



**CRA MEETING MINUTES,
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE VILLAGE OF PALM SPRINGS, FLORIDA
APRIL 10, 2025 AT 6:00 PM**

CALL TO ORDER

Chairperson Bev Smith called the Community Redevelopment Meeting to order at 6:01 p.m.

ROLL CALL

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

Absent: None

Also Present: CRA Director Michael Bornstein, CRA Attorney Christy Goddeau, Assistant CRA Director Kim Glas-Castro, CRA Clerk Kimberly Wynn, Planning, Zoning and Building Director Iramis Cabrera, and Police Chief Thomas Ceccarelli as the Sergeant-in-Arms.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

There were no Additions, Deletions, or Modifications to the Agenda. Mr. Ready made a motion to approve the agenda as presented, and Ms. DesRosiers seconded the motion. The said motion carried 7-0.

ORDER OF BUSINESS

Ms. DesRosiers made a motion to approve the Consent Agenda and Vice-Chair Schmitz seconded the motion. The said motion carried 7-0.

1. **Approval of January 9, 2025, CRA Meeting Minutes: Motion to approve January 9, 2025, CRA Meeting Minutes**

Staff: Kimberly Wynn, Village Clerk

2. **Acceptance of the Palm Springs CRA Annual Report for Fiscal Year 2024: Motion to approve acceptance of the Palm Springs Community Redevelopment Agency Report for Fiscal Year 2024.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The Community Redevelopment Agency (CRA) must prepare an annual report by March 31st describing its revenues, expenditures, and milestones for the previous fiscal year by that date. The Palm Springs CRA Annual Report for Fiscal Year 2024 is shared with board members as an informational item. It must be forwarded to the governing body (Village Council) and posted on the CRA webpage.

Fiscal Impact: Fiscal Year 2024 ended with a Fund Balance of \$1,166,601, which

has been allocated to specific CRA programs/activities through two budget amendments for the FY25 budget.

PRESENTATIONS

Mr. Nicholas Neumeier presented the Annual Comprehensive Financial Report to the Board. He noted that the CRA is financially sound.

Chairperson Smith offered the Board and public an opportunity to speak. There were no comments.

Mrs. Waller made a motion to accept the Annual CAFR and forward it to the Village Council for approval. Vice-Chair Schmitz seconded the motion. The said motion carried 7-0.

3. Presentation and Action Item: Annual Comprehensive Financial Report - Fiscal Year 2024 - Palm Springs CRA: Motion to recommend acceptance of the FY2024 Financial Report and forward it to the Village Council for consideration.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: Mr. Nicholas Martin, a Senior Manager at CBIZ CPAs, the auditing firm for the Village, will present the Annual Comprehensive Financial Report (ACFR) for the fiscal year that ended on September 30, 2024. This report contains detailed financial information regarding the agency's operations, expenditures, and revenue for the fiscal year 2024.

As per the agency's procedures, the report has been shared with all board members and is required to be forwarded to the governing body (Village Council) for review and approval. Additionally, the report must be posted on the CRA webpage for public access and transparency purposes. The report serves as a crucial document to help stakeholders, investors, and the public understand the agency's financial health, performance, and future plans.

Nicholas Martin presented the financial statement for the CRA. He did an overview of the ACFR of the CRA and the financial statement. He talked about the highlights of the reports. Overall, he explained that the Village is required to report any findings. There were no findings.

Fiscal Impact: Fiscal Year 2024 ended with a Net Position of \$1,166,601 between the two districts. The CRA Board allocated the FY24 Fund Balance during its meetings on November 14, 2024 and January 9, 2025. These funds were assigned to specific CRA programs/activities, including the purchase of the 2nd Avenue North parcel. The associated FY25 budget amendments were approved by the Village Council on November 14, 2024 and January 9, 2025..

PUBLIC COMMENT

Brad Moore 4021 Lake Worth Road, Palm Springs, FL 33461 (Owner of Circle K Gas Station on Kirk Road) - Mr. Moore spoke about a letter mailed to businesses in the area that required them to close at 11 p.m. He explained that the decision by the Village is detrimental to his business. He understood that this was an effort to restrict the sale of liquor. At this point, Chairperson Smith asked if this was a 24- hour operation. Mr. Moore discussed the amount of money spent on upgrading the business. The Village Manager, Mr. Bornstein, addressed the comment.

