



**PALM SPRINGS CRA MEETING MINUTES,
VILLAGE HALL COUNCIL CHAMBERS
226 CYPRESS LANE ▪ PALM SPRINGS, FLORIDA
JANUARY 15, 2026 AT 6:00 PM**

CALL TO ORDER

Madame Chair Bev Smith called the Palm Springs CRA Meeting to order at 6:00 PM.

ROLL CALL

Present: Madame Chair Bev Smith, Madame Vice-Chair Kim Schmitz, Board Member Gary Ready, Board Member Patti Waller, Board Member Marta Padron, and Board Member Johnnie Tieche

Absent: Board Member Fabiana DesRosiers

Also Present: CRA Director Michael Bornstein, CRA Attorney Christy Goddeau, CRA Board Clerk Kimberly M. Wynn, CRA Assistant Director Kim Glas-Castro, Acting Police Chief Peter Buhr as-Sergeant-In-Arms, Planning, Zoning, and Building Director Iramis Cabrera, Utilities Director Jimmie Johnson, Assistant Utilities Director Paul Ward, Public Works Director Felipe Lofaso, Assistant Public Works Director Timothy Crespo, Assistant Director of Parks and Recreation Lauren Bennett, and Parks and Recreation Special Events Coordinator Emeric JeanCombe.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

There were no additions, deletions, or modifications to the agenda.

Mrs. Waller moved to approve the Agenda as presented. Madame Vice-Chair Schmitz seconded. The motion passed unanimously.

PUBLIC COMMENT

Madame Chair Smith opened the floor for public comment. There were no comments from the public.

ORDER OF BUSINESS

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

Staff: Jane Worth, Deputy Village Clerk

Mr. Ready moved to approve the September 25, 2025, CRA Meeting Minutes. Mrs. Padron seconded. The motion passed unanimously.

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

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.

The Assistant CRA Director, Mrs. Glas-Castro, presented this item. The Village Council reviewed a proposed budget amendment for the Palm Springs CRA at its January 15, 2026, meeting. The amendment reallocates leftover FY2025 funds, as required by Florida law, to support redevelopment projects. Funds will be used for property improvement grants in the Congress Avenue and Lake Worth Road Districts, potential land acquisition in the Congress Avenue District, and to help develop the South Village (SoVi) town center. The Assistant CRA Director, Mrs. Glas-Castro, explained the adjustment and noted the CRA cannot retain surplus funds. There were no public comments or council discussion.

The Village Attorney, Mrs. Goddeau, read the title of the caption into the record.

Mr. Ready moved to approve Resolution No. 2025R-01. Mrs. Waller seconded the motion. The motion carried unanimously.

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

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 are 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.

CRA Director, Mr. Michael Bornstein presented this item. He stated that the Urban Village Overlay proposal is to create a new town center in South Village by assembling 113 parcels owned by 61 property owners. The land assemblage would increase development potential, streamline negotiations, and attract investment. The approach aligns with the CRA's goal for a pedestrian-focused, mixed-use center and allows for development incentives. Further, a Letter of Intent (LOI) is proposed to organize property owners and simplify negotiations with developers.

The CRA staff are seeking Board authorization for leadership to execute LOIs as owners express interest, to collectively pursue a purchase offer for all parcels. The project is a work in progress. The Village Attorney interjected and explained that she received comments based on the draft letter. Staff would like to move forward with approval to authorize sending the LOI to stakeholders, but allow the CRA Director, Assistant CRA Director, and Attorney to make minor changes as needed.

The Village Attorney, Mrs. Goddeau read the title of the caption into the record. Madame Chair Smith opened the meeting to public comment. There were no comments from the public.

Mr. Ready moved to approve Resolution No. 2026R-02. Mr. Tieche seconded the motion. The motion carried unanimously.

ACTIONS AND REPORTS

There were no Action or Reports.

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

Staff: Kimberly Glas-Castro, Assistant Village Manager

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.

Fiscal Impact: There is no fiscal impact.

The Assistant CRA Director, Mrs. Glas-Castro, discussed the requirements of House Bill 7013 (2024 Session), which mandates that all special districts, including Community Redevelopment Agencies (CRAs), set clear goals, objectives, and performance measures for their programs and activities. Each district is required to publish an annual report by December 1st detailing their progress in meeting these objectives.

It was noted that the Village Departments and CRA align performance measures with the annual budget and review metrics quarterly. The Management Team meets regularly to assess progress, allocate resources, and adjust priorities as needed. The Palm Springs CRA FY25 performance measures report was presented as an attachment for review.

Mrs. Padron moved to approve the FY 2025 Goals, Objectives, Metrics and Achievements. Mrs. Schmitz seconded the motion. The motion carries unanimously.

CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS

There were no comments.

CRA BOARD COMMENTS

There were no comments

ADJOURNMENT

Hearing no further business, Madame Chair Smith adjourned the CRA Meeting at 6:17 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 **January 15, 2026**. The minutes were formally approved and adopted by the Village Council on **April 9, 2026**.

Kimberly M. Wynn,

Village Clerk

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