



**AGENDA  
COMMUNITY REDEVELOPMENT AGENCY MEETING  
VILLAGE HALL COUNCIL CHAMBERS  
226 CYPRESS LANE ■ PALM SPRINGS, FL 33461  
JANUARY 15, 2026  
6:00 PM**

**COUNCIL**

- Chairperson Bev Smith
  
- Vice Chair Kim Schmitz
- Board Member Gary Ready
- Board Member Johnnie Tieche
- Board Member Patti Waller
- Board Member Marta Padron (*Lake Worth Corridor District*)
- Board Member Fabiana DesRosiers (*Congress Avenue District*)

**ADMINISTRATION**

- CRA Director Michael Bornstein
- CRA Attorney Christy Goddeau
- CRA Asst Director Kim Glas-Castro
- CRA Clerk Kimberly Wynn

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*If a person decides to appeal against any decision made by the Board concerning any matter considered, they will need a record of the proceedings. For such purposes, they may need to ensure that a verbatim record of the proceedings is available. The recording includes the testimony and evidence upon which the appeal is to be based.*

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**CALL TO ORDER**

**ROLL CALL**

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

Motion	Second	Vote
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**PUBLIC COMMENT**

**ORDER OF BUSINESS**

- 1. **Approval of September 25, 2025, Community Redevelopment Area (CRA) Meeting Minutes:** Motion to approve the September 25, 2025, minutes from the CRA meeting.

Staff: Jane Worth

Motion	Second	Vote
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- 2. **Resolution No. 2026R-01 Palm Springs Community Redevelopment Agency (CRA) - FY 2026 Budget Amendment No. 1:** Motion for the approval of Resolution No. 2026R-01 to amend the FY 2026 operating budget to allow Palm Springs Community Redevelopment Agency (CRA) to increase its budget by \$1,038,239 to reflect the remaining fund balance as of September 30, 2025 (FY 2025) and to allocate these funds to specific CRA activities.

Staff: Kimberly Glas-Castro, Assistant Village Manager

Motion	Second	Vote
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- 3. **Resolution No. 2026R-02 - Palm Springs Community Redevelopment Agency (CRA) - Authorization to Enter into Letter of Intent for the Cooperative Pursuit of a Village Town Center:** Motion to approve Resolution No. 2026R-02 authorizing the Palm Springs CRA to enter into a Letter of Intent for the Cooperative with 61 different property owners along 2nd Avenue North and Davis Road known as South Village (SoVi) area.

Staff: Kimberly Glas-Castro, Assistant Village Manager

Motion	Second	Vote
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**ACTIONS AND REPORTS**

- 4. **Fiscal Year 2025 Goals, Objectives, Metrics and Achievements**

Staff: Kimberly Glas-Castro, Assistant Village Manager

Motion	Second	Vote
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**CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS**

**CRA BOARD COMMENTS**

**ADJOURNMENT**

**NEXT MEETING  
THURSDAY, APRIL 9, 2026, AT 6:00 P.M.**

# Village of Palm Springs

## Title VI/Nondiscrimination Policy

### **I. Policy Statement:**

The Village of Palm Springs values diversity and welcomes input from all interested parties, regardless of cultural identity, background, or income level. Moreover, the Village believes the best programs and services result from careful consideration of the needs of all its communities and when those communities are involved in the decision-making process. The Village does not tolerate discrimination in any of its programs, services, or activities. Pursuant to Title VI of the Civil Rights Act of 1964 and other federal and state authorities, the Village will not exclude from participation in, deny the benefits of, or subject to discrimination anyone on the grounds of race, color, national origin, sex, age, disability, religion, or family status.

### **II. Persons with Disabilities:**

Section 504 of the Rehabilitation Act of 1973, the Americans with Disabilities Act of 1990 (ADA) and related federal and state laws and regulations forbid discrimination against those who have disabilities. These laws require federal-aid recipients and other government entities to take affirmative steps to reasonably accommodate those with disabilities and ensure that their needs are equitably represented.

The Village will make every effort to ensure that its facilities, programs, services, and activities are accessible to those with disabilities. The Village will also make every effort to ensure that its advisory committees, public involvement activities and all other programs, services and activities include representation by communities with disabilities and disability service groups.

The Village encourages the public to report any facility, program, service, or activity that appears inaccessible to those who are disabled. Also, the Village will provide reasonable accommodation to individuals with disabilities who wish to participate in public involvement events or who require special assistance to access facilities, programs, services, or activities. Because providing reasonable accommodation may require outside assistance, the Village asks that requests be made at least three (3) business days prior to the need for accommodation. Questions, concerns, comments, or requests for accommodation should be made to the Village ADA Officer:

Name: Ashley Saingilus  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [asaingilus@vpsfl.org](mailto:asaingilus@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8421

### **III. Complaint Procedures:**

The Village has established a discrimination complaint procedure and will take prompt and reasonable action to investigate and eliminate discrimination when found. Any person who believes that he or she has been subjected to discrimination based upon race, color, national origin, sex, religion, age, disability or family status in any Village program, service or activity may file a complaint with the Village Title VI/Nondiscrimination Coordinator:

Name: Janette Piedra, Human Resources Manager  
Address: 226 Cypress Lane, Palm Springs, FL 33461  
Email: [jpiedra@vpsfl.org](mailto:jpiedra@vpsfl.org)  
Phone: (561) 584-8200 Ext. 8422



**PALM SPRINGS CRA SPECIAL MEETING MINUTES  
VILLAGE HALL - COUNCIL CHAMBERS  
226 CYPRESS LANE, PALM SPRINGS, FLORIDA  
SEPTEMBER 25, 2025, AT 6:00 PM**

**CALL TO ORDER**

Chairperson Bev Smith called the Community Redevelopment Agency (CRA) meeting to order at 6:00 p.m.

