COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: January 8, 2026

OLD BUSINESS

AGENDA ITEM 14.B

SUBJECT:
Heart of Boynton Shops Project Update

SUMMARY:
At the September 9, 2025 Board Meeting, the Board requested a detailed update regarding The Heart of Boynton Shops (HOB Shops). The HOB Shops includes eight units totaling 8,250 sq ft of commercial space in the Heart of Boynton Village Apartments located at 137 NE 10th Avenue.

Since the construction broke ground in 2022, CRA staff has continued to work with local small businesses through the leasing and tenant build-out process for the spaces.

Each unit, at the time of lease-up, is a gray shell that lacks mechanical, electrical, plumbing, and interior walls. This presented a financial barrier to many local small businesses. In December 2022, in response to public comment at the September 2022 meeting, the CRA Board approved additional funding to offset the build-out cost by providing $51,714.28 for each of the seven units available for lease (Unit 108 is reserved for the CRA's NOP Program) to assist with eligible build-out expenses like the mechanical, electrical, plumbing and ADA improvements (see Attachments I-II).

Attachments III - V include the Development Agreements and subsequent Amendments for the commercial component at the HOB Shops.

By June 2024, five units had their building permits approved, however construction did not begin until February 2025. Work on the units by Centennial Management Corporation (CMC) began in February 2025. Below is a summary of the current tenants, permitting status and construction status.

At the February 2025 meeting, the CRA approved a Waiver and Ancillary Agreement for the Development Agreement with CMC which allowed each tenant to select the contractor of their choice while still having access to the funding provided for in the Development Agreements. Unit 104 and Unit 107 opted to use a different contractor for their build-outs.

Unit Number	Tenant Name	Permit Approval Date	Permit Issuance Date	Days Delayed from Permit Approval	Construction Start Date	Days in Construction
101	The Old Testament Bakery LLC	-	-	-	-	-
102	Xpedited Health LLC	December 1, 2025	-	-	-	-
103	JB Dental Care LLC	February 6, 2025	February 13, 2025	8	February 21, 2025	321
104	Potiwa Pizza LLC (selected a different GC)	June 10, 2024	February 7, 2025	242	February 21, 2025	321
105	Big John's To-Go	June 13, 2024	February 4, 2025	236	February 21, 2025	321
106	Law and Mediation Office of Diane Andre Esq.	April 22, 2024	February 4, 2025	288	February 21, 2025	321
107	Gillion & Co. (selected a different GC)	May 21, 2024	February 4, 2025	279	February 21, 2025	321
108	NOP Office	February 28, 2024	February 4, 2025	342	February 21, 2025	321

Since July 30, 2025, CRA Staff meets weekly with CMC onsite to monitor progress and coordinate the construction activities at the Heart of Boynton Shops.

At the November 10, 2025 meeting, the Board directed staff to work with the HOB Shops tenants and bring back a summary of the build-out costs and funding concerns (see Attachment VI).

At the December 9, 2025 meeting, the Board approved an increase in funding to cover 60% of eligible build-out expenses in each unit. This funding equates to approximately $425,000 with contingency. The Board also made a motion that allows the tenant's Commercial Property Improvement Grant Funding be reallocated to the Development Agreement. A sample Amendment is provided as Attachment VII.

CRA staff had a conference call with CMC on December 22, 2025, to discuss the status of the Shops. Individual meetings between CMC and each tenant will be scheduled after the holidays. Photo updates on the individual units is provided as Attachment VIII.

FISCAL IMPACT:
Fiscal Year 2021-2022 Budget; Project Fund Line Item 02-58200-406 - Local Government Match Contribution $625,750 and Commercial/Retail Component $2,300,815 (commercial

component); TIRFA $1,630,280 and $433,008.45 Second Development Agreement for the Residential Component

FY 2025-2026; Project Fund Line Item 02-58200-406 - $425,000

CRA PLAN/PROJECT/PROGRAM:
2016 Boynton Beach CRA Community Redevelopment Plan

CRA BOARD OPTIONS:
To be determined based on Board direction.

ATTACHMENTS:

Description

- Attachment I - September 2022 Meeting Minutes
- Attachment II - December 2022 Meeting Minutes
- Attachment III - Development Agreement
- Attachment IV - First Amendment Development Agreement
- Attachment V - Second Amendment Development Agreement
- Attachment VI - HOB Shops Presentation
- Attachment VII - Amendment to the Commercial Property Improvement Grant Program
- Attachment VIII - Photo Updates