



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: July 8, 2025

CONSENT AGENDA

AGENDA ITEM 11.G

SUBJECT:

Approval of Waiver and Approval for the Commercial Property Improvement Grant Program in the Amount of \$25,000 to Colonial Center Association Inc. located at 1230 S. Federal Highway, Unit 101

SUMMARY:

The CRA's Commercial Property Improvement Grant Program provides eligible businesses (new or existing) with financial assistance for the initial build-out costs associated with the construction, repair, and/or rehabilitation of commercial building improvement. The Commercial Property Improvement Grant Programs provides a 50% reimbursement of the applicant's expenditure for the eligible improvements up to a maximum grant total of \$50,000.

Under the program guidelines eligible improvements must be permanent items that stay with the building. The Program also provides funding assistance related to the design fees for architectural, electrical, civil, mechanical, and/or plumbing improvements for eligible property improvements. Applicants are eligible to receive 50% of the applicant's project budget up to a maximum amount of \$10,000 for design fees.

CRA staff has received a complete grant application from Colonial Center Association Inc., located at 1230 S. Federal Highway, Unit 101, Boynton Beach, FL 33435 (see Attachments I-II). Colonial Center Association Inc. oversees the commercial property which is home to 27 units across 19 property owners. Of the 27 units, all are for-profit businesses except for one unit for The Braille Club of Palm Beach County (see Attachment III). On May 1, 2025, staff received an email regarding the parking lot issues located in the commercial plaza. Currently, they are working to determine the cause for the sinkholes so they can repair them and then repave and stripe the parking lot (see Attachment IV).

Typically, non-profit organizations are considered an ineligible business for grant funding under the Commercial Property Improvement Grant; however, in this case, the non-profit organization is simply the business representative for the individual commercial property owners and approval of this grant would ultimately benefit the for-profit enterprises. The applicant is requesting a Board waiver in order to receive funding for the parking lot improvements. Colonial Center Condo Association is also currently home to at least three prior CRA grant recipients.

On February 11, 2020, the CRA Board approved a similar waiver for the Civic Center Condo Association located at 612 N. Federal Highway. The association was the acting non-profit

organization for three commercial for-profit businesses. A Commercial Property Improvement Grant was approved for eligible exterior improvements including parking lot repairs (see Attachment V).

As a commercial property, the applicant falls under the terms of a Tier II business as outlined in the grant application. The applicant is seeking reimbursement for parking lot improvements. The total cost of eligible property improvements is approximately \$112,867 (see Attachment VI).

If approved, the applicant is eligible to receive a maximum grant of \$25,000 in reimbursable funding for the property improvements provided that the applicant expends an equal amount in matching funds as required under the terms of the grant. The grant is reimbursed to the applicant once the City of Boynton Beach Building Department approves all permit requirements and the proper reimbursement documentation is submitted to CRA staff for approval.

FISCAL IMPACT:

FY 2024-2025 Budget Project Fund, Line Item 02-58400-444, \$25,000 for Property Improvements

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRA BOARD OPTIONS:

Approval of the Waiver and Commercial Property Improvement Grant Program in the Amount of \$25,000 to Colonial Center Association Inc. located at 1230 S. Federal Highway, Unit 101, Boynton Beach, FL 33435.

ATTACHMENTS:

Description

- [Attachment I - Commercial Property Improvement Grant](#)
- [Attachment II - Location Map](#)
- [Attachment III - Owner List](#)
- [Attachment IV - Parking Lot Issues](#)
- [Attachment V - Civic Center Condo Association Agenda Cover](#)
- [Attachment VI - Parking Lot Quote](#)