



VILLAGE COUNCIL MEETING MINUTES,
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE, VILLAGE OF PALM SPRINGS, FLORIDA 33461
JANUARY 11, 2024 AT 6:00 PM

CALL TO ORDER

Mrs. Smith, CRA Board Chair, called the CRA Meeting to order at 6:31 p.m.

ROLL CALL

Present: Chairman Bev Smith, Vice-Chair Joni Brinkman, Mrs. Patti Waller, Mr. Gary Ready, Mrs. Kim Schmitz, Ms. Fabiana DesRosiers, and Mrs. Marta Padron

Absent: None

Also Present were CRA Director Michael Bornstein, CRA Assistant Director Kim Glas-Castro, CRA Clerk Kimberly Wynn, Village Attorney Christy Goddeau, Police Chief Thomas Ceccarelli as Sergeant-in-Arms, CRA Code Enforcement Officer Nanciann Cuenot, Planning, Zoning and Building Director Iramis Cabrera, Public Works Assistant Director Timothy Crespo, Parks & Recreation Supervisor II Garrett Pearson, Parks & Recreation Supervisor I Shaun Alkins, and Parks & Recreation Special Events Coordinator.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

There were no changes to the agenda.

Mrs. Waller motioned to approve the agenda as presented, and Mrs. Brinkman made a second. The said motion carried 7-0.

ORDER OF BUSINESS

1. **Resolution No. 2024R-01 Palm Springs Community Redevelopment Agency (CRA) - FY 2024 Budget Amendment:** Motion to recommend approval of Resolution No. 2024R-01. An amendment to the FY24 operating budget will allow the Palm Springs Community Redevelopment Agency (CRA) to increase its budget by \$445,646 in order to reflect the fund balance remaining as of September 30, 2023 (FY23). Due to this proposed increase, the Palm Springs CRA will have a budget of \$2,851,367 in FY 24.
Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The proposed Resolution recommends an amendment to the annual budget for the Palm Springs Community Redevelopment Agency (CRA) to increase the total budget by \$445,646.

The proposed amendment allocates the FY23 fund balance to the respective CRA district:

CRA DISTRICT FY24	Budget Amendment Proposed Total	FY24 Budget
Congress Avenue District Budget	+ \$238,041	\$2,130,006
Lake Worth Road District Budget	+ \$207,605	\$ 721,361

Note: Per Chapter 163.387(7), Florida Statutes, any fund balance left at the end of the fiscal year must be "appropriated to a specific redevelopment project pursuant to an approved community redevelopment plan" or must be used to reduce indebtedness or must be returned to each taxing authority.

The Palm Springs CRA Community Redevelopment Plan identifies five (5) key economic development strategies to promote investment and revitalization. One of these strategies is business attraction and recruitment. The proposed budget amendment allocates the FY23 fund balance to this effort and provides funding for:

- Catalyst Fund (property improvement grant) as an incentive and match for local investment to eliminate blighting conditions on properties;
- Land Acquisition to facilitate redevelopment of strategic parcels as a catalyst for the area; and
- Contractual services to assist CRA staff in implementing the CRA Community Redevelopment Plan work plan, including a Stakeholders/Investors showcase, placemaking to create a unique identity for each district, and generating destination events to stimulate investment interest.

If approved, the proposed budget amendment will be presented to the Village Council for consideration during their upcoming Council Meeting on February 8, 2024.

Mrs. Glas-Castro introduced Resolution No. 2024R-01. She explained the amendment to the CRA budget intends to true up. The amendment increases the total budget by \$445,646. The amendment includes an increase of \$238,041 to the Congress Avenue District Budget and \$207,605 to the Lake Worth Road District Budget.

The amendment would go towards several programs, including the 1) Catalyst Fund (property improvement grant) as an incentive and match for local investment to eliminate blighting conditions on properties; 2) Land Acquisition to facilitate redevelopment of strategic parcels as a catalyst for the area; and 3) Contractual

services to assist CRA staff implement the CRA Community Redevelopment Plan workplan, including a Stakeholders/Investors showcase, placemaking to create a unique identity for each district, and to generate destination events to stimulate investment interest.

The Chair of the Board, Mrs. Smith, offered the public an opportunity and the Board to speak. There were no further comments.

Mrs. Waller motioned to recommend Resolution No. 2024R-01 for approval and Mrs. DesRosiers seconded the motion. The said motion carried 7-0.

Fiscal Impact: The proposed resolution recommends an amendment to the FY24 operating budget for the Palm Springs CRA to "true-up" the fund balance remaining on September 30, 2023 (FY23). The proposed increase of \$445,646 will bring the total Palm Springs CRA budget to \$2,851,367.

Note: The proposed amendment will produce an amended Village budget totaling \$90,130,874.

2. **Catalyst Grant Application - 3280 Lake Worth Road - 3280 Lake Worth Road**

LLC: Community Development Agency (CRA) staff is recommending approval of a Catalyst Fund application submitted by 3280 by Lake Worth Road LLC for an amount not to exceed \$50,000 to Mr. Bashar M. Yatak, the Manager of the property located at 3280 Lake Worth Road for proposed commercial improvements in the Lake Worth Corridor CRA District.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: Community Development Agency (CRA) staff are recommending that one (1) Catalyst Fund application be approved for proposed improvements at 3280 Lake Worth Road. The purpose of the Catalyst Fund is to encourage commercial property owners to upgrade their properties by improving the external appearance of their building and to encourage businesses to invest in their operations. An objective is to stimulate reinvestment in the CRA districts to preserve or renew the traditional business areas and establish them as centers for community-oriented activities. It is envisioned that the result will halt deterioration, stabilize property values, improve and upgrade the appearance of the area, and facilitate and encourage redevelopment activity in the CRA districts.