**ROLL CALL**

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

Absent: Mrs. Fabiana DesRosiers

Also Present: CRA Director Michael Bornstein, CRA Attorney Christy Goddeau, Assistant CRA Director Kim Glas-Castro, CRA Deputy Village Clerk Jane R. Worth, Planning, Zoning, and Building Director Iramis Cabrera, Police Chief Thomas Ceccarelli as the Sergeant-in-Arms, and Records Clerk Andrea Medero.

**ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA**

There were no additions, deletions, or modifications to the CRA Agenda.

Mrs. Waller made a motion to approve the agenda, and Vice-Chair Schmitz made a second. The said motion carried 6-0.

**PUBLIC COMMENT**

Chairperson Smith offered the public an opportunity to comment. There were none.

**ORDER OF BUSINESS**

**1. Approval of September 11, 2025, Community Redevelopment Agency (CRA)**

**Meeting Minutes:** Motion for the approval of September 11, 2025, of the Palm Springs Community Redevelopment Agency (CRA) meeting minutes.

Staff: Kimberly Wynn, Village Clerk

Mr. Ready motioned to recommend approval for the September 11, 2025, Community Redevelopment CRA meeting minutes, and Mrs. Padron seconded the motion. The said motion carried 6-0.

**2. Workshop Discussion — South Village (SoVi) Concept**

Staff: Kimberly Glas-Castro, Assistant Village Manager

**SUMMARY:** Mr. Kevin Crowder, Business Flare, will present an overview of the economic feasibility analysis for South Village (SoVi) and other redevelopment sites within the CRA.

Staff and our consultants are seeking Board consensus on recommendations to facilitate redevelopment.

**Fiscal Impact:** The recommendations will be implemented by the Village or CRA, as prioritized during each year's budget process.

The Chair, Mrs. Smith introduced Ms. Alison Justice and Mr. Crowder from BusinessFlare. Mr. Crowder stated that the purpose of the meeting was to discuss potential development opportunities for the South Village (SoVi) area.

Ms. Jordana Jarjura, 200 NE 2<sup>nd</sup> Avenue, Delray Beach, attended on behalf of 839 South Congress Avenue. Ms. Jarjura commended the Village for considering form-based code and incentivizing redevelopment, noting that developers and stakeholders seek certainty in processes and regulations.

Ms. Justice commended the Village Manager and Assistant Manager for their efforts in engaging outside development professionals and noted that the plan will position the Village well for future growth.

The CRA Assistant Director, Mrs. Glas-Castro stated that initial concerns were expressed regarding the project's feasibility; however, Mr. Crowder's efforts in identifying needs and attracting investors have moved the initiative forward. She noted that with the adoption of flexible zoning and a form-based code, the project will begin as a pilot program.

The Board continued with a short discussion.

**ACTIONS AND REPORTS**

None

**CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS**

None

**CRA BOARD COMMENTS**

None

**ADJOURNMENT**

Hearing no further business, the Chairperson, Mrs. Smith, adjourned the CRA meeting at 6:28 p.m.

The undersigned is the Board Clerk of Palm Springs, Florida, and the information provided herein is the Minutes of the Palm Springs CRA Meeting held on September 25, 2025. The minutes were formally approved and adopted by the Palm Springs Community Redevelopment Agency on January 15, 2026.

Jane R. Worth

Jane R. Worth, Deputy Village Clerk

**NEXT REGULAR MEETING:  
THURSDAY, JANUARY 15, 2026, AT 6:00 PM**



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** January 15, 2026

**DEPARTMENT:** Community Redevelopment Agency

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**ITEM #2:** Palm Springs Community Redevelopment Agency (CRA) Resolution No. 2026R-01 - FY 2026 Budget Amendment No. 1

**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 \$1,038,239.

The proposed amendment allocates the FY 2025 fund balance to the respective CRA district:

CRA DISTRICT	FY26 Budget Amendment	Proposed Total FY26 Budget
Lake Worth Road District Budget	+ \$443,136	\$1,402,414
Congress Avenue District Budget	+ \$595,103	\$3,364,896

**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 FY2025 fund balance to this effort and provides funding for:

- Redevelopment Incentive Program (aka Property Improvement Grants) to provide financial assistance to property owners within the Congress Avenue District in connecting to the new sanitary sewer line, and to provide incentive funds in the Lake Worth Road District for the development of South Village (SoVi) towncenter.
- Land Acquisition in the Congress Avenue District, should a reasonable purchase price be negotiated on a key redevelopment site.

The proposed budget amendment will be considered by the Village Council at its January 15, 2026, meeting.

**FISCAL IMPACT:**

The proposed resolution recommends an amendment to the FY 2026 operating budget for the Palm Springs CRA to reconcile the fund balance remaining on September 30, 2025 (FY 2025). The proposed increase of \$1,038,239 will bring the total Palm Springs CRA budget to \$4,767,310.

