



# AGENDA

Community Redevelopment Agency Meeting  
Wednesday, March 6, 2013, 6:30 pm  
Lake Park Town Hall  
535 Park Avenue

<b>James DuBois</b>	—	<b>Chair</b>
<b>Kendall Rumsey</b>	—	<b>Vice-Chair</b>
<b>Christiane Francois</b>	—	<b>Board Member</b>
<b>Steven Hockman</b>	—	<b>Board Member</b>
<b>Jeanine Longtin</b>	—	<b>Board Member</b>
<b>Sue-Ellen Mosler</b>	—	<b>Board Member</b>
<b>Tim Stevens</b>	—	<b>Board Member</b>
.....		
<b>Dale S. Sugerman, Ph.D.</b>	—	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, CMC</b>	—	<b>Agency Clerk</b>

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.*

- A. **CALL TO ORDER**
- B. **PLEDGE OF ALLEGIANCE**
- C. **ROLL CALL**
- D. **ADDITIONS/DELETIONS - APPROVAL OF AGENDA**
- E. **PUBLIC COMMENT**

This time is provided for audience members to address 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.

- F. **GENERAL BUSINESS:**
  - 1. Approval of CRA Board Meeting Minutes of January 16, 2013 Tab 1
- G. **DISCUSSION AND POSSIBLE ACTION:**
  - 2. CRA Yearly Report Tab 2
- H. **EXECUTIVE DIRECTOR REPORT:**
- I. **BOARD MEMBER COMMENTS**
- J. **ADJOURNMENT**

# **GENERAL BUSINESS**

# TAB 1



**CRA**  
**Agenda Request Form**

Meeting Date: March 6, 2013    Agenda Item No. *Tab 1*

**Agenda Title: CRA Meeting Minutes of January 16, 2013**

- |   |   |
|---|---|
| <input type="checkbox"/> Consent Agenda                     | <input type="checkbox"/> Discussion/Possible Action |
| <input type="checkbox"/> Presentation                       | <input type="checkbox"/> Resolution                 |
| <input checked="" type="checkbox"/> Other: General Business |   |

Approved by Executive Director:     Date: 2/22/13

Shari Canada, Deputy Town Clerk  
Name/Title

<b>Originating Department:</b>  Town Clerk	Costs: \$ 0.00 Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b> Agenda Minutes Exhibit "A"
--	--	---

**Summary Explanation/Background:**

**Recommended Motion:** To approve the CRA Meeting Minutes of January 16, 2013.



# AGENDA

Community Redevelopment Agency Meeting  
Wednesday, January 16, 2013, 6:30 pm  
Lake Park Town Hall  
535 Park Avenue

<b>James DuBois</b>	—	<b>Chair</b>
<b>Kendall Rumsey</b>	—	<b>Vice-Chair</b>
<b>Christiane Francois</b>	—	<b>Board Member</b>
<b>Steven Hockman</b>	—	<b>Board Member</b>
<b>Jeanine Longtin</b>	—	<b>Board Member</b>
<b>Sue-Ellen Mosler</b>	—	<b>Board Member</b>
<b>Tim Stevens</b>	—	<b>Board Member</b>
.....		
<b>Dale S. Sugerman, Ph.D.</b>	—	<b>Executive Director</b>
<b>Thomas J. Baird, Esq.</b>	—	<b>Agency Attorney</b>
<b>Vivian Mendez, CMC</b>	—	<b>Agency Clerk</b>

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.*

**A. CALL TO ORDER**

**B. PLEDGE OF ALLEGIANCE**

**C. ROLL CALL**

**D. ADDITIONS/DELETIONS - APPROVAL OF AGENDA**

**E. PUBLIC COMMENT**

This time is provided for audience members to address 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.

