen years before we see anything in Palm Beach County but they are working on costs. Lake Park is currently one of three second tier locations with the two main locations being Palm Beach Gardens and West Palm Beach. The second tier locations

are believed to be either Lake Park or Riviera Beach, which would be roughly the same cost. Pricing will be provided once they complete their study.

Executive Director Reader had no comments.

Board Member Linden had no comments.

Board Member O'Rourke had no comments

Board Member Thomas had no comments.

Vice Chair Hensley had no comments.

Chair Michaud had no comments.

ADJOURNMENT:

Motion to adjourn made by Vice Chair Hensley. Seconded by Board Member Thomas.

Voting Aye: All

Meeting adjourned 7:24 P.M.

FUTURE MEETING DATE: The next scheduled Community Redevelopment Agency Meeting will be conducted on September 3, 2025.

Chair, Roger D. Michaud

Agency Clerk, Vivian Mendez, MMC

Deputy Agency Clerk, Laura Weidgans

Town Seal

Approved on this _____ of _____, 2025

Exhibit A



Paint, Plant and Pave Grant 811 Bayberry Dr.

Presented To: Town of Lake Park CRA Board

Date: June 4, 2025

811 Bayberry– Before



811 Bayberry – Improvements to Date

Upgrades done:

1. Irrigation system (\$3,000)
2. Walkway concrete cracked filled and repainted to nicer lighter grey (\$1,500)
3. White rocks changed to smooth grey rocks on right side (\$750) I would like to do it on the other side (+\$750)

Before



After



6. Patio repaved and leveled
stairs brought to code
Repaved with limestone to add
more curb appeal and luxury feel
to the neighborhood
(\$1,700)

Before



After



811 Bayberry – Improvements to Date

(Continued)

4. Landscaping and mulch has been done for curb appeal (\$1,500) purchased and installed locally from moon valley

In the front as pictured
We would like to add blue agave plants as pictured in final render along with bushes there (+\$800) not installed



811 Bayberry Dr.- Grant Request





Proposed Improvements/Costs

Included in CRA Grant Calculation

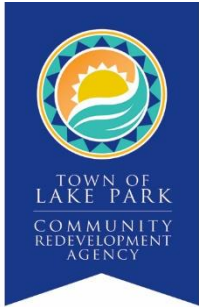
Decorative fence to border adjacent properties

Estimated Cost: \$8,000

NOT Included in CRA Grant

1. Front Patio– Previously Completed
2. Landscaping – Previously Completed
3. Chain Link Fence Removal– Previously Completed
4. Irrigation – Previously Completed

**CRA GRANT: Not to
Exceed \$10,000**



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 3, 2025
Originating Department: Community Redevelopment Agency (CRA)
Agenda Title: Resolution 53-09-25 - Phase 1 - Master Plan Agreement - Bert Bostrom Park - Wannamaker Jenson Architects - \$117,230

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

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

New Business

Cost of Item: \$117,230 **Funding Source:** Improvements Other Than Building
110-55-552-
Account Number: 520-63000 **Finance Signature:** Barbara A. Gould

Advertised:
Date: _____ **Newspaper:** _____

Attachments: Resolution, Contract

Please initial one:

_____ Yes I have notified everyone
 AJ Not applicable in this case

Summary Explanation/Background:

On March 6, 2025, the Town issued a Request for Qualifications (RFQ #108-2025) for Professional Design Services and Public Engagement for a Master Plan for Bert Bostrom Park. The intent of this RFQ was to select a team of design/engineering professionals to assist the CRA with developing a community-led design and improvements for Bert Bostrom Park (i.e., playground, sports and/or multi-purposed facilities/fields, Community Center, etc.).

An Evaluation Committee recommended Wannamaker Jenson Architects as the highest ranking team, which was later approved by the CRA Board on June 4, 2025. As a result, staff has been working with the proposed firm on a proposed schedule to complete the proposed work.

Note: Various documents related to this RFQ process are either attached and/or available for review by contacting the Town Clerk's Office, including, but not limited to, Notice to Negotiate, final scoring matrix, RFQ 108-2025 and published addendums, RFQ Advertisement, Resolution to negotiate with top firm, etc.

Thus, the selected architectural firm is being recommended that this project be completed in four (4) phases:

Phase 1: Master Planning and Community Engagement
 Phase 2: Design of Community Center and other park elements
 Phase 3/4: Construction

The proposed total project cost for Phase 1 is \$117,230. Funding is available in the FY2025 and FY2026 CRA Budget. The remaining Phases will be proposed for consideration in future CRA budgets.

Note: Final design and construction funding is expected to be determined based on the amenities/facilities that are approved within the final (approved) Master Plan for Bert Bostrom Parks. This funding may include, but is not limited to CRA TIF funding, Town Funding, CRA Bond issuance, Federal, State or Local Grants, private contributions/sponsorships, etc.

The proposed Agreement for Master Planning Services was prepared by the CRA Administrator Director and reviewed by Town's proposed firm, Wannamaker Jenson Architects, the Finance Director, and the Town Attorney.

Recommended Motion:

I move to approve Resolution 53-09-25 to enter into a Phase 1 - Master Plan Agreement for Bert Bostrom Park with Wannamaker Jenson Architects in the amount of \$117,230; and to authorize the CRA Chair to execute the proposed Agreement.

