



MINUTES, COUNCIL CHAMBERS
226 CYPRESS LANE,
PALM SPRINGS, FLORIDA
APRIL 13, 2023, AT 6:00 PM

CALL TO ORDER

The Chair, Bev Smith, called the Community Redevelopment Agency (CRA) Board meeting to order at 6:03 PM.

ROLL CALL

Present: Vice-Chair Joni Brinkman, Mrs. Patti Waller, Mr. Doug Gunther, Mr. Gary Ready, Mrs. Fabiana DesRosiers, Mrs. Marta Padron and Chair Bev Smith.

Absent: None

Also Present: CRA Director Michael Bornstein, Assistant CRA Director Kim Glas-Castro, CRA Attorney Glen Torcivia, Board Clerk Kimberly Wynn, Police Chief, Thomas Ceccarelli as Sergeant-in-Arms, Utilities Director Dr. Jimmie Johnson, Assistant Utilities Director Paul Ward, Library Services/Interim Parks Director Jossie Maliska, and Interim Public Works Director Timothy Crespo

ORDER OF BUSINESS

There were no changes.

1. **Palm Springs Community Redevelopment Agency (CRA) Resolution No. 2023R-01 - FY 2023 Budget Amendment:** Motion to recommend approval of Resolution No. An amendment to the FY23 operating budget will allow the Palm Springs Community Redevelopment Agency (CRA) to increase its budget by \$106,016 to reflect the fund balance remaining as of September 30, 2022 (FY22). Due to this proposed increase, the Palm Springs CRA will have a budget of \$2,559,478 in FY 23.

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 \$106,016.00.

The proposed amendment allocates the FY22 fund balance to the respective CRA districts:

CRA DISTRICT	FY23 Budget Amendment	Proposed Total FY23 Budget
Congress Avenue District Budget	+ \$106,016.00	\$2,198,062.00
Lake Worth Road District Budget	+ \$ 0 *	\$ 361,416.00

* Payment to FDOT accrued against FY2022 utilized the remaining fund balance; ARPA fund transfer (\$126,692.00) in FY 2023.

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 to create branding, marketing, and promotional identity. The proposed budget amendment allocates the FY22 fund balance and transfers other funds to the CRA "branding" effort and provides funding for:

- Professional services to share in the Village costs for the "visioning" effort to establish acceptable densities/intensities in the redevelopment corridors;
- Contractual services to continue the "branding" effort to market CRA businesses, promote the "vision", create website content and develop wayfinding signage; and
- Contractual services to evaluate and negotiate the acquisition of underutilized parcels within the CRA for future redevelopment.

If approved, the proposed budget amendment will be presented to the Village Council for consideration during their upcoming Council Meeting on April 13, 2023.

Mrs. Glas-Castro introduced this item. She explained the purpose of the Budget Amendment is to "true-up" the budget. Mrs. Glas-Castro introduced this item. She advised the intent of the item is to reconcile the budget. She explained there is no funding transferred to the Lake Worth District because of the offset cost.

Mrs. DesRosiers moved to approve a Budget Amendment, and Mrs. Padron seconded. The motion passed unanimously.

Fiscal Impact: The proposed resolution recommends an amendment to the FY23 operating budget for the Palm Springs CRA to "true-up" the fund balance remaining on September 30, 2022 (FY22). The proposed increase of \$106,016.00

will bring the total Palm Springs CRA budget to \$2,559,478.

Note: The proposed amendment will produce an amended Village budget totaling \$79,870,077.00.

2. **Discussion of the Community Redevelopment Agency (CRA) Catalyst Grant (Incentive Program)**

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: 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.

As part of its annual work plan, CRA staff have evaluated incentive programs offered by other Community Redevelopment Agencies in Florida. Meetings were held with CRA staff in Titusville and Hillsborough County to discuss successes and challenges experienced during the implementation of their incentive programs.

A draft Catalyst Grant incentive program, consisting of five (5) different grant initiatives, has been drafted for CRA Board consideration. It is envisioned for the first few years of this incentive program that the CRA Code Enforcement Officer will identify potential applicants for these grants (reimbursement) funds based on the characteristics of the property and anticipated eligibility and willingness of the property owner to address blight.

