



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: February 10, 2026

CONSENT AGENDA

AGENDA ITEM 11.L

SUBJECT:

Approval of Increase in Design Fees for the Commercial Property Improvement Grant Program in the Amount of \$137.50 to Xpedit Health LLC located in the Heart of Boynton Shops at 137 NE 10th Avenue, Unit 102

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.

On May 13, 2025, the CRA Board approved a Commercial Property Improvement Grant to Xpedit Health LLC located in the Heart of Boynton Shops at 137 NE 10th Avenue, Unit 102, Boynton Beach, FL 33435 (see Attachments I-II). Xpedit Health will provide prompt, compassionate, higher-level medical care to the community in the treatment of non-life-threatening illnesses and injuries. Xpedit Health will contribute to the health and well-being of the community by providing access to customer-focused and affordable care avoiding the wait times and cost of the emergency room. They will provide access to lab testing, x-ray imaging, wound care, prescriptions and more.

Applicants are eligible to receive 50% reimbursement of design fees up to \$10,000. The associated design fees for the improvements for Unit 101-102 totaled \$7,750 (see Attachment III). Per the Program Rules & Regulations, reimbursement for design fees were provided to the grant recipient in the amount of \$3,875.

The original lease executed by Xpedit Health included Units 101-102. As a result of the permit approval process and final construction cost estimates, the tenant opted to adjust their lease from occupying two units to one unit in order to make it more cost effective for them.

On November 10, 2025, the CRA Board approved a request for an increase in design fee reimbursement for their revised set of design plans for Unit 102. The associated design fees for the revisions totaled \$3,950 (see Attachment IV). On December 1, 2025, Xpedit Health received permit approval for Unit 102.

On February 16, 2026, the CRA received a request for additional funding for the eligible design fees that were associated with the revisions for Unit 102 (see Attachment V). The designs fees totaled \$275.

To date, Xpedit Health has received \$5,850 in reimbursement and would be eligible for an increase in grant funding.

If approved, the applicant is eligible to receive a maximum grant of \$137.50 in reimbursable funding for additional design fees 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 2025-2026 Budget Project Fund, Line Item 02-58400-444, \$137.50

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRA BOARD OPTIONS:

Approve the increase in design fees for the Commercial Property Improvement Grant Program in the amount of \$137.50 to Xpedit Health LLC located in the Heart of Boynton Shops at 137 NE 10th Avenue, Unit 102, Boynton Beach, FL 33435.

ATTACHMENTS:

Description

- [Attachment I - Commercial Property Improvement Grant Application](#)
- [Attachment II - Location Map](#)
- [Attachment III - Design Fees](#)
- [Attachment IV - Additional Design Fees](#)
- [Attachment V - Additional Design Fees](#)