VILLAGE COUNCIL MEETING
MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE ▪ PALM SPRINGS, FLORIDA
APRIL 20, 2026, AT 11:00 AM

CALL TO ORDER

Madam Chair Bev Smith called the Palm Springs CRA Special Meeting to order at 11:00 AM.

ROLL CALL

Present: Madam Vice Chair Patti Waller, Board Member Mr. Johnnie Tieche, Board Member Mrs. Kim Schmitz, Board Member Mr. Gary M. Ready, Board Member Mrs. Marta Padron, Board Member Mrs. Fabiana DesRosiers, and Madam Chair Bev Smith.

Absent: None

Also, present were CRA Director Michael Bornstein, Assistant CRA Director Kim Glas-Castro, CRA Attorney Christy Goodeau, CRA Clerk Kimberly Wynn, Finance Director Mara Frederiksen, Public Works Director Felipe Lofaso, Assistant Finance Director Corrine Elliott, and Police Chief Rolando Silva.

Jay Glover and Steven Miller from PFM Advisors attended the ZOOM Meeting.

ADDITIONS, DELETIONS OR MODIFICATIONS, AND APPROVAL OF AGENDA

The CRA Director, Mr. Bornstein, noted there were no additions, deletions, or modifications to the agenda.

Mrs. DesRosier made a motion to approve the agenda as presented, and Mr. Ready seconded. The motion carried unanimously.

ORDER OF BUSINESS

1. **Palm Springs Community Redevelopment Agency (CRA) Funding, Incentives and Financial Considerations: Discussion of the CRA's incentive programs, funding scenarios, and proposed redevelopment loan to support infrastructure improvements and development growth across the Palm Springs CRA districts. Staff seek Board authorization to issue an RFP for a redevelopment loan to leverage future investment.**

   Staff: Kimberly Glas-Castro, Assistant Village Manager

   SUMMARY: The Palm Springs CRA Community Redevelopment Plan ("Plan"), Policy VI.I, provides that the "CRA shall provide financial incentives and programming support for desired redevelopments." The Plan references assistance programs, gap financing, impact fee rebates, tax increment rebates, partnering with financial institutions, leveraging other programs such as County Section 108 funds, or job growth incentive grants.

The CRA Board approved the first incentive program, the Catalyst Fund, in April 2023. Three (3) properties completed projects under the Building Exterior Improvement Program (parking lot repaving, perimeter landscaping, dumpster enclosure, etc.) for a total of $70,300.49 in CRA matching funds.

In June 2025, staff presented a modified Incentive Program, which was approved by the CRA Board, that expanded and clarified the grants offered by the CRA. The Septic to Sewer program offers $10,000 to Congress Avenue properties that need to connect to the new sanitary sewer line if they apply before December 2026. The Economic Impact program offers financial assistance, as the CRA budget allows, for eligible improvements, including landmark down, infrastructure assistance, demolition, development costs, and provision of public benefits. Funding may be provided as a reimbursement grant or a tax increment rebate.

The Village has been undertaking improvements in advance of redevelopment to enhance infrastructure and the aesthetics of the public rights-of-way. As developer interest increases, the Village/ CRA may be requested to undertake additional improvements to facilitate redevelopment, which would serve as another form of incentive.

While the CRA's tax increment revenue was approximately $1.6 million in Fiscal Year 2026 (including County funding), the Florida Legislature's proposed property tax cuts would affect the CRA. A reduction or elimination of property taxes will limit the funds that the CRA has to incentivize redevelopment. Community Redevelopment Agencies are authorized by Florida Statutes to borrow money or to issue debt through bonds for public purposes, based on the projected valuation of the CRA. The surety provider typically requires the city to support the CRA's pledge. Any debt that a CRA assumes must be repaid prior to the expiration date of the CRA (the Palm Springs CRA is set to sunset on December 3, 2049, under the 30-year Interlocal Agreement with Palm Beach County).

PFM Financial Advisors has provided a few funding scenarios for the CRA based on earned TIF revenues and estimated earned funds. Staff anticipates borrowing $6,000,000 for the Lake Worth Road District and $4,000,000 for the Congress Avenue District, with amortization over the life of a 15-year loan. Debt service payments would range from $151k to $590k and $98k to $395k, respectively, over the life of the loan, which would be fully paid off by 2041 at a proposed interest rate of 5.35%. The debt service payments would be fully funded by TIF revenues, excluding funds provided by the County. Attached, you will find an estimate of TIF revenues at a 3% growth rate that shows TIF Funds covering debt service and leaving excess funds for grants and operating.

A redevelopment loan would provide the CRA with financial flexibility to leverage developers' investments and might include, but not be limited to, infrastructure (water/sewer/drainage) projects, public realm amenities in new activity centers, development gap financing, and/or parcel acquisition. Depending on how the funds are to be utilized, the funding would be taxable or tax-exempt. The proposed funding rate for taxable is 5.35%, and for non-taxable, 4.25%.