RESOLUTION 53-09-25**A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK, FLORIDA (CRA) APPROVING A CONTRACT WITH WANNEMACHER JENSON ARCHITECTS FOR PHASE 1 SERVICES FOR BERT BOSTROM PARK TO INCLUDE COMMUNITY ENGAGEMENT AND MASTER PLANNING; AND PROVIDING FOR AN EFFECTIVE DATE.**

WHEREAS, the CRA is a dependent special district of the Town of Lake Park (“TOWN”) with such power and authority as has been conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA solicited proposals through a Request for Qualifications (“RFQ”) pursuant to the TOWN’s procurement procedures seeking qualified firms or individuals to provide Professional Design Services, Community Engagement and Master Planning Services for Bert Bostrom park; and

WHEREAS, the CONSULTANT responded to the RFQ and it has been determined by the an Evaluation Committee that the CONSULTANT is qualified to provide the services solicited by the CRA; and

WHEREAS, the CRA Board has selected the CONSULTANT to provide professional design services, community engagement and master planning services associated with the development of Bert Bostrom Park (“PROJECT”); and

WHEREAS, the CRA has determined the PROJECT will be designed and constructed in multiple Phases; and

WHEREAS, phase 1 services includes community engagement and master planning services; and

WHEREAS, the CRA’s current fiscal year’s budget includes sufficient funds for the funding of Phase 1 services for the PROJECT; and

WHEREAS, the CONSULTANT has provided a Scope of Services for Phase 1 of the PROJECT as set forth more fully in Section 1 of this CONTRACT; and

WHEREAS, the CRA desires to enter into this CONTRACT with CONSULTANT for Phase 1 services for the PROJECT; and

NOW THEREFORE, the CRA and the CONSULTANT in consideration of the following from each to the other do hereby agree as follows:

NOW, THEREFORE, BE IT RESOLVED BY THE LAKE PARK COMMUNITY REDEVELOPMENT AGENCY BOARD OF COMMISSIONERS AS FOLLOWS:

Section 1. The whereas clauses are true and correct and are incorporated herein.

Section 2. The CRA Board hereby approves the contract with Wannemacher Jenson Architects for Phase 1 Services for Bert Bostrom Park, including community engagement and Master Planning services. A copy of the Agreement is attached hereto as Exhibit “A”, and is incorporated herein by reference. The Chair is further authorized to execute all documents necessary to achieve these purposes.

Section 3. This resolution shall become effective immediately upon execution

#6176619 v1 26508-00003

CONTRACT FOR MASTER PLANNING SERVICES

THIS CONTRACT (“CONTRACT”) is entered into by and between the TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY (“CRA”), a dependent special district of the Town of Lake Park, having an address of 535 Park Avenue, Lake Park, FL 33403 and Wannemacher Jensen Architects, LLC, having an address of 132 Mirror Lake Drive, Unit 301, St. Petersburg, FL 33701, (“CONSULTANT”) is made this day of ____ September, 2025.

WITNESSETH THAT:

WHEREAS, the CRA is a dependent special district of the Town of Lake Park (“TOWN”) with such power and authority as has been conferred upon it by Chapter 163, Part III, Florida Statutes; and

WHEREAS, the CRA solicited proposals through a Request for Qualifications (“RFQ”) pursuant to the TOWN’s procurement procedures seeking qualified firms or individuals to provide Professional Design Services, Community Engagement and Master Planning Services for Bert Bostrom park; and

WHEREAS, the CONSULTANT responded to the RFQ and it has been determined by the an Evaluation Committee that the CONSULTANT is qualified to provide the services solicited by the CRA; and

WHEREAS, the CRA Board has selected the CONSULTANT to provide professional design services, community engagement and master planning services associated with the development of Bert Bostrom Park (“PROJECT”); and

WHEREAS, the CRA has determined the PROJECT will be designed and constructed in multiple Phases; and

WHEREAS, phase 1 services includes community engagement and master planning services; and

WHEREAS, the CRA’s current fiscal year’s budget includes sufficient funds for the funding of Phase 1 services for the PROJECT; and

WHEREAS, the CONSULTANT has provided a Scope of Services for Phase 1 of the PROJECT as set forth more fully in Section 1 of this CONTRACT; and

WHEREAS, the CRA desires to enter into this CONTRACT with CONSULTANT for Phase 1 services for the PROJECT; and

NOW THEREFORE, the CRA and the CONSULTANT in consideration of the following from each to the other do hereby agree as follows:

SECTION 1. SCOPE OF SERVICES AND PERFORMANCE:

1.1 The CONSULTANT shall, to the satisfaction of the CRA, fully and timely provide the services for Phase 1 of the PROJECT as outlined in RFQ No. 108-2025, a copy of which is attached as **Exhibit 1** and incorporated as if fully set forth herein (“SERVICES”).

1.2 In the performance of the SERVICES, the CONSULTANT shall use that degree of care and skill ordinarily exercised by other similar professionals in the field under similar conditions in similar localities. The CONSULTANT shall use due care in performing its professional services and shall have due regard for acceptable professional planning standards and principles. The CONSULTANT’S standard of care shall not be altered by the application, interpretation, or construction of any other provision of this CONTRACT.

1.3 The master planning and community engagement services and compensation associated with the CONSULTANT’S SERVICES is set forth in **Exhibit 2**, attached hereto and incorporated as if fully set forth herein.

1.4 In the event the CRA requires services beyond those set forth in this CONTRACT, those additional services shall be set forth in one or more written amendments to the CONTRACT signed by both parties. The additional services shall be subject to the CRA Board’s approval of and its appropriation of funds during the fiscal year in which the services are to be rendered.