**F. GENERAL BUSINESS:**

1. Approval of CRA Board Meeting Minutes of December 5, 2012 Tab 1

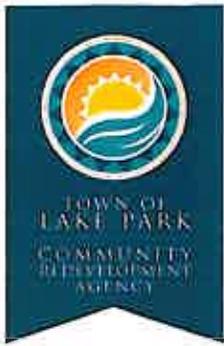
**G. DISCUSSION AND POSSIBLE ACTION:**

2. Request to Conduct Quarterly CRA Board Meetings Tab 2

**H. EXECUTIVE DIRECTOR REPORT: Monthly Update Report**

I. **BOARD MEMBER COMMENTS**

J. **ADJOURNMENT**



**Minutes**  
**Town of Lake Park, Florida**  
**Community Redevelopment Agency Board Meeting**  
**Wednesday, January 16, 2013, 6:30 p.m.**  
**Town Commission Chamber, 535 Park Avenue**

The Community Redevelopment Agency Board met on Wednesday, January 16, 2013 at 6:30 p.m. Present were Chair James DuBois, Vice-Chair Kendall Rumsey, Board Members Christiane Francois, Steve Hockman, and Jeanine Longtin, Executive Director Dale S. Sugerman, and Agency Clerk Vivian Mendez. Board Member Tim Stevens arrived at 6:56 pm. Board Member Sue-Ellen Mosler was absent.

Chair DuBois led the Pledge of Allegiance.

Agency Clerk Mendez performed the Roll Call.

**ADDITIONS/DELETIONS/APPROVAL OF AGENDA**

**Motion: A motion was made by Board Member Hockman to approve the Agenda; Board Member Francois made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Sue-Ellen Mosler			Absent
Board Member Christiane Francois	X		
Board Member Steve Hockman	X		
Board Member Jeanine Longtin	X		
Board Member Tim Stevens			Absent
Vice-Chair Kendall Rumsey	X		
Chair James DuBois	X		

Motion passed 5-0.

**PUBLIC COMMENT:**

None.

**GENERAL BUSINESS:**

## 1. Approval of CRA Board Meeting Minutes of December 5, 2012

**Motion: A motion was made by Board Member Francois to approve the Meeting Minutes of December 5, 2012; Board Member Hockman made the second.**

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Sue-Ellen Mosler			Absent
Board Member Christiane Francois	X		
Board Member Steve Hockman	X		
Board Member Jeanine Longtin	X		
Board Member Tim Stevens			Absent
Vice-Chair Kendall Rumsey	X		
Chair James DuBois	X		

Motion passed 5-0.

### DISCUSSION AND POSSIBLE ACTION:

## 2. Request to Conduct Quarterly CRA Board Meetings

Executive Director Sugerman explained the item (see attached Exhibit "A").

Board Member Longtin asked why this request is being limited to just 2013.

Executive Director Sugerman explained that he is not limiting it to 2013 but that he was just announcing the four months in calendar year 2013 and it would be the same four month in all succeeding years.

Board Member Longtin stated that the recommended motion states 2013 specifically.

Executive Director Sugerman stated that the motion could be month to quarterly meetings.

Chair DuBois asked if there could be a caveat to the motion to bring back the meeting schedule for review at the October Board meeting.

Executive Director Sugerman stated that if the Board decides to go to quarterly meeting that he would make sure that on the October agenda there would be a review of continuing the quarterly meetings.

Chair DuBois suggested that the review of the meeting schedule at the October meeting be included in the motion.

**Motion: A motion was made by Board Member Francois to approve that the CRA Board meet on a quarterly basis with meeting being in January, April, July and October and that a review of the Board Meeting schedule be placed on the October Board meeting agenda with the caveat that a special meeting could be called if needed; Board Member Hockman made the second.**

Board Member Francois asked what the cost savings is to move to quarterly meetings.

Executive Director Sugerman stated that he does not believe it would save much in terms of hard dollar costs but, it would save in printing, copying, postage and staff time. However, he did not put pen to paper to do a calculation.

Board Member Francois stated that as long as special meetings can be called as needed that she is fine with the change and it will be reviewed again in October.

Vote on Motion:

Board Member	Aye	Nay	Other
Board Member Sue-Ellen Mosler			Absent
Board Member Christiane Francois	X		
Board Member Steve Hockman	X		
Board Member Jeanine Longtin	X		
Board Member Tim Stevens			Absent
Vice-Chair Kendall Rumsey	X		
Chair James DuBois	X		

Motion passed 5-0.

**EXECUTIVE DIRECTOR REPORT:**

Executive Director Sugerman started that a special meeting of the CRA Board will be needed to comply with Florida Statutes in which an annual report must be prepared, approved, and submitted by the Board to the Town Commission by March 31 of each year. He is in the process of writing the annual report. He suggested that a special CRA meeting be called in conjunction with the March Town Commission meeting.

Chair DuBois asked for clarification regarding to who the report is to be submitted.