**Note:** The proposed amendment will produce an amended Village budget totaling \$88,997,279.

**ATTACHMENTS:**

1. Resolution No. 2026R-01 CRA Budget Amendment #1
2. Exhibit A - CRA Budget Amendment - FY25 Fund Balance Allocation
3. Budget Summary - FY26 CRA Amendment #1
4. FY26 Budget Consistency with Community Redevelopment Plan

**RESOLUTION NO. 2026R-01**

**A RESOLUTION OF THE PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY (CRA) OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AMENDING THE BUDGET TO ALLOW PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY (CRA) TO INCREASE ITS BUDGET BY \$1,038,239 TO REFLECT THE REMAINING FUND BALANCE AS OF SEPTEMBER 30, 2025 (FY 2026), AND PROVIDING AN EFFECTIVE DATE.**

**WHEREAS**, the Village of Palm Springs, Florida (“Village”) previously adopted the FY 2026 Annual Operating Budget under Ordinance No. 2025-09 on September 25, 2025; and

**WHEREAS**, the Village finds it is necessary to amend the annual budget for the Palm Springs Community Redevelopment Agency (CRA) to increase the total budget by \$1,038,239; and

**WHEREAS**, The proposed amendment allocates the FY 2025 fund balance to the both the Congress Avenue CRA district and the Lake Worth Road CRA District.

**NOW THEREFORE, BE IT RESOLVED BY THE PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY OF THE VILLAGE OF PALM SPRINGS, FLORIDA;**

**Section 1.** The above recitals are now ratified and confirmed as being true and correct and are now incorporated into this Resolution.

**Section 2.** The funds and available resources, and revenues more specifically described in “Exhibit A,” attached hereto, and incorporated herein by reference, are appropriated to provide the funding for necessary operating and other expenses of departments of the Village for the fiscal year.

**Section 3.** The revenues and expenses, as outlined in “Exhibit A” are now incorporated by reference and are now adopted as the amended budget for FY 2025 - 2026.

**Section 4.** This Resolution shall take effect immediately upon adoption.

Board Member \_\_\_\_\_ offered the foregoing resolution Board

Member \_\_\_\_\_ seconded the motion, and upon being put to a vote, the vote was as follows:

	<u>Aye</u>	<u>Nay</u>	<u>Absent</u>
BEV SMITH, CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KIM SCHMITZ, VICE CHAIR	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOHNNIE TIECHE, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARY READY, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARTA PADRON, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FABIANA DESROSIERS, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Chair thereupon declared the Resolution duly passed and Adopted this day of January 15, 2026.

VILLAGE OF PALM SPRINGS, FLORIDA

BY: \_\_\_\_\_  
BEV SMITH, MAYOR

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY M. WYNN, CRA BOARD CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
CHRISTY GODDEAU, CRA ATTORNEY

VILLAGE OF PALM SPRINGS  
 REQUEST FOR BUDGET TRANSFER OR AMENDMENT  
 FISCAL YEAR 2025-26

Transfer Number \_\_\_\_\_

ACCOUNT NUMBER	LINE ITEM DESCRIPTION	CURRENT BUDGET	INCREASE	DECREASE	AMENDED BUDGET
14003-38901	Appropriated Fund Balance	\$ -	\$ 443,136		\$ 443,136
15003-38901	Appropriated Fund Balance	\$ -	\$ 595,102		\$ 595,102
					\$ -
14552-58201	Property Improvement Grants	\$ 100,000	\$ 443,136		\$ 543,136
15552-58201	Property Improvements Grants	\$ 400,000	\$ 100,000		\$ 500,000
15552-56100	Land	\$ 500,549	\$ 495,102		\$ 995,651
					\$ -
					\$ -
					\$ -
	TOTAL	\$ 1,000,549	\$ 2,076,476	\$ -	\$ 3,077,025

EXPLANATION : Allocate fiscal year end 2025 fund balance to specific programs. Catalyst fund (property improvement grand), Land Acquisition in Congress Ave District.

Prepared by: _____ Date: _____  Approved by: _____ Date: _____  Finance Reviewed: _____ Date: _____	<div style="text-align: center;"> <input type="checkbox"/> Approved  <input type="checkbox"/> Denied         </div> <div style="text-align: center;">           _____            Village Manager         </div> <div style="text-align: right;">           _____            Date         </div> <div style="text-align: center;">           Approved by Council (Date of Meeting) _____             Processed by            Finance: _____ Date: _____         </div>
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**PROPOSED BUDGET**  
**VILLAGE OF PALM SPRINGS - FISCAL YEAR 2025-2026**  
**THE PROPOSED OPERATING BUDGET EXPENDITURES OF THE VILLAGE OF PALM SPRINGS**  
**ARE 5.5% MORE THAN LAST YEAR'S TOTAL OPERATING EXPENDITURES.**