1.5 The CONSULTANT shall keep the CRA fully informed, at all times, of its activities and progress in performing the SERVICES.

1.6 All services performed by the CONSULTANT shall be to the satisfaction of the CRA Executive Director who shall decide all questions, difficulties or disputes of any nature whatsoever that may arise pursuant to the CONTRACT. The Executive Director’s determination as to any questions, difficulties or disputes regarding the CONSULTANT’S fulfillment of the services hereunder, including the character, quality, amount and value of the services rendered shall be final and binding upon the CONSULTANT.

1.7 Any adjustments to the SERVICES, compensation and/or the term in which the SERVICES are to be performed shall be the subject of a written amendment to the CONTRACT, approved by the CRA Board, and executed in writing by the parties hereto.

1.8 All tracings, plans, specifications, maps, computer files and/or reports prepared or obtained under the CONTRACT, as well as all data collected, together with summaries and charts derived there from, shall be considered works made for hire and shall become the property of the CRA upon completion or termination of the CONTRACT, without restriction or limitation on their use. All the CONSULTANT’S work in progress, or draft documents during the term of this CONTRACT are public records and shall be made available to the CRA, upon request. The parties hereto acknowledge that upon delivery to the CRA of any of said work in progress or draft documents provided by the CRA shall become the custodian thereof in accordance with Chapter 119, Florida Statutes.

1.9 The CONSULTANT shall review laws, codes, and regulations applicable to the CONSULTANT’S services. The CONSULTANT shall design the PROJECT to comply with

requirements imposed by governmental authorities having jurisdiction over the PROJECT. The CONSULTANT agrees not to include or specify any materials in the design that are hazardous materials. CONSULTANT shall immediately notify CRA in writing of any and all instances of regulatory violations that are discovered during this CONTRACT.

1.10 The parties agree that **time is of the essence** in connection with all SERVICES performed by CONSULTANT pursuant to the CONTRACT. The CONSULTANT's services shall be performed as expeditiously as is consistent with professional skill and care, and the orderly progress of the PROJECT.

SECTION 2. FEES FOR SERVICES

2.1 The CONSULTANT shall submit monthly invoices for compensation, based on the percent complete of each task as provided in **Exhibit 2**. The invoices shall include a detailed breakdown of the services rendered, specifically indicating each task performed and all materials supplied, and shall include the portion of the total CONTRACT sum properly allocable to completed work. Compensation for all Phase 1 SERVICES shall not exceed \$107,230, plus an allowance of \$3,000 for reimbursable expenses and \$7,000 for a design contingency for optional services (e.g. renderings), for a total of \$117,230 as reflected in **Exhibit 2**. CRA shall not reimburse CONSULTANT for any additional costs incurred as a direct or indirect result of CONSULTANT providing services to CRA pursuant to the CONTRACT, or for any amounts not identified herein. All travel expenses, lodging accommodations, and other costs such as expenses for reproduction of drawings for use by CRA, a contractor, messenger services, express mail, postage, and fees paid for securing approval of authorities having jurisdiction over the PROJECT, are included in the allowance set forth herein. CONSULTANT shall not be entitled to an increase in the agreed to sum or payments or compensation of any kind from CRA for direct, indirect, consequential, impact or other costs, expenses or damages, including but not limited to costs of acceleration or inefficiency, arising because of periods of suspension or delay, disruption or hindrance from any circumstances beyond the CONSULTANT's control.

2.2 Subject to CONSULTANT providing the CRA with all required support and backup for any request for monthly payment, the CRA shall pay CONSULTANT within thirty (30) calendar days of its receipt of CONSULTANT's monthly invoices for any undisputed portion of requested payment. The CRA may withhold payment for the CONSULTANT'S failure to comply with any term, condition, or requirement of this CONTRACT. CONSULTANT shall maintain adequate records to justify all charges, expenses, and costs incurred in estimating and performing the work for at least ten (10) years after completion of the PROJECT. CRA shall have access to such books, records, and documents as required in this section for the purpose of inspection or audit during normal business hours, at the CONSULTANT's place of business.

2.3 Notwithstanding any provisions of this CONTRACT to the contrary, the CRA may withhold, in whole or in part, payment to the extent necessary to protect itself from loss on account of CONSULTANT'S inadequate work as determined by the CRA; or from loss due to fraud based upon reasonable evidence. In addition, CRA shall be permitted to deduct from the CONSULTANT's compensation amounts incurred or costs incurred by CRA as a result of CONSULTANT's violation of this CONTRACT or for damages associated with CONSULTANT's negligent performance of its services. Upon the CRA's resolution of the basis

for its withholding of a payment, the CRA shall make payment. The CRA shall not be required to pay any interest on the amounts withheld. To the extent the parties cannot work out any disputes as to payment, the parties shall submit the dispute to the CRA Board for final determination.

SECTION 3. TERM OF THE CONTRACT

The term of the CONTRACT shall commence on the date that is fully executed by all parties and shall continue through February 1, 2026, or for a term of twelve (12) months with an option to renew for two (2) additional twelve (12) month periods. The term shall only be modified or extended by written agreement of the parties.