Executive Director Sugerman stated that the annual report is required to be filed with the Town Commission by March 31 and in turn, staff will file the report with the State to provide evidence that the requirement has been met.

Chair DuBois asked if the report would include information regarding the 2012-2013 budget.

Executive Director Sugerman stated that the report would not include the 2012-2013 budget.

Mayor DuBois asked which fiscal year the report is based upon.

Executive Director Sugerman explained that the report is not a financial report and will include some financials and will probably blend things from 2011-2012 and 2012-2013. He stated that the CRA security patrol services began on December 15, 2012 with ET Security. He stated that the schedule of patrol will always include Friday and Saturday evenings. Since the holidays are complete the weekday and Sunday schedule will vary and staff and the contractor are just starting to get a feel for it. He stated that so far staff is pleased with the service and thinks that they have a very good visual presence coverage of the CRA. He stated that there has not been much feedback from the businesses in the CRA but the service has only been in place for one month. He stated that the Artist of Palm Beach County offered a free basic drawing class to Town residents on Saturday, December 29, 2012 and that a total of eight (8) residents signed up and six (6) actually attended the class. He stated that a lot of positive feedback was received regarding the class. He announced that Saturday, January 19, 2013 from 10:00 am to noon the Artist of Palm Beach County will be offering a free poetry class presented by John Vincent Palozzi, Vice President of Poets of the Palm Beaches and Artists of Palm Beach County. He stated that space is limited and reservations are required to attend the poetry class and provided contact information for the Artist of Palm Beach County. He stated that there is a minimum age requirement of 16 and older. The Artist of Palm Beach County is sending invitations for the Gala Grand Opening on January 25, 2013, which will be held from 5:00 pm to 8:00 pm. He noted that the Sunset Celebration will be held at the same time at the Marina. He stated that the following new businesses opened in the CRA during the month of December:

- G Technique Florida at 802 Old Dixie Highway, which is a new office and will employ one (1) person;
- Apapao Plumbing at 1194 Old Dixie Highway #20, which is a plumbing company and will employ twelve (12) people;
- Aurora Nurses Inc. 705 Park Avenue, which is nurse registry and will employ four (4) people;
- Lucky's Produce 798 10<sup>th</sup> Street, which is a produce and grocery store and will employ three (3) people;
- Grumpy Grouper, which is a restaurant and bar and will be employing eighteen (18) people. The Grand Opening is on Friday, January 18 and Saturday January 19, 2013 and there is a buy one get one free (BOGO) coupon in the Palm Beach Post for January 18 and 19, 2013;
- Integrated Date Technologies, Inc. 802 Old Dixie Highway #2, which is a computer service and sales and will employ one (1) person;

- Auto Sales Associates 806 Dixie Highway #7, which will be selling used cars and will employ one (1) employee;
- SR Foodmart, Inc. 1401 10<sup>th</sup> Street, which is a convenience store and will employ three (3) people and
- Rolla Guard Security LLC. 1354 S Killian Drive, which is a security services and will employ eight (8) people.

Vice-Chair Rumsey asked what was the convenience store.

Executive Director Sugerman stated that there are two convenience stores.

Vice-Chair Rumsey clarified and asked about the last convenience store provided.

Executive Director Sugerman stated "SR Foodmart Inc. at 1401 10<sup>th</sup> Street".

Vice-Mayor Rumsey asked for clarification on where the convenience store is located.

Board Member Francois stated in the shopping plaza where Kelsey City Restaurant is located.

Chair DuBois stated that it was great to have a number of new businesses opening up in the CRA and that he can image that there are a number of new businesses opening up outside the CRA also. He stated that this report just covers the CRA.

Executive Director Sugerman stated that Chair DuBois was correct and that there are a number of businesses opening up throughout the Town. He stated that the list of new businesses opening outside the CRA can typically be found in the monthly report that is published by the Community Development Department.

Board Member Francois asked if the monthly reports are put on the Town website.

Executive Director Sugerman stated that new businesses are put on the Town website. He stated that there is a link on the right side of the home page announcing the new businesses in Town.

Board Member Longtin stated that the report was not included in the agenda and requested that it be included in the agenda packet in the future.

Executive Director Sugerman stated that the report can be added to the agenda packet. He stated that he publishes a month report. If the Board would like to have the monthly report as an attachment or inserted into the agenda package that he thinks it would be appropriate for the Board to vote on it because it is a bit unusual, but if that is what the Board wants to have happen.

