



**PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY
 MEETING MINUTES,
 VILLAGE HALL - COUNCIL CHAMBERS
 226 CYPRESS LANE, PALM SPRINGS, FLORIDA
 SEPTEMBER 11, 2025 AT 6:00 PM**

CALL TO ORDER

The Chairperson, Bev Smith called the Palm Springs CRA Annual Budget Meeting to order at 6:00 p.m.

ROLL CALL

Present: Vice-Chair Kim Schmitz, Mrs. Patti Waller, Mr. Johnnie Tieche, Mr. Gary Ready, Mrs. Fabiana DesRosiers, Mrs. Marta Padron, and Chair 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.

Mrs. DesRosiers motioned for the approval of the agenda as presented, and Mr. Ready seconded. The said motion carried 7-0.

CONSENT AGENDA

- 1. Palm Springs Community Redevelopment Agency (CRA) Meeting Schedule for FY2026: Motion for the approval of the Palm Springs Community Redevelopment Agency Meeting Schedule for FY 2026.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The Village Code of Ordinances requires the Palm Springs Community Redevelopment Agency (CRA) to meet periodically during the year to address community and redevelopment matters.

Under the Uniform Special District Accountability Act, there must be reasonable public notice of each meeting. In addition, there is a requirement that a schedule of meetings that includes the date, time, and location be filed with the Village Council.

2026

Thursday, January 15, 2026

Thursday, May 14, 2026

Thursday, September 10, 2026 (Tentative)

The meetings for the Palm Springs CRA are requested to be held at 6:00 P.M., before Council meetings at 6:30 P.M., at Village Hall in the Council Chambers located at 226 Cypress Lane, Palm Springs, FL 33461.

Fiscal Impact: There is no fiscal impact to the Village.

- 2. **Resolution No. 2025R-03 — Best Interest Acquisition with KENCO Signs and Awning for a LED Monument Sign: Motion to approve Resolution No. 2025R-03 for a Best Interest Acquisition with KENCO Signs and Awning, LLC to design, fabricate, and install a new LED monument sign at 3401 2nd Avenue North (South Village - SoVi) for a cost not to exceed \$89,880. Funding is from the Lake Worth CRA District Budget (Account #14552-56300, T.O. #389).**

Staff: Felipe Lofaso, Public Works Director

SUMMARY: In November 2024, the Palm Springs CRA Board approved the purchase of the property located at 3401 2nd Avenue North, and the Public Works Department has been renovating the property with interior and exterior improvements. The installation of a new LED monument sign, located prominently near the intersection of Davis Road and 2nd Avenue North, is proposed to provide wayfinding, CRA/Village messaging, and **South Village (SoVi)** sense of place identification.

The Village Council entered into a multi-year contract with KENCO Signs and Awning on November 14, 2024, for the design, fabrication, and installation of new LED monument signs at key locations within the Village. The CRA has received a quote from KENCO for a sign of the same design, except for the SoVi and CRA logos. The proposal for the new LED monument sign is proposed to cost \$89,880.00 and will be funded through the Lake Worth CRA District budget (Account #14552-56300, T.O. #389). It is in the CRA's best interest to utilize KENCO and the same sign design that is being utilized elsewhere in the Village to establish placemaking identities.

The CRA is subject to the Village's Purchasing Code. The Purchasing Code, Section 58-11, Best interest acquisitions, provides that the Village may acquire or contract for non-real property, goods or services without utilizing the competitive selection purchase requirements where the Village Council, or CRA Board in this case, declares by at least a four-fifths (4/5) affirmative vote that the competitive selection process is not in the best interest of the Village. The Village Council/CRA Board shall make specific factual findings that support its determination, and such contracts shall be placed on the regular

village council agenda. This provision may not be used to contract for goods or services which such a contract would exceed the limits set forth in F.S. §§ 287.055 or 255.20, as amended.

Note: Key strategies of the CRA Community Redevelopment Plan include 1) creating an identity for the area to increase connections between people and places, which will foster new development; and 2) creating a downtown-type of destination for residents and visitors. South Village, as envisioned, creates an activity center with characteristics that will set it apart from the rest of the Village. The proposed sign promotes the South Village identity (in keeping with the branding established for Palm Springs), and will be a means for the CRA/Village to share important messaging with the community.

Fiscal Impact: The Purchase Order with KENCO Signs and Awning, LLC for the LED monument sign at 3401 2nd Avenue North is being funded from Account #14552-56300 (T.O.#389) at a cost not to exceed \$89,880.00 as a Best Interest Acquisition.

End of Consent Agenda...

Madam Chair Smith offered the public an opportunity to speak. There were no comments.

Mrs. DesRosiers motioned for the approval of the Consent Agenda, and Mr. Tieche seconded. The said motion carried 7-0.