SECTION 4. TERMINATION

4.1 This CONTRACT may be terminated without cause or for convenience by the CRA for any reason, or no reason at all, by providing CONSULTANT with notice at least thirty (30) calendar days before the termination date. In the event of such termination, CONSULTANT shall, as its sole and exclusive remedy, be entitled to receive compensation for all work satisfactorily completed and approved by the CRA through the date of the written notice of termination. The CRA shall not be required to make payment for any services that have not been performed, or not previously approved by the CRA. CONSULTANT agrees that in the event the CONTRACT is terminated by the CRA, for any reason, it is not entitled to any damages beyond the work satisfactorily performed and approved by the CRA through the date of termination. CONSULTANT acknowledges it is not entitled to any other damages, including but not limited to expectation, incidental or consequential damages associated with the termination.

4.2 In the event CONSULTANT abandons or fails to perform the SERVICES or causes the CONTRACT to be terminated by the CRA for a default, CONSULTANT shall indemnify CRA against its losses (monetary or otherwise) pertaining to the termination, including, but not limited to, the CRA's reasonable administrative and legal costs incurred should the CRA elect to procure and retain another consultant for the completion of the PROJECT.

4.3 Upon termination, the CONSULTANT shall turn over to the CRA all finished or unfinished work products, documents, data, studies, surveys sketches, plans and reports in its possession. The CONSULTANT shall also reasonably assist the CRA and any replacement consultant in the transition, including taking any acts necessary to allow the transfer of the GIS system.

SECTION 5. DEFAULT

5.1 An event of default shall mean the following:

- a. CONSULTANT has not performed services on a timely basis;
- b. CONSULTANT has refused or failed to supply properly skilled or qualified personnel for the services to be performed;

- c. CONSULTANT has failed to obtain the approval of the CRA where required by this CONTRACT;
- d. CONSULTANT has refused or failed, except in the case for which an extension of time is provided, to provide the SERVICES.
- e. CONSULTANT disregards or violates applicable laws, statutes, ordinances, codes, rules and regulations, or lawful orders of a public authority;
- f. CONSULTANT's material breach of this CONTRACT; or
- g. CONSULTANT is adjudged a bankrupt, or if CONSULTANT makes a general assignment for the benefit of its creditors, or if a receiver is appointed on account of this insolvency.

5.2 In the event CONSULTANT fails to comply with any provision of this CONTRACT, the CRA may, but is not obligated to provide CONSULTANT with notice or an option to cure, declare the CONSULTANT in default, notify the CONSULTANT in writing, and give the CONSULTANT seven (7) calendar days to cure the default. If the CONSULTANT fails to cure any default, the CONSULTANT shall only be entitled to compensation for any services which have been completed to the satisfaction of the CRA through the date of termination, minus any damages incurred by the CRA. In the event payment has been made for any professional services not completed, the CONSULTANT shall return these sums to the CRA within ten (10) calendar days after its receipt of written notice from the CRA of the sums due. Nothing herein shall limit the CRA's right to terminate for convenience or without cause at any time, with or without notice and option to cure, as set forth herein.

5.3 In the event of a default by the CONSULTANT, it shall be liable for all direct, incidental, or consequential damages the CRA incurs as a result the default.

5.4 The CRA may take advantage of each and every remedy specifically existing at law or in equity. Each and every remedy shall be in addition to every other remedy specifically given or otherwise existing and may be exercised from time to time as often and in such order as may be deemed expedient by the CRA. The exercise or the beginning of the exercise of one remedy shall not be deemed to be a waiver of the right to exercise any other remedy. The CRA's rights and remedies as set forth in this CONTRACT are not exclusive and are in addition to any other right and remedies available to the CRA in law or in equity.

SECTION 6. STATUS REPORTS, UPDATES AND DELIVERABLES

Each month, or upon demand by CRA, CONSULTANT shall prepare and deliver to the CRA Administrator a status report showing its performance of the scope of services a for the Project as set forth in **Exhibit 2** along with scheduled status update meetings. Final reports shall also be submitted via hard copy (3 copies required). All required public meetings shall be held in person with the CONSULTANT present. Some of the CONSULTANT'S team members may

participate virtually if the CRA makes such an option available. Presentations shall be accompanied by visual aides provided by the CONSULTANT.

SECTION 7. POLICY OF NON-DISCRIMINATION

CONSULTANT shall not discriminate against any person in its operations, activities or delivery of services under this Contract. CONSULTANT shall affirmatively comply with all applicable provisions of federal, state and town equal employment laws and shall not engage in or commit any discriminatory practice against any person based on race, age, religion, color, gender, sexual orientation, national origin, marital status, physical or mental disability, political affiliation or any other factor which cannot be lawfully used as basis for service delivery.

SECTION 8. DRUG FREE WORKPLACE

CONSULTANT agrees that it currently maintains and shall continue to maintain a Drug Free Workplace.

SECTION 9. INDEPENDENT CONTRACTOR

CONSULTANT is an independent contractor under this Contract. The SERVICES provided by CONSULTANT shall be by direct employees of the CONSULTANT who are subject only to its supervision. CONSULTANT shall be responsible for the enforcement of its personnel policies, the payment of its employees or sub-consultants, if any, the payment of any applicable taxes, FICA, social security, health insurance, pension or any other benefits for the CONSULTANT'S employees who render service under this CONTRACT. Nothing contained herein shall create an employer-employee relationship between the TOWN and CONSULTANT.

SECTION 10. ASSIGNMENT

Neither this CONTRACT, nor any of the SERVICES to be performed herein, shall be assigned, transferred or otherwise delegated to others, including to any sub-consultants by CONSULTANT, without the prior written consent of the CRA.

SECTION 11. CONFLICTS OF INTEREST

11.1 Neither CONSULTANT nor any of its employees shall have or hold any employment or contractual relationship that is antagonistic or incompatible with CONSULTANT'S loyal and conscientious exercise of judgment related to its performance under this CONTRACT.