Chair DuBois stated that there does not need to be a vote on directing the Executive Director to include the monthly report in the agenda package and a consensus from the Board would be sufficient.

Board Member Longtin asked if there is any reason not to include the monthly report on the agenda.

Executive Director Sugerman stated "no" not that he could think of other than it is somewhat strange to include a written Executive Director report in the agenda.

Board Member Longtin clarified that she is requesting that the Executive Director report be included as back-up to the agenda packet.

Executive Director Sugerman stated that the Executive Director Report will be included as back-up to the CRA agenda package.

Chair DuBois stated that he thinks that will be very informational.

Board Member Hockman asked if ET Security is providing a written report each month.

Executive Director Sugerman stated that he has not been provided a written report and asked Public Works Director Dave Hunt if a written has been provided from ET Security.

Public Works Director Hunt stated that time sheets have been provided showing when they were on-duty and they have provided information regarding when the security officer was at various locations within the CRA but an official report has not been provided and he does not think it was part of the contract.

Board Member Hockman stated that he is referencing a report that states that they observed certain incidents in order to justify paying to have the security officers. He stated that the report could determine if the security officer is doing their job and really stopping incidents out there or are they just turning their head and looking the other way while something is going on.

Executive Director Sugerman stated that those types of reports are not being received nor was that type of report requested and is not a requirement of the contract. He stated that the security officer could not write a report about how many incidents that they stopped or how many incidents did not occur because of their presence and that the report would only contain incidents that did occur.

Board Member Hockman stated that is what he is talking about and asked if a report is being provided that stated that the security officer observed something and contacted the Sheriff's Office.

Executive Director Sugerman stated that ET Security is not providing that type of report.

Chair DuBois stated that a key log of where the security officer has physically been within the CRA is provided to the Town.

Board Member Hockman stated that the log does not mean that anything is really happening.

Chair DuBois stated that if an incident did occur where 911 or the supervisor of the security officer was contacted he opined that a report would be written by the supervisor as standard operating procedure of the security company.

**COMMENTS BY BOARD MEMBERS**

**Board Member Longtin** stated that she was opposed to Board Member Mosler's suggestion at the December 5, 2012 meeting to place a list of all properties in the Town that are in foreclosure on the Town's website. She suggested that Ms. Mosler rescind her request.

DRAFT

**ADJOURNMENT**

There being no further business to come before the CRA Board and after a motion to adjourn by Board Member Stevens and seconded by Vice-Chair Rumsey, and by unanimous vote, the meeting adjourned at 6:57 p.m.

\_\_\_\_\_  
Chair, James DuBois

\_\_\_\_\_  
Deputy Agency Clerk, Shari Canada, CMC

\_\_\_\_\_  
Agency Clerk, Vivian Mendez, CMC

Town Seal

Approved on this \_\_\_\_\_ of \_\_\_\_\_, 2013



Exhibit "A"  
1/16/2013

**CRA**  
**Agenda Request Form**

**Meeting Date: January 16, 2013**

**Agenda Item No. Tab 2**

**Agenda Title: Request to Schedule Board Meetings on a Quarterly Basis**

- |   |  |
|---|--|
| <input type="checkbox"/> Consent Agenda | <input checked="" type="checkbox"/> Discussion/Possible Action |
| <input type="checkbox"/> Presentation   | <input type="checkbox"/> Resolution                            |
| <input type="checkbox"/> Other          |  |

**Approved by Executive Director:**  **Date:** 1/2/13

Dale S. Sugerman, Ph.D., Executive Director  
**Name/Title**

<b>Originating Department:</b>	<b>Costs: \$ 0.00</b> Funding Source: Acct. # <input type="checkbox"/> Finance _____	<b>Attachments:</b>  <b>None</b>
--------------------------------	---	--

**Summary Explanation/Background:**

Over the course of the last few years, the CRA Board has been meeting on a monthly basis. With the reduction in staffing and the reduction in the budget of the CRA, it has been suggested that the CRA Board meet just once per quarter instead of every month (with the caveat that if there is a need for a meeting of the Board between the scheduled quarterly meetings, one could be called to meet that particular need).