ESTIMATED REVENUES:	MILLAGE PER \$1,000	GENERAL FUND	AMERICAN RESCUE PLAN FUND	PALM SPRINGS CRA	DEBT SERVICE FUND	WATER & SEWER ENTERPRISE FUND	STORMWATER UTILITY ENTERPRISE FUND	TOTAL VILLAGE BUDGET
Taxes:								
Ad Valorem Taxes	3.5000	\$7,690,435		\$859,085				\$8,549,520
Voted Debt Service Ad Valorem Tax	0.1922				\$420,836			\$420,836
Sales and Use Taxes		\$1,067,300						\$1,067,300
Utility Service Taxes		\$3,875,131						\$3,875,131
Local Business Taxes		\$395,000						\$395,000
Permits and Fees		\$3,500,155						\$3,500,155
Intergovernmental Revenues		\$6,993,866		\$2,885,759				\$9,879,625
Charges for Services		\$3,328,345				\$26,251,114	\$532,442	\$30,111,901
Fines and Forfeitures		\$250,300				\$372,086		\$622,386
Miscellaneous Revenues		\$1,655,855		\$19,500		\$1,335,000	\$60,000	\$3,070,355
<b>TOTAL SOURCES</b>		<b>\$28,756,387</b>	<b>\$0</b>	<b>\$3,764,344</b>	<b>\$420,836</b>	<b>\$27,958,200</b>	<b>\$592,442</b>	<b>\$61,492,209</b>
Transfers In		\$3,693,834		\$1,002,966		\$0	\$1,000,000	\$5,696,800
Fund Balances/Reserves/Net Assets		\$10,303,779	\$0			\$11,504,491	\$0	\$21,808,270
<b>TOTAL REVENUES, TRANSFERS &amp; BALANCES</b>		<b>\$42,754,000</b>	<b>\$0</b>	<b>\$4,767,310</b>	<b>\$420,836</b>	<b>\$39,462,691</b>	<b>\$1,592,442</b>	<b>\$88,997,279</b>
						<b>WATER</b>	<b>STORMWATER</b>	
EXPENDITURES/EXPENSES:	MILLAGE PER \$1,000	GENERAL FUND	AMERICAN RESCUE PLAN FUND	PALM SPRINGS CRA	DEBT SERVICE FUND	WATER & SEWER ENTERPRISE FUND	UTILITY ENTERPRISE FUND	TOTAL VILLAGE BUDGET
Legislative		\$895,980						\$895,980
Executive		\$768,146						\$768,146
Finance		\$1,220,163						\$1,220,163
Legal		\$225,000						\$225,000
Human Resources		\$731,486						\$731,486
Information Technology		\$1,474,729						\$1,474,729
Clerk		\$507,093						\$507,093
General Government		\$1,635,129						\$1,635,129
Planning, Zoning & Building		\$1,964,740						\$1,964,740
Law Enforcement		\$15,780,368						\$15,780,368
Sanitation		\$1,815,881						\$1,815,881
Water and Sewer Utility						\$35,629,629		\$35,629,629
Stormwater Utility							\$1,592,442	\$1,592,442
Public Works		\$7,216,839						\$7,216,839
Community Redevelopment Agency				\$4,551,429				\$4,551,429
Economic Development								\$0
Library		\$1,317,648						\$1,317,648
Parks and Recreation		\$5,042,313						\$5,042,313
Special Events		\$299,400						\$299,400
Debt Service					\$420,836	\$211,228		\$632,064
<b>TOTAL EXPENDITURES/EXPENSES</b>		<b>\$40,894,915</b>	<b>\$0</b>	<b>\$4,551,429</b>	<b>\$420,836</b>	<b>\$35,840,857</b>	<b>\$1,592,442</b>	<b>\$83,300,479</b>
Transfers Out		\$1,859,085	\$0	\$215,881		\$3,621,834		\$5,696,800
Fund Balances/Reserves/Net Assets								\$0
<b>TOTAL APPROPRIATED EXPENDITURES, TRANSFERS, RESERVES &amp; BALANCES</b>		<b>\$42,754,000</b>	<b>\$0</b>	<b>\$4,767,310</b>	<b>\$420,836</b>	<b>\$39,462,691</b>	<b>\$1,592,442</b>	<b>\$88,997,279</b>
								<b>\$0</b>

The tentative, adopted and/or final budgets are on file in the office of the above mentioned taxing authority as a public record.



Palm Springs Community Redevelopment Agency  
 226 Cypress Lane  
 Palm Springs, FL 33461  
 (561) 584-8200

**PROPOSED FISCAL YEAR 2025-26 (FY26) BUDGET AMENDMENT  
 CONSISTENCY WITH PALM SPRINGS CRA COMMUNITY REDEVELOPMENT PLAN**

Pursuant to Chapter 163.387, Florida Statutes, a CRA may only expend redevelopment trust funds for undertakings described in the community redevelopment plan. The outline below highlights the major FY26 budget expenditure proposals and the strategies of the Palm Springs CRA Community Redevelopment Plan that will be implemented through this proposed funding:

Incentive Program	<del>\$500,000</del>
<ul style="list-style-type: none"> <li>• Partner with property owners to remove blight through façade improvements, landscaping, fence replacements, etc. (p.23 and 29)</li> </ul>	\$1,043,136
Place Branding (Stakeholders Meetings and Collateral for Placemaking)	\$90,000
<ul style="list-style-type: none"> <li>• Conduct broker/banker/developer event to present opportunities and plans (p.24 and 29)</li> </ul>	
Congress Avenue Sanitary Sewer	\$1,669,836
<ul style="list-style-type: none"> <li>• Capitalize on intergovernmental capital projects (p.26, 27 and 29)</li> </ul>	
Land Acquisition	<del>\$812,918</del>
<ul style="list-style-type: none"> <li>• Acquire land for strategic partnerships (p.23 and 29)</li> </ul>	\$1,313,467
Gateway and Wayfinding Signage	\$80,000
<ul style="list-style-type: none"> <li>• Create an identity for each district; incorporate wayfinding signage to create sense of place (p.22 and 29)</li> </ul>	
CRA-Dedicated Code Enforcement Officer	\$126,061
<ul style="list-style-type: none"> <li>• Dedication of staff to CRA priorities – enhanced code enforcement (p.20 and 29)</li> </ul>	
CRA Professional (Consulting Service)	\$90,000
<ul style="list-style-type: none"> <li>• Augment staff capacity to implement CRA priorities (p.20 and 29)</li> </ul>	



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** January 15, 2026

**DEPARTMENT:** Community Redevelopment Agency

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**ITEM #3:** Resolution No. 2026R-02 - Palm Springs Community Redevelopment Agency (CRA) - Authorization to Enter into Letter of Intent for the Cooperative Pursuit of a Village Town Center

**SUMMARY:** The Urban Village Overlay provides form-based development regulations to create a new town center along 2nd Avenue North and Davis Road in the "South Village". The South Village area comprises 113 parcels with 61 different property owners. It would be advantageous for the Village and CRA to join with the property owners to create an assemblage.

A land assemblage is a redevelopment tool that combines multiple small parcels into a single larger development site to market and sell the entire collection of properties. An assemblage creates opportunities for greater development potential and increases investment interest in reducing negotiation time and risk for the developer.

An aggregation of the properties in the South Village facilitates the CRA's vision for a pedestrian-oriented mixed-use town center. The CRA can offer incentives to a developer who will help create the desired form of redevelopment, thereby reducing developer costs and increasing their return on investment. For property owners, the land assemblage enhances the value of the individual parcels by increasing the usability and development potential of the assembled acreage.

The proposed Letter of Intent for the Cooperative Pursuit of a Village Town Center ("LOI") provides a means to assemble property owners for the common pursuit of a developer and to streamline negotiations.

CRA staff is seeking CRA Board authorization for the Executive Director or Assistant Executive Director to execute these LOIs, on behalf of the CRA, as property owners in the South Village area express an interest in joining an assemblage to collectively seek a purchase offer for all the parcels in the area.

**FISCAL IMPACT:**

**ATTACHMENTS:**

1. Resolution No. 2026R-02 Palm Springs CRA Letter of Intent
2. Proposed Letter of Intent for Property Owners in Overlay Districts

**RESOLUTION NO. 2026R-02**

**A RESOLUTION OF THE PALM SPRINGS COMMUNITY REDEVELOPMENT AGENCY (CRA) BOARD OF THE VILLAGE OF PALM SPRINGS, FLORIDA, AUTHORIZING THE CRA DIRECTOR (OR HIS DESIGNEE) TO EXECUTE LETTERS OF INTENT FOR THE COOPERATIVE PURSUIT OF A VILLAGE TOWN CENTER ("LOI") WITH PROPERTY OWNERS IN THE SOUTH VILLAGE AREA, FOR THE PURPOSE OF FACILITATING THE ASSEMBLAGE OF PROPERTIES FOR REDEVELOPMENT AS ENVISIONED IN THE URBAN VILLAGE OVERLAY; AND PROVIDING FOR AN EFFECTIVE DATE.**

**WHEREAS**, the Urban Village Overlay provides form-based development regulations to create a new town center along 2nd Avenue North and Davis Road in the "South Village"; and

**WHEREAS**, the South Village area includes approximately 113 parcels with 61 different property owners; and

**WHEREAS**, the Village of Palm Springs finds it beneficial for the Village and the Community Redevelopment Agency (CRA) to join with property owners to facilitate the collection of parcels for redevelopment; and

**WHEREAS**, land assemblage is a redevelopment tool that combines multiple smaller parcels into a single, larger site, thereby increasing development potential, improving land use efficiency, and enhancing overall investment interest; and

**WHEREAS**, aggregation of properties supports the Village Council and CRA's vision for a pedestrian-oriented mixed-use community and improves the value of individual parcels; and

**WHEREAS**, the proposed Letter of Intent for the Cooperative Pursuit of a Village Town Center helps bring property owners together for the purpose of finding a common developer to make negotiations easier.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMUNITY REDEVELOPMENT AGENCY OF PALM SPRINGS, FLORIDA, AS FOLLOWS:**

**Section 1.** The CRA Director or his designee is hereby authorized to execute Letters of Intent for the Cooperative Pursuit of a Village Town Center ("LOI") with property owners in the South Village area who express an interest in joining an assemblage to collectively seek a purchase offer for all parcels in the area.

**Section 2.** This Resolution shall take effect immediately upon its adoption.

Board Member \_\_\_\_\_ offered the foregoing Resolution. Board Member \_\_\_\_\_ seconded the motion, and upon being put to the vote, the vote was as follows:

	Aye	Nay	Absent
BEV SMITH, CHAIRPERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
KIM SCHMITZ, VICE CHAIRPERSON	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
GARY READY, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
JOHNNIE TIECHE, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
PATTI WALLER, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
FABIANA DESROSIERS, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
MARTA PADRON, BOARD MEMBER	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

The Chairperson thereupon declared this Resolution duly passed and adopted this January 15, 2026.