SECTION 12. INSURANCE, INDEMNIFICATION/HOLD HARMLESS

The Consultant shall maintain the following insurance coverages in the amounts specified below during the term of the CONTRACT and any extensions thereof:

12.1 Workers' compensation insurance for all employees of the CONSULTANT for statutory limits in compliance with applicable state and federal laws. Notwithstanding the number of employees or any other statutory provisions to the contrary, coverage shall extend to all employees of the CONSULTANT and subcontractors and their employees hired by CONSULTANT.

12.2 The CONSULTANT shall maintain a Commercial General Liability Policy ("CGL") on an Occurrence Form with the following limits:

\$1,000,000.00 Each occurrence (Bodily Injury and Property Damage)

\$1,000,000.00 Products/Completed Operations Aggregate

\$5,000,000.00 General Aggregate (Consultant Maintains \$2,000,000 General

Aggregate and Umbrella Policy will cover to \$5,000,000)

\$1,000,000.00 Personal and Advertising Injury

\$300,000.00 Damage to Premises Rented to You

Umbrella (or Excess) insurance may be used to meet minimum required coverage limits in instances where a primary insurance policy does not provide adequate coverage limits. Umbrella coverage will be required to be evidenced by a Certificate of Insurance listing the Town as an Additional Insured and subject to all other insurance coverage requirements in this Agreement, where applicable.

12.3 The CONSULTANT shall maintain non-owned Auto Liability Insurance (including coverages for hired or leased vehicles) with limits of \$1,000,000 each accident, combined single limit.

12.4 CONSULTANT shall maintain Professional Liability (Errors and Omissions) coverage for liabilities arising out of CONSULTANT's services under this CONTRACT with limits of \$2,000,000 per occurrence and \$2,000,000 million in the aggregate.

12.5 The CRA shall be included as an additional named insured under the CONSULTANT'S CGL policy, and a waiver of subrogation against the CRA shall be included in all workers' compensation policies. Current valid insurance policies meeting the requirements herein shall be maintained during the term of the contract, and any extensions thereof. A current certificate of insurance issued not more than 30 calendar days prior to the CONSULTANT'S submission of its bid documents which demonstrates that the CONSULTANT maintains the required coverages shall be submitted to the CRA as a prerequisite to the execution of the CONTRACT. All policies shall provide a 30 day notice of cancellation to the named insured. The Certificate of Insurance shall provide the following cancellation clause: "Should any of the above described policies be cancelled before the expiration date thereof, notice of such cancellation will be delivered in accordance with the policy provisions." It shall be the responsibility of the CONSULTANT to ensure that all subcontractors are adequately insured or covered under their policies. The required insurance coverages shall be issued by an insurance company duly authorized and licensed to do business in the state of Florida with minimum qualifications in accordance with the latest edition of A.M. Best's Insurance Guide: Financial Stability: B+ to A+.

12.6 To the fullest extent provided by law, the CONSULTANT shall indemnify, defend and hold harmless CRA, and any of its elected or appointed officials, agents, employees, and

volunteers from and against any and all liability, suits, actions, whether in law or in equity, damages, costs, losses and expenses, including attorneys' fees, demands and claims for personal injury, bodily injury, sickness, diseases, death; or damage to, or the destruction of tangible property or loss of use resulting therefrom, to the extent caused by the negligence, recklessness, or intentional wrongful conduct of the CONSULTANT, its officials, agents, employees or subcontractors in the performance of the services of CONSULTANT under this CONTRACT. This indemnification is separate and apart from, and in no way limited by any insurance provided or required under this CONTRACT or otherwise. CONSULTANT's indemnification obligations shall survive the termination of the CONTRACT.

12.7 CONSULTANT acknowledges that as part of this CONTRACT specific and separate consideration has been paid for this hold harmless and indemnification provision, and further agrees with the foregoing provision of indemnity and also agrees with the collateral obligation of insuring said indemnity as set forth herein.

12.8 CONSULTANT shall indemnify CRA for all loss, damage, expense or liability including, without limitation, court costs and attorneys' fees that may result by reason of any infringement or claim of infringement by CONSULTANT of any patent, trademark, copyright, trade secret or other proprietary right relating to services furnished pursuant to this Contract. CONSULTANT shall defend and/or settle at its own expense any action brought against the CRA to the extent that is based on a claim that the services furnished to CRA, or on behalf of the CRA, by CONSULTANT pursuant to this Contract.

SECTION 13. REPRESENTATIVES OF THE CRA AND THE CONSULTANT

13.1 It is recognized that questions in the day-to-day performance of this CONTRACT may arise. The CRA Administrator/Allison Justice[BL1][ARJ2] or his/her designee shall be the person to whom all communications pertaining to the day-to-day activities of the SERVICES shall be addressed. CONSULTANT designates **Werner Saravia and David Hugglestone** as the representatives of CONSULTANT to whom all communications pertaining to the day-to-day activities of this Contract shall be addressed.

13.2 The CRA Executive Director or CRA Administrator (or designee) shall have the right to require CONSULTANT to change any personnel working pursuant to this CONTRACT upon providing CONSULTANT with a ten (10) day written notice. Such requests for changes in personnel shall be submitted to the CONSULTANT in writing, and shall not be made by the CRA Executive Director or CRA Administrator (or designee) unreasonably or arbitrarily.