Staff is seeking CRA Board authorization to proceed with a Request for Proposals (RFP) for a redevelopment loan. A special CRA Board meeting will be held to discuss responses to the RFP and next steps.

CRA Director, Michael Bornstein, introduced this item. He explained that the workshop is to discuss options for redevelopment of the CRA area — particularly in the South Village (SOVI) area, but also in other spots geographically. They would like to propose bringing back options for a loan where the Village would borrow against the tax increment (TIF) from when the CRA was established in 2019. The money would generally have to go into the General Fund, then there is the County fund. They are looking to create a pot of money as they negotiate with the developers for the redevelopment as they figure out how to make deals work. The money could be used for property acquisition, infrastructure, and other components like drainage and streets. There are also things that can be incentivized on the property, such as parking or arts. Having incentive money brings the Village to the negotiation table in a controlled way that can make a development happen.

Ms. Frederiksen discussed the breakdown of money received for each district. She used a 3% multiplier for the anticipated funds. She noted that in 2023-2025 the CRA earned more than the projected 3% increase. She used a very conservative growth rate. She discussed what we are collecting from each of the districts using a conservative approach which is noted in the backup. Mrs. Frederiksen talked about the different scenarios.

Mr. Ready asked if it was possible for the Village to borrow money from one CRA to our other CRA. He was advised it is possible to borrow money from the CRA to the other CRA. Mrs. Frederiksen advised the Board that the balance collected in the CRA funds for the Lake Worth Corridor is $2.3 million and $1.9 million for the Congress Avenue Corridor. Madam Chair Smith asked if the funds would be distributed equally to each CRA. Ms. Frederiksen advised that the total would be $10 million. The Lake Worth Corridor would receive $6 million, and the Congress Avenue Corridor would receive $4 million.

Mr. Jay Glover from PFM Financials advised that if he is given directions from the Board, he would go out and seek financing and procure a loan provider. Today, the first step is to get proposals to be brought back to the Council for consideration. The Board will get another look but today it is seeking guidance so that PFM can go out and solicit various proposals from lenders from the state and region. The Board must decide if they want the firm to move forward with more data, then decide based on market analysis of interest rates and paybacks. Mayor Smith asked about the turnaround to receive the proposals. Mr. Glover estimated about 60–90 days. Madam Vice Chair Waller asked if they anticipated more than one lender would participate. Mr. Glover stated that an RFP process would be used. It is likely to receive multiple offers. The size of the loan in this market is considered a small loan. One bank is recommended as the loan provider, but multiple proposals are recommended to determine the best terms.

Mr. Steven Miller talked about the legal structure. He stated that typically with TIF transactions, the marketplace will want the Village to backstop in case the TIF revenues are not sufficient. The village would have to find non-ad valorem sources to make up for the deficiency (collateral). It makes the credit better and lowers the interest rate.

Mrs. Schmitz discussed the ramifications of the legislation passed regarding property taxes. Mr. Miller advised there would not be a big impact, since most of the property is commercial. Mr. Bornstein added that with the likelihood of the question getting on the ballot in November, it is not recommended that we wait too long. Also, because the interest rates are up and down right now, it is not recommended to wait and see. He mentioned that the property tax and budget are not scheduled for the legislative session scheduled for April 27th—May 1st. If something is passed and implemented, we would not see the effects next summer or fall. There is also the issue of CRAs sunsetting. This is set up where if the CRA is disbanded, the money will be switched over to the General Fund.

Mr. Ready asked about insurance on loans. If the CRA is required to carry insurance, Glover advised that there is no requirement to carry insurance on the loan from the lender above what the CRA would normally carry. The lender is secured by the tax increment.

Mrs. DesRosiers motioned for the approval to move forward with the bidding process, and Mr. Ready seconded. The motion carried unanimously.

<u>Fiscal Impact:</u> 15 Year Amortized Payment Plan to be paid through TIF Revenue. Debt Schedule starts at approximately $151k at its lowest and grows to $590 over the life of the loan.

PUBLIC COMMENT

There were no comments from the public.

CRA DIRECTOR / ASSISTANT DIRECTOR COMMENTS

Mr. Bornstein thanked the Board for their consideration and expressed his excitement at getting started.

ACTIONS AND REPORTS

There were no Actions or Reports.

ADJOURNMENT

Hearing no further business, Madame Chair Smith adjourned the meeting at 11:17 AM.