The draft CRA Incentive Program is presented for CRA Board consideration.

Mrs. Glas-Castro discussed a new incentive program that has six components and explained its various aspects. All grants are reimbursable, with a maximum approval grant limit. She also gave an example of how the incentive program would work and how it could be an economic catalyst to improve all the blight and encourage beautification.

Mrs. Cuenot discussed the catalyst grant and how she focused on improving the properties' aesthetics by helping instead of just issuing citations. During the discussion, Council Read inquired about the availability of cards that could be given to CRA, while Waller asked about the reception from business owners. Mrs. Cuenot explained that most business owners complain about a lack of

money, but the property owners are more flexible. She also discussed properties where she had problems that may not move until they see code notices.

Mrs. Glas-Castro asked the Board whether they wanted to have a spending limit or defer to the CRA Director. Mrs. DesRosiers inquired whether there was a limit on grants and applications received. Mrs. Glas-Castro stated that it is first-come, first-served. Mrs. DesRosiers asked if Mrs. Cuenot would accept the applications, while Mrs. Padron wondered if there would be a priority for what is spent (ex. electricity, retention of jobs, beautification). Mrs. Glas-Castro clarified that it is at the discretion of the Board to decide who will get the grants.

Mr. Gunther supported this program, stating that it would stimulate growth. Mrs. Brinkman said that once this program moves more, they should consider doing a cycle. Mr. Ready inquired if other cities were doing this program. Mrs. Glas-Castro replied that Hillsborough and several others were already doing it.

Chairman Smith asked if the Board (or Council) wanted to see all the applications or only those that exceeded \$25,000. It was agreed that only applications exceeding \$25,000 needed approval from the Board, while the Manager could sign and provide an update for the others.

Fiscal Impact: The CRA budget, as proposed for amendment, includes \$100,954 funding for incentive programs.

3. **Acceptance of the Palm Springs CRA Annual Report for Fiscal Year 2022:**
Motion to approve acceptance of the Palm Springs Community Redevelopment Agency Report for Fiscal Year 2022.

Staff: Kimberly Glas-Castro, Assistant Village Manager

SUMMARY: The Community Redevelopment Agency (CRA) must prepare an annual report by March 31st describing its revenues, expenditures, and milestones for the previous fiscal year by that date. The Palm Springs CRA Annual Report for Fiscal Year 2022 is shared with board members as an informational item. It must be forwarded to the governing body (Village Council) and posted on the CRA webpage.

Mrs. Glas-Castro introduced this item. She explained that the Community Redevelopment Agency (CRA) is mandated by law to prepare an annual report, which is due by March 31st each year. The report should include a comprehensive overview of the agency's financial performance, including its revenues, expenditures, and milestones achieved during the previous fiscal year.

The Palm Springs CRA Annual Report for Fiscal Year 2022 has been prepared and shared with board members for informational purposes. This report is an important document that provides a detailed analysis of the agency's

operations, activities, and achievements. It also highlights any challenges faced by the CRA during the fiscal year and the strategies put in place to overcome them.

In compliance with regulations, this report must be forwarded to the governing body (Village Council) and published on the CRA webpage. This ensures transparency and accountability in the agency's operations and allows the public to access important information about the CRA's financial performance and activities.

Mr. Gunther made a motion to recommend acceptance of the Palm Springs CRA Annual Report for FY 2022 and Mrs. Waller seconded the motion. The said motion carried 7-0.

Fiscal Impact: Fiscal Year 2022 ended with a Fund Balance of \$66,633, which is proposed to be allocated to specific CRA programs/activities through a budget amendment for the FY23 budget.

ACTIONS AND REPORTS

There were no Actions or Reports.

CRA DIRECTORS REPORT

There were no reports from the CRA Director.

BOARD MEMBER COMMENTS

There were no comments from the Board.

ADJOURNMENT

Hearing no further business, Mrs. Smith adjourned the CRA Meeting at 6:31 PM.

Kimberly M. Wynn

CRA Board Clerk

**NEXT REGULAR MEETING:
CRA BUDGET MEETING
THURSDAY, SEPTEMBER 7, 2023, AT 5:30 PM**