If approved, the meetings would be scheduled for January, April, July, and October in 2013. Interestingly, as we researched the enabling legislation for the creation of the CRA, we discovered that in August of 2009 the Town Commission approved a motion to establish the CRA Board meeting to be scheduled on an "as needed" basis. While we could consider moving to an "as needed" basis, it is my recommendation that a quarterly meeting will allow everyone to understand the upcoming scheduling for when the CRA Board will be getting together to conduct its business.

**Recommended Motion:** I move that the CRA Board meet on a quarterly basis instead of a monthly basis, with the meetings during calendar year 2013 being held in January, April, July, and October.

# **Discussion And Possible Action**

# TAB 2



**CRA  
Agenda Request Form**

**Meeting Date: March 6, 2013**

**Agenda Item No. Tab 2**

**Agenda Title: Acceptance of the FY 2011-2012 Annual Report**

- Consent Agenda
- Presentation
- Other
- Discussion/Possible Action
- Resolution

**Approved by Executive Director:**  **Date:** 2/22/13

DALE S. SUGERMAN / EXECUTIVE DIRECTOR  
Name/Title

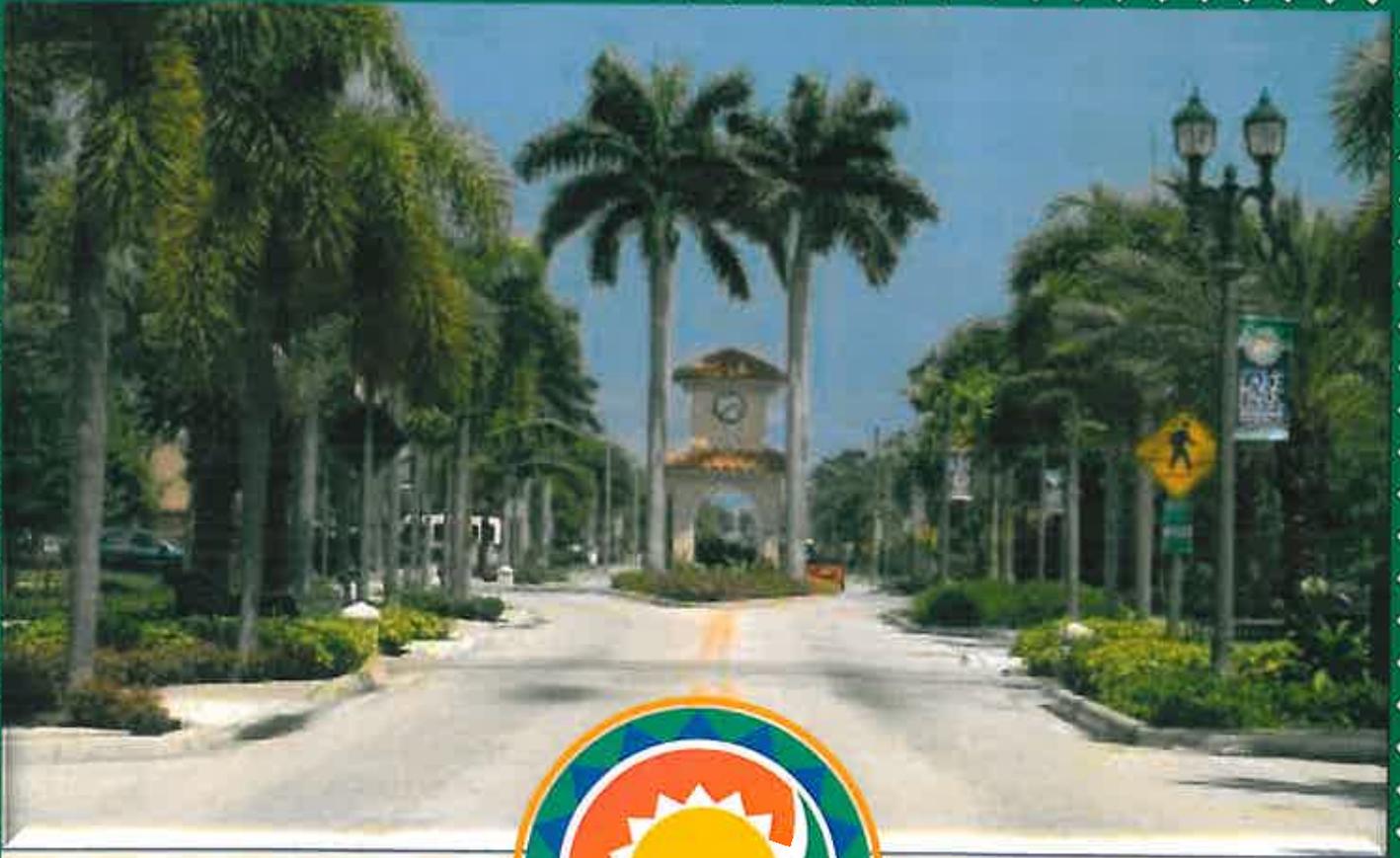
<b>Originating Department:</b>  <b>Executive Director</b>	Costs: \$ 0.00 Funding Source: Acct. # [ ] Finance _____	<b>Attachments:</b>  <b>Annual Report Fiscal Year 2011/2012</b>
---	---	---