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 20, 2026**. The minutes were formally approved and adopted by the Village Council on **May 14, 2026.**

Kimberly Wynn
Village Clerk

NEXT REGULAR MEETING:
THURSDAY, MAY 14, 2026, AT 6:00 PM

	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
LW CRA	30,874.76	48,215.23	117,362.00	227,785.00	306,654.47	445,258.00	458,615.74	472,374.21	486,545.44	501,141.80	516,176.06	531,661.34	547,611.18
Cnty Funding	30,874.76	48,215.23	117,362.00	227,785.00	306,654.47	445,258.00	458,615.74	472,374.21	486,545.44	501,141.80	516,176.06	531,661.34	547,611.18
	$ 61,749.52	$ 96,430.46	$ 234,724.00	$ 455,570.00	$ 613,308.94	$ 890,516.00	$ 917,231.48	$ 944,748.42	$ 973,090.88	$ 1,002,283.60	$ 1,032,352.11	$ 1,063,322.67	$ 1,095,222.36
$6 million Debt Service (5.35% Int)						**$ (151,119.38)**	**$ (590,732.50)**	**$ (591,287.50)**	**$ (591,040.00)**	**$ (589,990.00)**	**$ (593,137.50)**	**$ (590,215.00)**	**$ (591,490.00)**
Available after Debt Service						**$ 739,396.62**	**$ 326,498.98**	**$ 353,460.92**	**$ 382,050.88**	**$ 412,293.60**	**$ 439,214.61**	**$ 473,107.67**	**$ 503,732.36**
			243%	194%	135%	145%	103%	103%	103%	103%	103%	103%	103%
Congress CRA	37,432.24	39,768.77	96,023.00	184,501.00	247,733.53	364,302.00	375,231.06	386,487.99	398,082.63	410,025.11	422,325.86	434,995.64	448,045.51
Cnty Funding	37,432.24	39,768.77	96,023.00	184,501.00	247,733.53	364,302.00	375,231.06	386,487.99	398,082.63	410,025.11	422,325.86	434,995.64	448,045.51
	$ 74,864.48	$ 79,537.54	$ 192,046.00	$ 369,002.00	$ 495,467.06	$ 728,604.00	$ 750,462.12	$ 772,975.98	$ 796,165.26	$ 820,050.22	$ 844,651.73	$ 869,991.28	$ 896,091.02
$4 million Debt Service (5.35% Int)						**$ (98,353.13)**	**$ (396,050.00)**	**$ (391,337.50)**	**$ (391,362.50)**	**$ (395,862.50)**	**$ (394,575.00)**	**$ (392,762.50)**	**$ (395,425.00)**
Available after Debt Service						**$ 630,250.87**	**$ 354,412.12**	**$ 381,638.48**	**$ 404,802.76**	**$ 424,187.72**	**$ 450,076.73**	**$ 477,228.78**	**$ 500,666.02**
			241%	192%	134%	147%	103%	103%	103%	103%	103%	103%	103%

2034	2035	2036	2037	2038	2039	2040	2041		TOTAL
564,039.51	580,960.70	598,389.52	616,341.20	634,831.44	653,876.38	673,492.68	693,697.46		9,705,904.12
564,039.51	580,960.70	598,389.52	616,341.20	634,831.44	653,876.38	673,492.68	693,697.46	-	9,705,904.12
$ 1,128,079.03	$ 1,161,921.40	$ 1,196,779.04	$ 1,232,682.41	$ 1,269,662.88	$ 1,307,752.77	$ 1,346,985.35	$ 1,387,394.91	$ -	$ 19,411,808.23
$ (591,695.00)	**$ (590,830.00)**	**$ (593,895.00)**	**$ (590,622.50)**	**$ (591,280.00)**	**$ (590,600.00)**	**$ (593,582.50)**	**$ (589,960.00)**		**$ (9,021,476.88)**
$ 536,384.03	**$ 571,091.40**	**$ 602,884.04**	**$ 642,059.91**	**$ 678,382.88**	**$ 717,152.77**	**$ 753,402.85**	**$ 797,434.91**	**$ -**	**$ 10,390,331.35**
103%	103%	103%	103%	103%	103%	103%	103%		
461,486.87	475,331.48	489,591.42	504,279.17	519,407.54	534,989.77	551,039.46	567,570.65		7,948,650.71
461,486.87	475,331.48	489,591.42	504,279.17	519,407.54	534,989.77	551,039.46	567,570.65	-	7,948,650.71
$ 922,973.75	$ 950,662.96	$ 979,182.85	$ 1,008,558.34	$ 1,038,815.09	$ 1,069,979.54	$ 1,102,078.92	$ 1,135,141.29	$ -	$ 15,897,301.43
$ (392,300.00)	**$ (393,650.00)**	**$ (394,212.50)**	**$ (393,987.50)**	**$ (392,975.00)**	**$ (396,175.00)**	**$ (393,325.00)**	**$ (394,687.50)**		**$ (6,007,040.63)**
$ 530,673.75	**$ 557,012.96**	**$ 584,970.35**	**$ 614,570.84**	**$ 645,840.09**	**$ 673,804.54**	**$ 708,753.92**	**$ 740,453.79**	**$ -**	**$ 9,890,260.80**
103%	103%	103%	103%	103%	103%	103%	103%		**$ 20,280,592.15**