COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: May 13, 2025

CRA PROJECTS IN PROGRESS

AGENDA ITEM 16.B

SUBJECT:
Heart of Boynton Shops Project Update

SUMMARY:
The Heart of Boynton Village Apartments & Shops provides 124 affordable multi-family rental units, as well as, 8,250 square feet of leasable commercial space. This agenda item provides update on the current project status for the Heart of Boynton Shops.

Tenant Update:

- Unit 101/102: Lease signed
- Unit 103: Permit issued on 2/13/25; construction contract in place
- Unit 104: Permit issued on 2/7/25; tenant selected different contractor
- Unit 105: Permit issued on 2/4/25; construction contract in place
- Unit 106: Permit issued on 2/4/25; construction contract in place
- Unit 107: Permit issued on 2/4/25; tenant selected different contractor
- Unit 108: Permit issued on 2/4/25; construction contract in place

Build-out Update:

- March 10, 2025: underground plumbing completed
- March 27, 2025: concrete floor completed
- April 8, 2025: demising wall framing completed
- April 17, 2025: Unit 104 and 107 were turned over to the tenants to complete their build-out with their preferred contractors
- April 25, 2025: interior framing began in Unit 103, 105, 106 and 108
- May 5, 2025: electrical work began in Unit 103, 105, 106 and 108

See Attachment I for photo updates.

CRA Staff continue to have weekly coordination meetings with CMC.

FISCAL IMPACT:
Fiscal Year 2021-2022 Budget; Project Fund Line Item 02-58200-406 - Local Government Match Contribution $625,750 and Commercial/Retail Component $2,025,815 (commercial component); TIRFA $1,630,280 and $433,008.45 Second Development Agreement for the Residential Component.

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

CRA BOARD OPTIONS:
No action is required at this time unless otherwise determined by the CRA Board.

ATTACHMENTS:

	Description
•	Attachment I - Construction Photos