**Summary Explanation/Background:**

Each year, the CRA Board of Directors must present an Annual Report for the prior fiscal year to the governing board which created the CRA Board. Attached is the Annual Report for the Fiscal Year 2011-2012.

**Recommended Motion:**

Move to accept the Annual Report for the Fiscal Year 2011-2012 and instruct the Executive Director to forward the same to the Town Commission.



TOWN OF  
LAKE PARK

COMMUNITY  
REDEVELOPMENT  
AGENCY

**ANNUAL REPORT FISCAL  
YEAR 2011/2012**

**TOWN OF LAKE PARK, FLORIDA  
COMMUNITY REDEVELOPMENT AGENCY**

**ANNUAL REPORT FOR FISCAL YEAR 2011-2012**

The Town of Lake Park, one of the earliest master-planned communities in South Florida, still retains many of the characteristics of its original plan which was set out by Harry Seymour Kelsey back in 1919. Nearly 80 years later, in 1996, the Town of Lake Park Community Development Agency (CRA) was established. The original CRA plan identified a series of problems and needs, as well as some general opportunities for the designated area. Figure 1 is a map of the Lake Park CRA in context to the physical boundaries of the entire Town of Lake Park.



*Figure 1 Town of Lake Park Boundary Map*

In January of 2010 the CRA undertook the writing of a Community Redevelopment Agency Plan in an effort to update the vision for the "downtown" and commercial/industrial areas of the Town. A number of priorities were established by the Plan, including:

- Spearheading a signature catalyst development that would anchor the intersection of Park Avenue and Tenth Street.
- Promoting and supporting the redevelopment of other parcels along Park Avenue.
- Promoting the arts and arts related uses and activities as the thematic focus of the downtown.
- Strengthening the connections to Northlake Boulevard, primarily along Tenth Street and Old Dixie Highway.
- The redevelopment of a number of substandard multi-family properties that are located throughout the CRA.
- An effort to build and diversify the Town's tax base within the commercial and industrial properties in the west portion of the CRA.

## ACTIVITIES OF THE CRA

During the 2011-2012 fiscal year, a number of activities were undertaken by the CRA. An outline of those activities, by month, included:

### November, 2011

- Modified the police services contracts with the Palm Beach County Sheriff's Office (PBSO) by reducing the number of deputy sheriff's patrolling the CRA by 1 officer.
- Approved a \$40,000 grant to Don Ramon's Baja Grill Cantina & Tequila Bar.
- Asked the Executive Director to conduct a "top to bottom" review of CRA activities.

### January, 2012

- Voted to create a CRA Advisory Board.

### April, 2012

- Conducted a State of the CRA workshop (which was requested in November of 2011). Attending the workshop were representatives of the Palm Beach County Business Development Board and the Northern Palm Beach County Chamber of Commerce.
- Heard presentations from three prospective CRA management firms to provide executive management services for operating the CRA in the future.
- Made a determination to postpone the creation of a CRA Advisory Board.

### May, 2012

- Held an extensive discussion about the most appropriate way to landscape the CRA.
- Funded grant to Mos' Art Theatre for signage in the amount of \$3,458.

### June, 2012

- Heard a presentation from Kim Delaney of the Treasure Coast Regional Planning Council on the potential for rail passenger service up and down the east coast corridor and how the Town of Lake Park might get involved.