PUBLIC HEARINGS

- 3. **Resolution No. 2025R-04 - Palm Springs Community Redevelopment Agency (CRA) - FY 2026 Budget: Motion to approve Resolution No. 2025R-04; submission of the FY 25-26 Palm Springs CRA Budget for the year beginning October 1, 2025, and ending September 30, 2026, to the Village Council for approval.**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: In accordance with state law, the proposed Resolution recommends a balanced annual budget for the Palm Springs Community Redevelopment Agency (CRA) in the amount of \$3,729,071 for Fiscal Year 2026 (FY 2026) beginning October 1, 2025, and ending September 30, 2026.

The proposed FY 2026 Palm Springs CRA Budget includes funding for both of the CRA's districts within the Village:

CRA District:	Total Proposed FY26 Budget
Congress Avenue District Budget	\$2,769,793
Lake Worth Road District Budget	\$959,278

Note: As a result, the proposed FY 2026 Budget for the Palm Springs Community Redevelopment Agency (CRA) is expected to receive the following revenues:

Palm Beach County - FY 2026 TIF Contribution: \$859,085
Village of Palm Springs - FY 2026 TIF Contribution: \$859,085

The proposed FY 2026 Budget includes \$1,000,000 in State Appropriations (2024 Session) as a reimbursement for construction expenditures on the Congress Avenue Sanitary Sewer Force Main Improvements.

The gross taxable increment value for the recently created Palm Springs Community Redevelopment Agency (CRA) for FY 2026 is \$258,371,330. This is the sixth year that Palm Springs CRA will receive TIF funding from both the Village of Palm Springs and Palm Beach County at the Village's approved millage rate - a proposed \$3.50 per \$1,000 of taxable value.

The FY25 report on the performance measures established for every activity funded by the proposed budget will be finalized and posted on the CRA webpage prior to the December deadline. A preliminary draft of the scorecard is attached.

The Village Council held a budget workshop on July 24, 2025, to discuss the proposed budget and review staff recommendations. The proposed resolution would establish a recommended CRA budget for the upcoming fiscal year.

The proposed final Palm Springs CRA FY 2026 Budget, if approved by the Village Council, will be posted on the Palm Springs CRA website - <https://www.vpsfl.org/585/Village-of-Palm-Springs-CRA> - in accordance with state law.

If approved, the proposed/recommended FY 2026 CRA Budget will be presented to the Village Council for consideration on 1st reading during their September 11, 2025, Council Meeting. If approved on the 1st reading, the proposed FY 2026 Palm Springs CRA Budget will be presented to the Village Council for consideration on the 2nd and final reading during their September 25, 2025, Council meeting.

Mrs. Glas Castro presented the Palm Springs CRA Budget to the Board. She explained that the proposed Resolution recommends a balanced budget of \$3,729,071 for the Palm Springs Community Redevelopment Agency (CRA) for Fiscal Year 2026 (October 1, 2025 — September 30, 2026). The budget includes funding for the Congress Avenue District for \$2,769,793; and the

Lake Worth Road District for \$959,278. The expected revenues for FY 2026 include:

- Palm Beach County TIF Contribution: \$859,085
- Village of Palm Springs TIF Contribution: \$859,085

The Assistant CRA Director, Mrs. Glas-Castro also stated that the budget includes \$1,000,000 in State Appropriations for Congress Avenue Sanitary Sewer Force Main Improvements. The gross taxable increment value for FY 2026 is \$258,371,330, with a proposed millage rate of \$3.50 per \$1,000 of taxable value.

She explained that the performance measures report for FY 25 will be published before the December deadline, with a preliminary draft available. A budget workshop was held on July 24, 2025, for budget discussion and staff recommendations. If the Board approves, the final budget will be posted on the CRA website. The Village Council will consider the proposed budget for the September 11, 2025, meeting on the First Reading, and on September 25, 2025 at the Second Reading.

The Chair, Mrs. Smith offered the public an opportunity to speak. There were no comments from the public.

The Village Attorney read the title of the caption to the record.

Mr. Ready motioned for the approval of Resolution No. 2025R-04, and Mrs. Waller seconded. The said motion carried 7-0.

Fiscal Impact: The proposed resolution recommends the operating budget for the Palm Springs CRA for the fiscal year beginning October 1, 2024 and ending on September 30, 2025.

ACTIONS AND REPORTS

There were no Actions or Reports.

CRA DIRECTOR/ ASSISTANT CRA DIRECTOR COMMENTS

There were no comments from the Palm Springs CRA Directors.

CRA BOARD COMMENTS

There were no comments from the Palm Springs CRA.

ADJOURNMENT

Hearing no further business, the Chair, Mrs. Smith adjourned the meeting at 6:07 pm.

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 **September 11, 2025**. The minutes were formally approved and adopted by the Village Council on **September 25, 2025**.

Kimberly M. Wynn

Village Clerk

**NEXT REGULAR MEETING:
SPECIAL MEETING ON THURSDAY, SEPTEMBER 25,
2025, AT 6:00 PM**