



**MEETING MINUTES - COMMUNITY REDEVELOPMENT AGENCY BOARD
VILLAGE HALL - COUNCIL CHAMBERS
226 CYPRESS LANE | PALM SPRINGS, FL 33461
SEPTEMBER 8, 2021
6:00 PM – SESSION 1**

BOARD MEMBERS

- Beverly Smith - Chairman
- Gary Ready - Vice-Chair
- Patti Waller - Board Member
- Douglas Gunther - Board Member
- Joni Brinkman - Board Member
- Marta Padron - Board Member Lake Worth Road District
- Ejola Cook - Board Member Congress Avenue District

ADMINISTRATION

- Executive Director Richard Reade
- Assistant CRA Director Kim Glas-Castro
- Legal Counsel Glen Torcivia
- Board Clerk Kimberly Wynn

1. CALL TO ORDER:

The Chairman, Mrs. Smith, explained the meeting process for the evening. The Community Redevelopment Board will commence first, then have a brief recess while the Local Planning Agency (LPA) Board meets. After the LPA board convenes, the CRA Board reconvene. The Village Council will meet immediately following the CRA board meeting.

Chairman Smith called the CRA meeting to order at 6:03 PM

2. ROLL CALL:

Board Members Present: Chairman Beverly Smith, Vice-Chair Gary Ready, Board Member Patti Waller (Remote), Board Member Douglas Gunther (Remote), Board Member Joni Brinkman, and Board Member Ejola Cook (Congress Avenue District)

Absent: Board Member Marta Padron (Lake Worth Corridor District) and Legal Counsel Glen Torcivia

Also present at the meeting were: Glen Torcivia, Legal Counsel, (arrived at 6:15 PM), Iramis Cabrera, Planning, Zoning and Building Director, Richard Reade, Executive Director (Remote), Police Chief, Tom Ceccarelli as Sergeant-in-Arms, Director, Rebecca Morse, Chief Finance Officer (Remote)

3. ADDITIONS, DELETIONS, OR MODIFICATIONS, AND APPROVAL OF AGENDA

The Assistant CRA Director, Mrs. Glas-Castro, reported a revised agenda sent to the CRA Board members. The revised agenda includes a modified CRA plan and corrected minutes from the April 8, 2021, CRA Board Meeting.

Board Member Brinkman made a motion to approve the agenda as presented, seconded by Vice-Chair Ready. The motion carries 6-0.

4. CONSENT AGENDA (*Public Comment on Consent Agenda Items is permissible prior to voting*)

4.1 Approval of April 8, 2021, Community Redevelopment Agency (CRA) Meeting Minutes

- [April 8, 2021, Community Redevelopment Meeting Minutes](#)

4.2 Approval of Palm Springs Community Redevelopment Agency (CRA) Meeting Schedule - FY 2022

END OF CONSENT AGENDA

Chairman Smith opened the meeting to public comment on the Consent Agenda. There were no comments from the public.

Board Member Waller made a motion to approve the Consent Agenda, seconded by Board Member Gunther. The motion carries 6-0.

5. PUBLIC COMMENT

Chairman Smith opened the meeting to Public comment. There were no comments from the public.

6. PUBLIC HEARINGS

6.1 Transmit Draft Palm Springs CRA Community Redevelopment Plan (Modification) to Local Planning Agency

- [Proposed Palm Springs CRA Community Redevelopment Plan Modification](#)
- [Chapter 163.360, F.S. - Community Redevelopment Plan](#)
- [Chapter 163.362, F.S. - Contents of Community Redevelopment Plan](#)
- [Future Land Use Element - Village of Palm Springs Comprehensive Plan](#)
- [Notification of Public Hearing for CRA Community Redevelopment Plan](#)

Chairman Smith introduced this item. She explained that this was the transmittal plan. The idea was for the CRA to approve the draft transmittal to submit to the Local Planning Agency (LPA) for review and make part of the Village's Comprehensive Plan. At this point, Chairman Smith turned introduced the Assistant CRA Director, Kim Glas-Castro, for further discussion. Mrs. Glas-Castro talked about the history of the CRA and the objective of the draft transmittal to promote reinvestment and redevelopment of the CRA.

Mr. Kevin Crowder, CeCD, from BusinessFlare based in Miami (1175 NE 125th Street Ste #601, North Miami Beach, FL), a key Consultant, did a brief PowerPoint presentation of the plan. The plan reviewed his findings and recommendations. Mr. Crowder talked about the goals of a CRA plan. The CRA plan is not a regulating document, although it goes before the Local Planning Agency for consistency. The CRA plan is an authorization to proceed. Mr. Crowder talked about the importance of benchmarks and opportunities in Palm Beach County. The different components of economic development like workforce, land development, and quality of life. He discussed how more families were interested in walkability, quality of life, and other tangibles as important.

Vice-Chair Ready asked if the number of bail bond businesses located along Congress Avenue were a distraction for people that may want to develop in the area. Mr. Crowder said that there would be nuances. You have to focus on the positive.

Chairman Smith opened the meeting to public comments. There were no comments.

Vice-Chair Ready made a motion to recommend that the Draft Transmittal Palm Springs CRA Plan Modification be sent to the Local Planning Agency for review, seconded by Board Member Cook. The motion carried 6-0.

7. RECESS:

The meeting was recessed at 6:22 PM by Chairman Smith.

(The 2nd CRA meeting will be held immediately after the Local Planning Agency [LPA] Meeting this evening)

If a person decides to appeal any decision made by this Council with respect to any matter considered at this meeting, he will need a record of the proceeding, and that for such purpose he may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based. Persons who need accommodation to attend or participate in this meeting should contact the Village Clerk at (561) 965-4010 at least three (3) business days prior to the meeting in order to request such assistance.