SECTION 14. COSTS AND ATTORNEY'S FEES

If either CRA or CONSULTANT is required to enforce or interpret the terms of this CONTRACT by legal action, the prevailing party shall be entitled to recover from the other party any and all such reasonable costs and expenses, including by not limited to, costs and reasonable attorney's fees for presuit actions, mediation/arbitration, appellate fees and fees incurred on entitlement and reasonableness of fees and costs.

SECTION 15. NOTICES

Whenever either party desires to give notice to the other, it shall be given by written notice, sent by certified United States mail, with return receipt requested, hand delivered, or by email or facsimile transmission, addressed to the party for whom it is intended, and proof of receipt. Notice shall be deemed given upon receipt by any method of delivery authorized above. For the present, the parties designate the following as the respective places for giving of notice.

FOR CONSULTANT: Jason Jenson
Wannemacher Jenson Architects.
132 Mirror Lake Drive North, Unit 301
St. Petersburg, FL 33701
Phone: 727-822-5566

FOR CRA: Richard Reade, Executive Director
Lake Park Community Redevelopment Agency
535 Park Avenue, Lake Park, FL 33403
Tel. (561) 881-3304 Fax. (561) 881-3314
rreade@lakeparkflorida.gov

With Copy to: Thomas J. Baird, Esquire
CRA Attorney
c/o Town of Lake Park
535 Park Avenue, Lake Park, FL 33403
Tel. (561) 650-8232
TBaird@JonesFoster.com

SECTION 16. RIGHTS IN DATA; COPYRIGHT; DISCLOSURE

16.1 Any "Data" defined as written reports, studies, drawings, graphic, electronic, chemical or mechanical representations, specification, designs, models, photographs, computer CADD discs, surveys developed or provided in connection with this Contract shall be the property of CRA and the CRA shall have the full right to use such data for any official purpose permitted under Florida Statutes, including making it available to the general public. Such use shall be without any additional payment to or approval by CONSULTANT. The CRA shall have unrestricted authority to publish, disclose distribute and otherwise use, in whole or in part, any data developed or prepared under this CONTRACT.

16.2 Copyrights. No data developed and or prepared in whole or in part under this CONTRACT shall be subject to copyright in the United States of America or other country, except to the extent such copyright protection is available for the CRA. CONSULTANT shall not include in the data any copyrighted matter unless CONSULTANT obtains the written approval of the CRA Executive Director (or designee) with written permission of the copyright owner for CONSULTANT to use such copyrighted matter in the manner provided herein.

16.3 If this CONTRACT is terminated for any reason prior to completion of the work, the CRA may, in its discretion, use any design and documents prepared hereunder.

SECTION 17. SUBCONSULTANTS

Sub-consultants, if needed, shall be subject to the prior written approval of the CRA Executive Director (or designee) or the CRA Administrator^[BL3]

SECTION 18. COMPLIANCE WITH LAWS

CONSULTANT shall fully obey and comply with all federal, state, county, and town laws, administrative regulations or rules, which are or shall become applicable to the services performed under the terms of this CONTRACT.

SECTION 19. TRUTH-IN NEGOTIATIONS CERTIFICATE

Signature of this CONTRACT by CONSULTANT shall act as the execution of a truth-in-negotiation certificate stating that wage rates and other factual unit costs supporting the compensation of this CONTRACT are accurate, complete, and current at the time of contracting.

SECTION 20. OWNERSHIP OF DOCUMENTS

CONSULTANT understands and agrees that any information, document, report or any other material whatsoever which is given by the CRA to CONSULTANT or which is otherwise obtained or prepared by CONSULTANT under the terms of this CONTRACT is and shall at all times remain the property of the CRA. CONSULTANT agrees not to use any such information, document, report or material for any other purpose whatsoever without the written consent of the Executive Director (or designee), which may be withheld or conditioned by the Executive Director (or designee) in his sole discretion. CRA shall be permitted to use CONSULTANT's drawings, specifications, and other documents for purposes of constructing, using, maintaining, altering and adding to the PROJECT notwithstanding anything to the contrary in any agreement between the parties or any claim by the CONSULTANT. This Section 20 shall survive the termination of the CONTRACT.

SECTION 21. AUDIT AND INSPECTION RIGHTS

21.1 The CRA may, at reasonable times, and for a period of up to three years following the date of the completion of the SERVICES by CONSULTANT, audit, or cause to be audited, those books and records of CONSULTANT that are related to CONSULTANT's performance under this CONTRACT. CONSULTANT shall maintain all such books and records at its principal place of business for a period of three years after final payment is made under this Contract

21.2 The CRA may, at reasonable times during the term hereof, and any supplemental contract terms, inspect CONSULTANT's RECORDS, as the CRA deems reasonably necessary, to determine whether the services provided by CONSULTANT under this CONTRACT conform to the terms of this CONTRACT. CONSULTANT shall make available to the CRA all records

related to this CONTRACT and provide assistance to facilitate the performance of inspections by the CRA's representatives.

SECTION 22. WARRANTIES OF CONSULTANT

The CONSULTANT hereby warrants and represents that at all times during the term of this CONTRACTS and any extensions of time or amendments hereto, that it shall maintain in good standing all required licenses, certifications and permits required under federal, state and local laws necessary to perform the services.

SECTION 23. NO CONTINGENT FEES

CONSULTANT warrants that it has not employed or retained any company or person, other than a bona fide employee working solely for the CONSULTANT, to solicit or secure this CONTRACT, and that it has not paid or agreed to pay any person, company, corporation, individual or firm, other than a bona fide employee working solely for CONSULTANT, any fee, commission, percentage, gift, or other consideration contingent upon or resulting from the award or making of this CONTRACT. For the breach or violation of this provision, the CRA shall have the right to terminate the CONTRACT, to deduct from the CONTRACT price, or otherwise recover the full amount of such fee, commission, percentage, gift, or consideration.