VILLAGE OF PALM SPRINGS, FLORIDA BY:

BY: \_\_\_\_\_  
BEV SMITH, CHAIRPERSON

ATTEST:

BY: \_\_\_\_\_  
KIMBERLY M. WYNN, BOARD CLERK

REVIEWED FOR FORM AND LEGAL SUFFICIENCY

BY: \_\_\_\_\_  
CHRISTY GODDEAU, BOARD ATTORNEY

**LETTER OF INTENT FOR THE COOPERATIVE  
PURSUIT OF A VILLAGE TOWN CENTER**

This Letter of Intent (“LOI”) is entered into as of \_\_\_\_\_ (“Effective Date”), between the **Village of Palm Springs**, Florida, a municipal corporation, having offices at 226 Cypress Lane, Palm Springs, FL 33461 (“Village”), the **Palm Springs Community Redevelopment Agency**, an entity created pursuant to Chapter 163, Florida Statutes, having offices at 226 Cypress Lane, Palm Springs, FL 33461 (“CRA”), and \_\_\_\_\_ having a principal address of \_\_\_\_\_, Palm Springs, FL 33461 (“Owner”). Village, CRA, and Owner are collectively referred to as the “Parties” and individually as a “Party”.

The purpose of this LOI is to set forth certain binding and non-binding provisions pertaining to the Parties’ desire to leverage their combined efforts to create a Village Town Center through a beneficial engagement with a top-tier developer for the purchase of the Owner’s property (as defined below) and utilization of the Village’s and CRA’s Incentives (as defined below) in conjunction with other similarly situated property owners towards the end goal of redeveloping the Village’s Urban Village Overlay area and CRA’s Community Redevelopment Areas with sustainable mixed-use oriented projects. By working together, and not separately, the Village, CRA, and the Owner can achieve their dual purposes of maximizing the Owner’s property value and the Village and CRA obtaining in relatively short-order a dedicated Town Center.

**PART I**

The following Paragraphs, A and B reflect the Parties’ current understanding of the efforts described, but are not legally binding and do not impose an enforceable obligation on either Party except as provided in Part II hereof.

A. The Owner is the owner of the following described real property within the Village of Palm Springs:  
Physical Address:  
Legal Description:  
PCN:  
 (“Property”).

The Owner is interested in pursuing a development opportunity with the Village, the CRA, and a third party, top tier developer to obtain a beneficial offer for the purchase of the Property.

B. The Village adopted the Urban Village Overlay, which will create additional flexibility in the redevelopment of the Property and similarly situated properties within the Village’s Urban Village Overlay area and the CRA’s Community Redevelopment Areas and which will provide certain incentives to the developer for redevelopment of the Property and similarly situated properties with sustainable mixed-use projects.

C. The Village and the CRA have been engaging with local and regional top-tier developers to spur interest in the redevelopment of the Village’s Urban Village Overlay area and the CRA’s Community Redevelopment Areas into a dedicated Town Center. The Village and the CRA desire to include in such engagements a representation that the Village and the CRA have developed an assemblage of property owners, including but not limited to the Owner, who are eager and willing to work in good faith with a developer to obtain a beneficial purchase offer from the developer for the owners’ property. In turn, the Village and the CRA through the Village’s adopted Urban Village Overlay and the CRA’s Tax Increment financing (“TIF”) will offer the developer flexibility and incentives for a sustainable mixed-use project

on the assembled properties to foster the creation of the Village Town Center. It is anticipated that multiple property owners will work with the Village to form a cooperative negotiation front to maximize the developable area and create more value for each property involved on a price per square footage or total acreage basis. The Village and CRA believe individual, smaller property sales will not create the same synergy, added value, or unified redevelopment of the area. The Parties understand that additional discussions and negotiations with respect to finalizing an agreement with a developer (“**Agreement**”) is still needed including, but not limited to, pricing per square foot for the assemblage of property (“**Items to be Finalized**”).

## **PART II**

### **ARTICLE 1. GOOD FAITH NEGOTIATIONS**

Good Faith Negotiations. Subject to applicable federal, state and local laws, the Parties agree to use reasonable best efforts and negotiate in good faith to achieve the completion, execution, and delivery of the **Items to be Finalized** and to finalize and execute the Agreement with a third party developer(s), unless this LOI is earlier terminated pursuant to Paragraph B, Part II, below. The Parties intend this Paragraph A, Part II, commitment to be legally binding, and each of the Parties represent that this LOI and the commitment made in this Paragraph A, Part II, has the full support of the Parties’ necessary approving authorities.

### **ARTICLE 2. TERMINATION**

Termination. This LOI shall terminate on the execution of the Agreement by the Owner or Parties with a third party developer(s).

### **ARTICLE 3. EFFECT OF THIS LOI**

This LOI is fully supported by the approving authorities of the each of the Parties; but does not contain all of the material terms necessary for the Agreement. Rather, the Parties hereby agree that this LOI is intended as a statement of the Parties’ good faith, mutual intent, and understanding as of the date hereof to proceed with the negotiation of the terms necessary or appropriate to finalize the Agreement.