Chairperson Smith invited Mr. Moore to meet with the staff to discuss this matter further.

PUBLIC HEARINGS

4. Discussion of the Community Redevelopment Agency (CRA) Redevelopment/Revitalization/Relocation Incentive Programs

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: At its April 13, 2023 meeting, the CRA Board approved the Catalyst Fund incentive programs and authorized the Executive Director to administratively approve grant awards of up to \$25,000, with awards of more than \$25,000 requiring Board approval. Since its inception, the Catalyst Fund has been code-enforcement-driven. CRA Code Enforcement Officer, Nanciann Cuenot identifies blighted properties whose property owners are interested in making an investment to remedy existing conditions, and invites them to apply. Of the four awardees, only two have satisfactorily completed the required improvements and have been issued their grant funding (on a reimbursement basis). The other two applicants have only partially fulfilled the conditions of the grant. Staff believe that it is time to change the implementation of the program to one that is open to all properties within the CRA on a competitive basis. An application cycle will be announced, and grants may be awarded for projects that are consistent with the vision and the Community Redevelopment Plan.

Allison Justice, our consulting CRA Professional, will present the revised incentive program proposals for CRA Board consideration and discussion. Five (5) programs are proposed:

- Facade and Exterior Improvement Program
- Demolition of Distressed Structures Program
- Economic Impact Program
- Relocation and Development Assistance
- Septic to Sewer Conversion

In Fiscal Year 2025, the CRA budgeted \$100,000 in the Lake Worth Road District and \$56,119 in the Congress Avenue District for the Catalyst Fund. Should all

conditions of the funding agreements be met, the two funds will have \$85,460 and \$42,019, respectively, in remaining balances this fiscal year.

Note: The Palm Springs CRA Community Redevelopment Plan, Policy VI.I, provides that the "CRA shall provide financial incentives and programming support for desired redevelopments." Additionally, the CRA's Economic Development Strategic Plan includes key strategies focused on business attraction and recruitment:

- Create guidelines and incentives to recruit and retain desired authentic retail and restaurant uses for vacant storefront spaces.
- Create incentives to encourage desired authentic uses for vacant parking lots.

Mrs. Glas-Castro and Ms. Allison Justice, the CRA Consultant, spoke on this item. Ms. Justice stated that the current revitalization program is built on incentivizing properties to improve interiors and exteriors. The CRA will assist with up to 50% of eligible improvements, up to \$25,000. The Economic Impact Program will target specific businesses and industries, like the Healthcare Expansion such as JFK Hospital, and Educational Growth like Palm Beach State University. She discussed the criteria for the program and how the Village would adopt the program by Resolution. The desire is to phase out the program within five years.

Mrs. Waller supported the idea that this program helped businesses instead of being focused on code violations. She was interested to find out how the Village intended to let businesses know that this program is available. Ms. Justice talked about the business plan that was developed to roll the plan out. Mrs. Brinkman is not certain about having hotels in the plan. Further discussion ensued about the program.

Mrs. Brinkman made a motion to approve the redevelopment, revitalization and relocation incentive programs. Ms. DesRosiers seconded the motion. The said motion carried 7-0.

Fiscal Impact: The CRA will allocate limited funds each fiscal year for incentives. Grant funds may be awarded, at the CRA Board's discretion, to those properties or projects that are consistent with the redevelopment vision.

ACTIONS AND REPORTS

There were no Actions and Reports

CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS

Mrs. Glas-Castro reported on the active legislation that involved the future of CRAs. The Florida League of Cities is advocating for the demise of the bill. She gave an update on the progress of the design for the Congress Avenue project. Lastly, there is a CRA Special meeting on June 12, 2025, at 6:00 p.m.

CRA BOARD COMMENTS

No Comments

ADJOURNMENT

Hearing no further business, Chairperson Smith adjourned the CRA meeting at 6:42 p.m.

The undersigned is the Village Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Regular Council Meeting held on **April 10, 2025**. Which minutes were formally approved and adopted by the Village Council on **June 12, 2025**.

Kimberly M. Wynn

Village Clerk

**NEXT REGULAR MEETING:
THURSDAY, MAY 8, 2025, AT 6:00 p.m.**