



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: May 12, 2026

INFORMATION ONLY

AGENDA ITEM 8.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.

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
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101	The Old Testament Bakery LLC	-	-	-	-	-
102	Xpedited Health LLC	December 1, 2025	March 24, 2026	2	March 26, 2026	19
103	JB Dental Care LLC	February 6, 2025	February 13, 2025	8	February 21, 2025	417
104	Potiwa Pizza LLC (selected a different GC)	June 10, 2024	February 7, 2025	242	February 21, 2025	417
105	Big John's To-Go	June 13, 2024	February 4, 2025	236	February 21, 2025	417
107	Gillion & Co. (selected a different GC)	May 21, 2024	February 4, 2025	279	February 21, 2025	417

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.

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. The amendments for Units 102, 103, 105, 106 and 107 were approved at the January CRA Board meeting.

Recent Progress:

- Unit 101: working towards final design plans for permit application
- Unit 102: began construction in late March, currently rough plumbing and framing is complete; HVAC and duct work in progress with electrical to begin the following week
- Unit 103: FPL meter in place, final paint to begin May 4th followed by dental equipment install
- Unit 105: nearing completion with final work on mechanical and electrical. Restaurant equipment started installation
- Unit 106: Completed and received its Certificate of Occupancy on March 11, 2026
- Unit 108: Completed and received its Certificate of Occupancy on March 6, 2026

Photo updates are provided as Attachment I.

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 - HOB Shops Photo Update](#)