SECTION 24. GOVERNING LAW; VENUE; WAIVER OF JURY TRIAL

This CONTRACT shall be construed in accordance with, and governed by, the laws of the state of Florida. Venue of any action to enforce this Contract shall be in Palm Beach County, Florida or in the Southern District of Florida for any applicable federal actions. TO THE EXTENT ALLOWED BY APPLICABLE LAW, THE PARTIES HEREBY WAIVE THE RIGHT TO TRIAL BY JURY IN CONNECTION WITH ANY LITIGATION OR JUDICIAL PROCEEDING RELATED TO OR CONCERNING, DIRECTLY OR INDIRECTLY, THIS CONTRACT. THIS WAIVER IS INTENDED TO AND DOES ENCOMPASS EACH INSTANCE AND EACH ISSUE AS TO WHICH THE RIGHT TO A JURY TRIAL WOULD OTHERWISE ACCRUE. THIS WAIVER SHALL APPLY TO THE CONTRACT AND ANY FUTURE AMENDMENTS, SUPPLEMENTS OR MODIFICATIONS HERETO.

SECTION 25. HEADINGS

Headings are for convenience of reference only and shall not be considered in any interpretation of this CONTRACT.

SECTION 26. SEVERABILITY

If any provision of this CONTRACT or the application thereof to any person or situation shall, to any extent be held invalid or unenforceable, the remainder of this CONTRACT, and the application of such provisions to persons or situations other than those as to which it shall have been held invalid or unenforceable, shall not be affected thereby, and shall continue in full force and effect, and may be enforced to the fullest extent permitted by law.

SECTION 27. CONFLICT

In the event of a conflict between the terms of this CONTRACT and any terms or conditions in any attached documents, the terms in this CONTRACT shall prevail.

SECTION 28. SURVIVAL OF PROVISIONS

Any terms or conditions of this CONTRACT that require acts beyond the date of its termination shall survive the termination of this CONTRACT, shall remain in full force and effect unless and until the terms of conditions are completed, and shall be fully enforced by either party. If any portion or provision of this CONTRACT is deemed illegal or unenforceable by a court of competent jurisdiction, the remaining provisions or portions remain in full force and effect.

SECTION 29. ENTIRE CONTRACT

This CONTRACT and its attachments constitute the entire contract between CONSULTANT and CRA, and all verbal agreements, negotiations or understandings between the parties are merged herein.

SECTION 30. PUBLIC RECORDS

The CONSULTANT is required to:

30.1 Keep and maintain public records required by the CRA to perform the service.

30.2 Upon the request of the TOWN's custodian of public records, the CONSULTANT shall provide the CRA with its work product records, which shall be considered public records within a reasonable time at a cost that does not exceed the costs provided for in Chapter 119, Florida Statutes.

30.3 Ensure that any public records that are exempt or confidential from public records disclosure are not disclosed except as authorized by law for the duration of the term of this Contract, and following completion of this Contract if the CONSULTANT does not transfer the records which are part of this CONTRACT to the CRA.

30.4 Upon the completion of the term of the CONTRACT, transfer, at no cost, to the CRA all public records in possession of the CONSULTANT; or keep and maintain the public records associated with the services provided for in the CONTRACT. If the CONSULTANT transfers all public records to the CRA upon completion of the term of the Contract, the CONSULTANT shall destroy any duplicate public records that are exempt of confidential from public records disclosure. If the CONSULTANT keeps and maintains public records upon completion of the term of the CONTRACT, the CONSULTANT shall meet all applicable requirements pertaining to the retention of public records. All records stored electronically shall be provided to the CRA, upon request from the Towns custodian of public records, in a format that is compatible with the information technology systems of the Town.

30.5 IF THE CONTRACTOR/VENDOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, ITS DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, THE CONSULTANT SHOULD CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT: TOWN CLERK, 535 Park Avenue, Lake Park, Florida 33403, 561-881-3311, townclerk@lakeparkflorida.gov.

SECTION 31. WAIVER

The waiver by either party of any failure on the part of the other party to perform in accordance with any of the terms or conditions of this CONTRACT shall not be construed as a waiver of any future or continuing similar or dissimilar failure. The failure to notify CONSULTANT or terminate the CONTRACT by the CRA for any breach or default of CONSULTANT does not waive the CRA's ability to declare a default or terminate the CONTRACT at any time.

SECTION 32. AMENDMENTS

The parties contemplate that there may be additional services to be performed by the CONSULTANT. The additional services shall be set forth in a written amendment to this CONTRACT, which shall include a Scope of Services, associated cost, and the terms of the compensation for these services, contingent on available funding sources. No modification, amendment, or alteration in the terms or conditions of this CONTRACT shall be effective unless contained in a written amendment and approved by the CRA Board in writing.

[BL4][ARJ5]

IN WITNESS WHEREOF, the parties hereto have made and executed this Contract on the respective dates under each signature:

DATED this ____ day of _____ 2025.

LAKE PARK CRA

ATTEST:

By: _____
Roger Michaud, Chairman

Vivian Mendez, Town Clerk

(TOWN SEAL)

Approved as form and legal sufficiency

By: _____
Thomas J. Baird, CRA Attorney

_____ day of _____, 2025

Wannemacher Jenson Architects, LLC.