Any transaction which might arise from the activities of the Parties as contemplated by this LOI shall be contingent upon the due authorization, execution, and delivery by the Parties or Party to the Agreement, including without limitation the obtaining by each Party of all approvals and all other authorizing actions required to be taken by each Party under its organizational documents.

### **ARTICLE 4. COSTS AND EXPENSES**

Each Party shall bear its own costs and expenses (including fees of counsel and outside consultants) in connection with the preparation, negotiation and execution of this LOI (whether or not any the Agreement is finalized and executed).

### **ARTICLE 5. LIMITATION ON LIABILITY.**

**IN NO EVENT SHALL EITHER PARTY BE LIABLE TO THE OTHER PARTY OR ITS REPRESENTATIVES FOR ANY SPECIAL, INDIRECT, NON-COMPENSATORY, CONSEQUENTIAL, INCIDENTAL, PUNITIVE OR EXEMPLARY DAMAGES OF ANY TYPE OR ANY LOST PROFITS, LOSS OF BUSINESS OPPORTUNITY OR BUSINESS**

**INTERRUPTIONS WHETHER ARISING IN CONTRACT OR TORT (INCLUDING NEGLIGENCE, WHETHER SOLE, JOINT OR CONCURRENT OR STRICT LIABILITY) OR OTHERWISE, ARISING OUT OF THIS LOI; PROVIDED, HOWEVER, THE PARTIES AGREE THAT ACTIONS SEEKING INJUNCTIVE OR OTHER EQUITABLE RELIEF MAY BE BROUGHT BY EITHER PARTY TO ENFORCE THE BINDING OBLIGATIONS SET FORTH HEREIN.**

**ARTICLE 6. NO THIRD-PARTY BENEFICIARIES**

This LOI is intended for the benefit of the Parties hereto and is not intended to and does not confer any benefit on third parties.

**ARTICLE 7. CHOICE OF LAW**

This LOI shall be governed by the laws of the State of Florida without regard to its conflicts of laws principles. Any disputes resulting in litigation between the Parties shall be conducted in the state or federal courts of the State of Florida located in West Palm Beach, Florida.

IN ANY LITIGATION ARISING FROM OR RELATED TO THIS LOI, THE PARTIES HERETO EACH HEREBY KNOWINGLY, VOLUNTARILY AND INTENTIONALLY WAIVE THE RIGHT EACH MAY HAVE TO A TRIAL BY JURY WITH RESPECT TO ANY LITIGATION BASED HEREON, OR ARISING OUT OF, UNDER OR IN CONNECTION WITH THIS LOI, OR ANY COURSE OF CONDUCT, COURSE OF DEALING, STATEMENTS (WHETHER ORAL OR WRITTEN) OR ACTIONS OF EITHER PARTY TO THIS LOI. THIS PROVISION IS A MATERIAL INDUCEMENT FOR THE PARTIES TO ENTER INTO THIS LOI.

**ARTICLE 8. ASSIGNMENT**

No assignment or transfer hereunder shall be made by either Party without the prior written consent of the other Party.

**ARTICLE 9. COUNTERPARTS**

This LOI may be executed in counterparts, each of which shall have the effect of and be considered as an original of this LOI.

**ARTICLE 10. MISCELLANEOUS**

As of the date hereof, this LOI constitutes the entire agreement between the Parties with respect to the subject matter hereof. There are no other oral understandings, terms or conditions with respect to the subject matter of this LOI, and neither Party has relied upon any representation, express or implied, not contained in this LOI.

If any one or more of the provisions of this LOI should be ruled illegal, wholly or partly invalid or unenforceable by a court or other government body of competent jurisdiction under present or future laws, then: (i) the validity and enforceability of all provisions of this LOI not ruled to be invalid or unenforceable shall be unaffected and remain in full force and effect; (ii) the effect of the ruling shall be limited to the jurisdiction of the court or other government body making the ruling; (iii) the provision(s) held illegal, wholly or partly invalid or unenforceable shall be deemed amended, and the court or other government body is authorized to reform the provision(s), to the minimum extent necessary to render

them valid and enforceable in conformity with the Parties' intent as manifested herein.

Each Party acknowledges that it has actively participated in the negotiation and preparation of this LOI, and that accordingly this LOI and any uncertainty or ambiguity contained herein shall not be construed against any one Party as drafter. The descriptive headings of this LOI are inserted for convenience only and do not constitute a substantive part of this LOI.

The obligations of the Parties hereunder which by their nature survive the termination of the LOI, shall survive and inure to the benefit of the Parties. Those provisions of the LOI which provide for the limitation of or protection against liability shall apply to the full extent permitted by law and shall survive termination of the LOI.

This LOI may be amended only by a writing signed by each Party hereto. The failure of a Party to enforce, insist upon, or comply with any of the terms, conditions or covenants of this LOI, or a Party's waiver of the same in any instance or instances shall not be construed as a general waiver or relinquishment of any such terms, conditions or covenants, but the same shall be and remain at all times in full force and effect.

This LOI sets forth the mutual understandings and intentions relating to the Project as set forth herein and shall not become effective until reviewed and approved by the Village Manager of the Village of Palm Springs, Florida.

**Remainder of this page intentionally left blank – signature page follows.**

IN WITNESS WHEREOF, the parties hereto have made and executed this Letter of Intent (Cooperative Pursuit of Village Town Center) as of the day and year set forth above.

