



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: February 10, 2026

INFORMATION ONLY

AGENDA ITEM 8.F

SUBJECT:

Bond Funding for Property Acquisition

SUMMARY:

The Executive Director is recommending that the CRA Board approve a loan/bond in the amount of Thirty Million Dollars (\$30,000,000) for the purpose of initiating the long-range redevelopment strategy described in this agenda item (see Attachment I).

Executive Director Summary:

The most efficient way for a CRA to earn TIF is to purchase properties, create a sufficiently-sized redevelopment site, decide on general redevelopment concepts for the redevelopment site, issue a Request for Proposals or Invitation to Negotiate, and then select a qualified real estate development firm to incorporate the approved concepts into a redevelopment project. This plan is referred to in this summary as the Strategy.

The two primary advantages of having a CRA aggregate properties for redevelopment are: 1) the CRA can dictate quality, uses, and style of architecture of the projects, and can account for other important factors, including the effect of the development on existing neighboring homeowners; and 2) CRA control of the property preempts developers or investors from utilizing the "Live Local" option that bypasses much of the regulation that the City imposes on property.

The Executive Director suggests investigating the purchase of the ten project sites described in this agenda item. The proposed project sites include a mix of small, medium, large, and historically important projects and project sites.

After the CRA sells the consolidated properties, the new real estate development will take time to generate TIF because the developer must design and permit its own detailed concepts, retain the services of a general contractor to construct the project, and undertake its marketing program to lease or sell space in the building. The first wave of TIF is often received approximately three years after the purchase of the property, and the second wave of TIF arrives after the developer completes the leasable space housed within the new buildings. Given the delay in receiving TIF, it is important that the CRA move quickly to generate TIF opportunities rather than waiting.

To test the effectiveness of the Strategy, a cash flow statement has been prepared, which

describes revenue, expenditures, bank loans and debt service. The cash flow analysis in the financial model tested the CRA's bond capacity, assuming proper debt service coverages and the actual agency's capacity. The test indicated the Strategy is viable for a loan of up to \$50,000,000; however, the Executive Director proposes to test the Strategy by starting with the smaller amount of \$30,000,000 and then evaluate the progress year by year. The result of this analysis shows that if the CRA were to undertake the Strategy with a \$30,000,000 loan, the CRA could double its current revenue (\$26,000,000 in FY 2025-26) within ten years, to a level of over \$50,000,000. Furthermore, the Strategy supported by the cash flow statement would provide a much-needed cash reserve for land acquisitions.

The Executive Director notes that it is important to generate more TIF to pull the CRA out of its current position of having insufficient funds to purchase properties.

Although this agenda item is for discussion purposes only, the intent is for the item to return on the March agenda for approval of a bank loan in the amount of \$30,000,000.

FISCAL IMPACT:

To be determined based on Board direction.

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach CRA Community Redevelopment Plan

ATTACHMENTS:

Description

- [Attachment I - Cover Letter to BBCRA Board for 2026 Bond Issue](#)