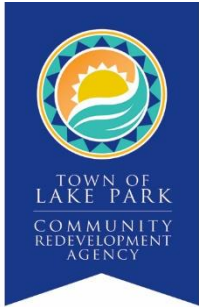

By: Jason Jensen

President

Printed Name and title

Dated this 25th day of August, 2025

[#6845646 v1 26508-00003](#)



Town of Lake Park Town Commission

Agenda Request Form

Meeting Date: September 3, 2025
Originating Department: Town Clerk
Agenda Title: Resolution 54-09-25 - Renewal - Property and Casualty Insurance - Florida Municipal Insurance Trust (FMIT) - FY 2026

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

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

Cost of Item: \$0.00 **Funding Source:** Insurance
Account Number: 110-552-520-45000 **Finance Signature:** _____

Advertised: _____
Date: _____ **Newspaper:** _____

Attachments: Resolution; Gehring Group Fiscal Year 2026 Community Redevelopment Agency Property and Casualty Insurance Evaluation (Exhibit A).

Please initial one:
 VM _____ Yes I have notified everyone
 _____ Not applicable in this case

Summary Explanation/Background:

The Community Redevelopment Agency's (CRA) property and casualty insurance company, Florida Municipal Insurance Trust (FMIT), has provided the CRA with renewal coverage for FY 2026 with an overall total annual premium of \$12,512, which is a 2.2% increase from FY 2025.

If approved, the proposed coverage would include CRA Property, Casualty & Workers' Compensation Insurance.

Note: Funding to support this increase is provided within the proposed FY 2026 Annual Budget for the

Town of Lake Park's CRA.

The proposed rates have been reviewed by the Town's insurance consultant, Gehring Group, and reviewed by the CRA Administrator, the Town Clerk, the HR Manager and the Finance Director.

Recommended Motion:

I move to approve Resolution 54-09-25 and approve the renewal of Property and Casualty Insurance with the Florida Municipal Insurance Trust (FMIT) for the CRA's FY 2026 coverage (as recommended by the Gehring Group).

RESOLUTION 54-09-25

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE TOWN OF LAKE PARK AUTHORIZING AND DIRECTING THE EXECUTIVE DIRECTOR TO OBTAIN FOR FISCAL YEAR 2026 PROPERTY AND CASUALTY INSURANCE COVERAGE THROUGH THE FLORIDA MUNICIPAL INSURANCE TRUST; AND, PROVIDING FOR AN EFFECTIVE DATE

WHEREAS, the Town Commission of the Town of Lake Park 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 163.370, Florida Statutes; and

WHEREAS, the Lake Park CRA has determined that it is in the best interest of the CRA to provide for property and casualty insurance coverage for the CRA for Fiscal Year 2026; and

WHEREAS, the Lake Park CRA has reviewed the Gehring Group 2025/2026 Property and Casualty Insurance Evaluation, a copy of which is attached hereto and incorporated herein as **Exhibit “A”**, for the provision of property and casualty insurance; and

WHEREAS, the Lake Park CRA has determined that it is in the best interest of the CRA to obtain property and casualty insurance coverage through the Florida Municipal Insurance Trust for Fiscal Year 2025/2026; and

WHEREAS, the Lake Park CRA has directed that adequate funds be allocated for such coverage in Fiscal Year 2026.

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

Section 1. The whereas clauses are incorporated herein as true and correct and are hereby made a specific part of this Resolution.

Section 2. The Lake Park CRA hereby authorizes and directs the Executive Director to obtain for Fiscal Year 2026 property and casualty insurance coverage through the Florida Municipal Insurance Trust for the Lake Park CRA as outlined in the attached **Exhibit A**.

Section 3. This Resolution shall become effective immediately upon adoption.

Town of Lake Park - CRA
Property, Casualty & Workers' Compensation Insurance
2025-2026 Renewal Evaluation

	CURRENT			RENEWAL		
	2024-2025			2025-2026		
	Florida Municipal Insurance Trust			Florida Municipal Insurance Trust		
Coverage Type	Deductible	Liability Limits	Premium	Deductible	Liability Limits	Premium
Property	\$2,500 AOP; 5% NS	\$631,710	\$7,450	\$2,500 AOP; 5% NS	\$631,710	\$6,779
Flood	\$2,500/NFIP	\$5,000,000	Incl in Property	\$2,500/NFIP	\$5,000,000	Incl in Property
Earth Movement	\$2,500	\$5,000,000	Incl in Property	\$2,500	\$5,000,000	Incl in Property
Equipment Breakdown	\$2,500	\$631,710	Incl in Property	\$2,500	\$631,710	Incl in Property
Crime	\$1,000	\$100,000	Incl in Property	\$1,000	\$100,000	Incl in Property
General Liability	\$0	\$5,000,000	\$4,225	\$0	\$5,000,000	\$4,289
Public Officials Liability	\$0	\$5,000,000	Incl in Gen. Liab.	\$0	\$5,000,000	Incl in Gen. Liab.
Cyber Liability	\$0	\$1,000,000	\$541	\$0	\$1,000,000	\$570
Workers' Compensation	\$0	Statutory	\$579	\$0	Statutory	\$873
Payrolls		\$157,328			\$229,416	
Experience Modification Factor		1.00			1.00	
Total Annual Premium	\$12,795			\$12,512		
\$ Increase/Decrease	N/A			-\$283		
% Increase/Decrease	N/A			-2.2%		