### June 20, 2012 (Special Meeting)

- Entertained presentations from various arts groups responding to the CRA's Request for Qualifications to establish an art program in the 800 Park Avenue building.
- Adopted, by a vote of 6-1, approval of modifications to the CRA budget for the 2012-2013 fiscal year. The approved budget eliminated all personnel costs and minimized operating expenses for the following year.
- Renewed, by a vote of 5-2, the annual landscaping contract with Chris Wayne & Associates, Inc. for the 2012-2013 fiscal year.

August, 2012

- Reviewed for approval, by a vote of 7-0, a lease agreement with the Artists of Palm Beach County for the use of the 800 Park Avenue building.
- Approved, by a vote of 6-1, a loan agreement in the amount of \$40,000.00 to Crumpy Grouper, Inc. for the establishment of a new restaurant in the CRA. These loan proceeds were available because the grant agreement with the Don Ramon restaurant approved in November of 2011 was never consummated.

September, 2012

- Formally adopted, by a vote of 4-2, the final budget for fiscal year 2012-2013.
- Approved the renewal, by a vote of 6-0, of the annual insurance coverage for the CRA for the fiscal year 2012-2013.
- Approved, by a vote of 6-0, a modification to the lease agreement with the Artists of Palm Beach County for the use of the 800 Park Avenue building.
- By a vote of 6-0 rejected all bids for the provision of private security services within the CRA and instructed the CRA staff to re-write the Request for Proposals and re-bid the request for these services.



*Park Avenue  
CRA District and Residential Community*



*Park Avenue Downtown District  
"One Park Place" - Mixed Use Office/Residential*



*Lake Park Annual Seafood Festival*

## NEW BUSINESSES

During the 2011-2012 fiscal year, a number of new businesses were opened within the CRA creating 204 new jobs.



**Hometown District**



**Commerce District**



**Arts District**

### Restaurant

Fork This, 1194 Old Dixie Highway  
Mrs. Smokey's Real Pit Bar-B-Q, 1460 10<sup>th</sup> Street  
Palermo Brick Oven Pizza Inc., 815 N. Federal Highway  
Pho & Hot Pot Restaurant, 826 Park Avenue

### Office/Warehouse

A-Auto Insurance of Lake Park, 929A Park Avenue  
A J Squared-Security, 1194 Old Dixie Highway, #102  
AMI Staffing Inc., 202 N. Federal Highway  
Bridges of Lake Park, 1411 10<sup>th</sup> Street (Non-Profit Organization)  
C-Buck Inc., 1399 N. Killian Drive  
Chiropractic Rehab & Wellness Center, 804 U.S. Hwy One (Clinic)  
Core500, LLC, 1331 S. Killian Drive  
Erik R. Cooper Engineering, LLC, 804 Old Dixie Highway, #3  
Extreme Peptide, LLC, 1408 N. Killian Drive  
FJ Tax Service LLC, 800 Federal Highway, #208  
Florida Car Center, 900 N. Federal Highway, #209  
High Caliber Holdings LLC, 1346 S. Killian Drive  
I Broke, LLC, 1408 N. Killian Drive  
Labor Ready, 630 Northlake Blvd.  
LBS Ta Services, 1427 10<sup>th</sup> Street  
Lev of Palm Beach, LLC, 1194 Old Dixie Highway, #202  
Macqueen AC & Refrigerator, 1334 S. Killian Drive, #4  
(Office/Warehouse)  
NRI Engineering and Construction LLC, 1346 S. Killian Drive  
Nucat Corporation, 1320 S. Killian Drive  
Palm Beach Regency, 1210 Gateway Road, #2 (Warehouse)  
Professional Therapeutic Inc., 415 N. Federal Highway  
Property Redeeming, LLC, 1317 S. Killian Drive  
Stanfield Commercial Cleaning Inc., 1330 S. Killian Drive, #1  
Stephanie R. Temple, 501 N. Federal Highway  
Success Tax Services LLC, 1607 Prosperity Farms Road  
Surge, 1408 N. Killian Drive  
The Renewable Corp., 1313 S. Killian Drive  
Trillium Construction Inc., 1450 Kinetic Road, Suite B  
Trustworthy Insurance Agency, 920 Northlake Blvd.  
Windo Doctors Screens of the Palm Beaches Inc., 1458 10<sup>th</sup> Court, #C  
Zabariou's Auto Sales LLC, 1334 S. Killian Drive, #2