**VILLAGE OF PALM SPRINGS, FLORIDA**

By: \_\_\_\_\_  
Michael Bornstein, Village Manager

**PALM SPRINGS COMMUNITY  
REDEVELOPMENT AGENCY**

By: \_\_\_\_\_  
Kim Glas-Castro, Asst. Executive Director

**OWNER:**

[Corporate Seal]

\_\_\_\_\_  
By: \_\_\_\_\_  
Print Name: \_\_\_\_\_  
Title: \_\_\_\_\_

STATE OF \_\_\_\_\_ )  
COUNTY OF \_\_\_\_\_ )

THE FOREGOING instrument was acknowledged before me by means of  physical presence or  online notarization on this \_\_\_\_\_ day of \_\_\_\_\_ 2025, by \_\_\_\_\_, as the \_\_\_\_\_ [title] of \_\_\_\_\_, who is personally known to me or who has produced \_\_\_\_\_ as identification, and who did take an oath that he or she is duly authorized to execute the foregoing instrument and bind the Owner to the same.

\_\_\_\_\_  
Notary Public Signature  
Notary Seal:



# Village of Palm Springs

## Executive Brief

**AGENDA DATE:** January 15, 2026

**DEPARTMENT:** Community Redevelopment Agency

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**ITEM #4:** Fiscal Year 2025 Goals, Objectives, Metrics and Achievements

**SUMMARY:** House Bill 7013, 2024 Session, required all special districts, including CRAs, to establish goals and objectives for each program and activity undertaken by the district, and to set performance measures or standards to determine if these goals and objectives are being met. By December 1st of each year, each special district must publish an annual report on its website that describes how well it achieved its expectations.

The Village Departments and CRA establish performance measures with the annual budget. The Management Team reviews metrics quarterly and discusses resources, assistance, or reprioritization that might be needed to meet the year's established objectives.

Attached is the Palm Springs CRA FY25 performance measures report.














**FISCAL IMPACT:**

There is no fiscal impact.

**ATTACHMENTS:**

1. FY25 Goals and Objectives Matrix

**Palm Springs CRA  
Fiscal Year 2025 Goals and Objectives**

Goal	Objective	Performance Measure	Goal Met?	Details
<b>Expand Economic Development Opportunities</b>				
<b>1. Provide CRA financial incentives to eliminate substandard or blighted conditions</b>				
	1. Distribution of 100% of Catalyst Fund incentive program monies			Three (3) property owners completed their projects per the conditions of the grant funding (75%)
	2. Revamp incentive program to focus on redevelopment / renovation strategies			New incentive program approved by CRA Board 6/12/25
<b>2. Achieve Higher Property Valuations through Redevelopment Activity</b>				
	1. Increase in Increment Valuation			\$124,103,225 increase in increment value over baseline
<b>3. Acquisition of Blighted Properties</b>				
	1. Purchase and/or Renovation of Blighted Properties within the CRA			CRA Parcel Renovated to Eliminate Blight / Village purchased 3395 2nd Avenue North, adjacent to CRA parcel
<b>Branding, Identity and Placemaking</b>				
<b>1. Enhance CRA visibility</b>				
	1. Complete approval of Gateway and Wayfinding sign design and begin installation of new signage identifying CRA assets			South Village logo on VPS branding sign with CRA logo ordered for SoVi parcel (redirected focus)
<b>2. "South Village" Master Plan</b>				
	1. Develop a vision for the future South Village along 2nd Avenue North in the Lake Worth Road District			SoVi concept plans presented to CRA Board at 9/11/25 meeting
<b>Redevelopment Support</b>				
<b>1. Invest in CRA Board Member Development and Education</b>				
	1. Send at least 4 commissioners to the Florida Redevelopment Association Conference/Training			3 Board Members attended FRA Conference; 2 Board Members attended CRA Training
<b>2. Showcase Vision to attract interest in CRA Properties</b>				
	1. Hold one (1) large banker/broker event to showcase new regulations and highlight key properties within the CRA			Individual meetings held with property owners, but large showcase event deferred until completion of SoVi
	2. Conduct meetings with property owners within the CRA to highlight regulation changes and opportunities for redevelopment			Two (2) CRA business/property owners meetings held 11/13/24 and 11/15/24
	3. Support and assist in the approval of finalizing comprehensive plan and land development regulation changes that meet redevelopment goals of the CRA			New Commercial Renewal Land Use/District adopted into Comp Plan 11/14/24 and into LDR 6/12/25
<b>2. Implement Enhanced Code Enforcement to Remove Blight and Prevent Future Blight</b>				
	1. Code Case Targets: CCV's issued -500; Citations issued-30; NOVs issued -50; Magistrate Cases - 25			CCV's issued -377; Citations issued - 14 ; NOVs issued - 27; Magistrate Cases - 37. Compliance after courtesy notices results in fewer NOVs and Magistrate Cases.
<b>3. Expand Organizational Structure with Contractual Professional</b>				
	1. Contract for Professional Services			It's About Place; BusinessFlare
<b>Transportation and Infrastructure</b>				
<b>1. Upgrade Sanitary Sewer for Future Redevelopment Potential</b>				
	1. Partner with Palm Beach County to install Sanitary Sewer within the Congress Avenue District			Construction Contract Awarded 6/12/25; Construction Commenced 8/25/25