Mr. Bashar M. Yatak, Manager of 3280 Lake Worth Road LLC, property owner, and Applicant, has filed an application for Infrastructure Assistance Program monies to assist in 1) parking lot and drainage improvements, 2) landscaping improvements, and 3) storefront and monument signage improvements in the amount of \$111,000.00. As a reimbursement grant, the CRA would fund up to 50% or an amount not to exceed \$50,000.00 after completion of the proposed improvements and review of qualified receipts.

At its April 13, 2023, meeting, the CRA Board authorized the Executive Director to

administratively approve Catalyst Fund incentive grants up to \$25,000. The requested grant (\$50,000.00) requires CRA Board approval. The CRA Board has sole discretion to approve, not approve, this grant request or approve with conditions. The Applicant will outline other property improvements, in addition to the parking lot and drainage improvements, that they have conducted and will be undertaking to improve the viability of the property.

The Applicant has obtained two bids for each of the proposed Infrastructure Assistance projects. CRA staff recommends that the parking lot project be awarded to 3-D Paving because the bid includes resetting two catch basins in order to eliminate ponding water issues, in addition to repairing 6,290 sq ft of damaged surface area, together with 19,000 sq ft of seal coating and re-striping all pavement markings (\$77,010.00). The bid offered by Ocean View Pressure Cleaning and Painting, Inc. only includes repaving 4,000 sq ft of asphalt surface in damaged/deteriorated areas and seal coating 16,000 sq ft of the parking lot, with re-striping of parking spaces (\$69,149.00).

The Village Attorney has drafted a Catalyst Fund Grant Agreement for CRA Board consideration of approval.

Ms. Nanciann Cuenot, CRA Code Enforcement Officer, and Mrs. Glas-Castro introduced this item. Mrs. Cuenot gave background information about the property at 3280 Lake Worth Road. She discussed the history of blight on the property and the proposed changes. The Catalyst Grant is meant to help stakeholders in the CRA District with property improvements. Since the improvements on this property exceed the purchasing power of staff, Board approval is required.

The property owners were present and presented before and after pictures of the property. The presentation is entered into the record. The property was purchased in January 2023. Since the purchase, they have improved the landscaping, parking lots, dumpster enclosures, and driveway improvement.

The Chair, Mrs. Smith, offered public comment. There was none.

Mrs. Waller asked about the hedges in front of the building. The property owners advised that Colusa hedges should be used because there is less weeding. Mr. Ready asked about the delivery of the product. He was advised that the deliveries were in front of the building.

Mrs. DesRosiers motioned to approve the Catalyst Grant Application for 3280 Lake Worth Road, and it was seconded by Mr. Ready. The said motion carried 7-0.

Fiscal Impact: The Lake Worth Road District has an \$80,000 budget for redevelopment incentive grants in Fiscal Year 2024. To date, \$22,590 has been approved administratively for improvement projects on two (2) Lake Worth Road properties.

PUBLIC COMMENT

Mrs. Smith called for Public Comment. There was none.

EXECUTIVE DIRECTOR REPORT

There were no comments from the Executive Directors.

3. **Catalyst Fund - Administrative Approvals Update:** Provide an update on the implemented Catalyst Grant Fund Program.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: At its April 13, 2023, meeting, the Community Redevelopment Agency Board (CRA) authorized the Executive Director to administratively approve Catalyst Fund incentive grants up to \$25,000. Since that time, CRA Code Enforcement Officer Nanciann Cuenot has been working with property owners in both CRA Districts who have code violations that contribute to blight. It has been suggested that the CRA's financial incentives might be made available for comprehensive improvements to the properties to remedy code violations and eliminate blighting characteristics.

At this time, three (3) property owners have been approved for the Catalyst Grant, Infrastructure Assistance Program:

4326 Lake Worth Road	Demolition of Substandard Building	\$8,050
3923 Lake Worth Road	Dumpster Enclosure, Perimeter Landscaping, Monument Sign	\$ 6,490
1946 Congress Avenue	Dumpster Enclosure, Parking Lot Repaving/Striping, Canal Bank Restoration	\$14,100

Mrs. Glas-Castro gave an update on three catalyst grants that were distributed. She talked about the program and the improvements made by property owners. Two of the grants are on Lake Worth Road, and one grant is on Congress Avenue.

Fiscal Impact: The CRA originally budgeted a total of \$100,000 in FY24 for improvement grants: \$80,000 in the Lake Worth Road District and \$20,000 in the Congress Avenue District.

CRA staff is recommending the addition of \$180,000 as the FY23 fund balance is allocated to the FY24 budget: an additional \$60,000 in the Lake Worth Road District and \$120,000 in the Congress Avenue District.

BOARD COMMENTS

There were no comments.

ADJOURNMENT

Hearing no further business, Mrs. Smith adjourned the CRA meeting at 6:32 pm.

Kimberly M. Wynn, Village Clerk

NEXT REGULAR MEETING:

Thursday, April 11, 2024 at 6:00 p.m.

DRAFT