



**PALM SPRINGS CRA MEETING MINUTES
VILLAGE HALL - COUNCIL CHAMBERS
226 CYPRESS LANE - VILLAGE OF PALM SPRINGS, FLORIDA
JUNE 12, 2025 AT 6:00 PM**

CALL TO ORDER

The Chairperson, Bev Smith, called the Community Redevelopment Agency (CRA) Meeting to order at 6:03 p.m.

ROLL CALL

Present: Chairperson Bev Smith, Vice-Chair Kim Schmitz, Board Member Mrs. Joni Brinkman, Board Member Mrs. Patti Waller, and Board Member Gary M. Ready.

Absent: Board Members Ms. Fabiana DesRosiers, and Ms. Marta Padron

Also Present: CRA Director Michael Bornstein, Assistant CRA Director Kim Glas-Castro, Village Attorney Christy Goddeau, Village Clerk Kimberly M. Wynn, Assistant Village Manager Kim Glas-Castro, Police Chief Tom Ceccarelli, Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Utilities Director Jimmie Johnson, Assistant Utilities Director Paul Ward, and Public Works Director Felipe Lofaso

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

Chairperson Smith noted there were no additions, deletions, or modifications to the agenda.

Mr. Ready motioned for the agenda as presented, and Vice-Chair Schmitz seconded the motion. The said motion carried 5-0.

ORDER OF BUSINESS

1. **Approval of Community Redevelopment Agency Meeting Minutes April 10, 2025**

Staff: Kimberly Wynn, Village Clerk

Mrs. Waller motioned for the approval of April 10, 2025, CRA meeting minutes, and Mrs. Brinkman seconded it. The said motion carried 5-0.

2. **Approve Palm Springs CRA Incentive Program: Motion for the approval of a Palm Springs CRA Incentive Program.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: At its April 10, 2025 meeting, the CRA Board provided consensus to move forward with a new incentive program. The five (5) incentive programs include:

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

The incentive program will be 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.

Each year, the CRA Board will determine the amount of incentive funds to budget for the coming year based on CRA priorities and available revenues. In Fiscal Year 2025, the CRA budgeted \$100,000 in the Lake Worth Road District and \$56,119 in the Congress Avenue District for financial incentives.

Upon CRA Board approval of the revised Incentive Program, staff will prepare for a funding cycle, which includes marketing, informational meetings, and application assistance.

Note: 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. CRA staff is proposing that the same authorization be made for the new incentive program.

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.

The Assistant CRA Director, Mrs. Glas-Castro, gave the background of the CRA Incentive program. She explained that this program was mentioned during the April 10, 2025, CRA meeting. The CRA Board gave directions for staff to proceed. Mrs. Glas-Castro then introduced Allison Justice, the CRA Consultant. At its April 10, 2025, meeting, the CRA Board provided consensus to move forward with a new incentive program. The five (5) incentive programs include Mrs. Justice discussed how the current Catalyst Program focused on properties with code violations, demolitions, and making improvements to the facade. The proposed CRA incentive programs would focus on improving the taxable value, upgrading properties and attracting desired developments. Although code violations can be included, it would not be a standalone project, and it would be at the CRA's discretion. Applicants can apply for each of the programs using a separate application that is available on the CRA website.

Mrs. Justice explained each of the programs:

- **Façade and Exterior Improvement Program:** The grant is for property owners or tenants for an amount up to \$50,000 or 50% of eligible improvements for exterior improvements to commercial properties in the Palm Springs CRA area. Improvements can include painting, lighting, awnings and other aesthetic improvements that increase property values and remove blight.
- **Demolition of Distressed Structures Program:** Grant up to \$25,000 or 50% of the demolition and site refurbishment for blighted and distressed properties within the CRA areas that align with the CRA Plan and vision.
- **Economic Impact Program:** Provide an incentive to support targeted industries and mixed-use developments within the Lake Worth Road and Congress Avenue CRA Districts. The funding will be based on the economic impact and program criteria met for the project.
- **Relocation and Development Assistance:** Is an incentive to support the development of targeted businesses within the Palm Springs CRA through tenant relocation, property development or property enhancement.
- **Septic to Sewer Conversion:** Grant funding will be determined after the completion of the public portion of the project and estimated costs for each property connection. The intent of this program is to support the conversion of commercial and residential properties to the newly installed Palm Beach County Wastewater system within the Congress Avenue CRA. Early applications are encouraged; however, the estimated completion of this project is in 2026.

After explaining each of the programs, Chairperson Smith offered the public and CRA Board an opportunity to comment further. There were no comments from the public. Mr. Ready noted that there were areas that belong to Palm Beach County, and some that were Village Utilities.

Mrs. Brinkman motioned for the approval of the Palm Springs CRA Incentive Program, and Mrs. Waller seconded the motion. The said motion carried 5-0.

CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS

There were no comments.

CRA BOARD COMMENTS

None

ADJOURNMENT

Hearing no further business, Chairperson Smith adjourned the meeting at 6:11 p.m.

The undersigned is the CRA Board Clerk of Palm Springs, Florida, and the

June 12, 2025 – CRA Meeting Minutes

information provided herein is the Minutes of the CRA Meeting held on **June 12, 2025**. Which minutes were formally approved and adopted by the CRA Board on **July 10, 2025**.

Kimberly M. Wynn
Village Clerk

**NEXT REGULAR MEETING:
THURSDAY, JULY 10, 2025, AT 6:00 PM**