### Retail

561 Auto and Truck Sales, 849 15<sup>th</sup> Street #6  
AB West Indian Grocery & Meats, 804 North Lake Blvd.  
Ammury 1<sup>st</sup> Inc., 1436 10<sup>th</sup> Court (Auto on-line)  
Auto Props, 1233 old Dixie Highway, #14  
Auto Brokerage Inc., 116 Miller Way  
Autobahn-USA, 1335 Old Dixie Highway, Suite 26-27 (Sales/Repair)  
Automotive Retention Systems, 1335 Old Dixie, Bay 8  
Barkley's Canine Club, 524 Northlake Blvd. (Instructional Studio)  
Cabinet Liquidators, 910 Northlake Blvd.  
Cable Television Installation & Service, LLC, 1401 Old Dixie Hwy, #101  
Garden Auto Care, LLC, 900 Old Dixie Highway (Repair)  
Gift Shop Uniform Inc., 929 Park Avenue  
Horizon Distributors Inc., 850 15<sup>th</sup> Street (Sales)  
Kelsey Market, 903 Park Avenue (Grocery Store)  
LE Petit Lapin Antiques, 758 Northlake Blvd.  
Lydiad's Hair Salon & Boutique LLC, 900 Federal Highway, #104  
Nails Fever, 906 Northlake Blvd.  
Obedience Training, 1250 Gateway Road (Dog Training)  
Out of the Box Performance Arts Center, 523 10<sup>th</sup> Street (Dance Studio)  
Palm Beach Floors & Windows, 870 Old Dixie Highway, #19  
(Retail/Office)  
Palm Beach Motor Group, LLC, 825 15<sup>th</sup> Street, #3  
Rainbow Canvas, 1331 S. Killian Drive, #F (Upholstery Shop)  
Shore Things Jupiter, Inc., 450 Northlake Blvd.  
Studio 9 Eleven, 911 Park Avenue (Hair Salon)  
Telefair's Cleaning Service, 116 Evergreen Street  
Unlimited Sew-All, 200 N. Federal Highway  
Vintage Production, LLC, 700 Park Avenue (Indoor Theater)

FINANCIALS

<b>Balance Sheet*</b>		<b>Statement of Revenues, Expenditures</b>	
<b>As of September 30, 2012</b>		<b>and changes in Fund Balance*</b>	
		<b>For the Year Ending September 30, 2012</b>	
<b>Assets</b>		<b>Revenue</b>	
Cash & Equivalents	\$ 142,340	Taxes	\$ 144,549
Notes Receivable	<u>136,397</u>	Intergovernmental	264,049
Total Revenue	<u>\$ 278,737</u>	Investment Earnings	2,733
		Other	<u>14,253</u>
		Total Revenue	<u>\$ 425,584</u>
<b>Liabilities</b>		<b>Expenses</b>	
Accounts Payable	\$ 2,018	Personnel Services	\$ 198,120
Accrued Payroll	5,100	Operating Expenses	419,866
Due to other funds	<u>552,084</u>	Grants	3,458
Total Revenue	<u>\$ 559,202</u>	Debt Service	<u>260,571</u>
		Total Expenses	\$ 882,015
<b>Fund Balance</b>		<b>Net change in Fund Balance</b>	\$ (456,431)
Restricted	\$ -	Fund Balance, beginning	<u>\$ 175,966</u>
Unrestricted	<u>(280,465)</u>	<b>Fund Balance, ending</b>	<u>\$ (280,465)</u>
Total Revenue	<u>\$ 278,737</u>		
* Unaudited			

**MEMBERS OF THE BOARD OF DIRECTORS**

James DuBois, Chair  
Kendall Rumsey, Vice-Chair

**Board Members**

Christiane Francois \* Steven Hockman \* Jeanine Longtin  
Sue-Ellen Mosler \* Tim Stevens

**STAFF OF THE CRA**

Dale S. Sugerman, Ph.D., Executive Director  
Thomas J. Baird, Esq., Agency Attorney  
Vivian Mendez, CMC, Agency Clerk



**TOWN OF LAKE PARK COMMUNITY REDEVELOPMENT AGENCY**

Town Hall ❖ 535 Park Avenue, Lake Park, FL 33403  
561-881-3304 (Phone) ❖ 561-881-3314 (Fax) ❖ [www.lakeparkcra.com](http://www.lakeparkcra.com)