



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: February 11, 2025

CONSENT AGENDA

AGENDA ITEM 11.I

SUBJECT:

Approval of a Second 90-Day Extension to Trilogy Fitness & MMA LLC located in Ocean Palm Plaza at 1550 N. Federal Highway Units 4-10 for their Commercial Property Improvement Grant

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.

At the meeting held on June 13, 2023, the CRA Board awarded a Commercial Property Improvement Grant to Trilogy Fitness & MMA LLC, located in Ocean Palm Plaza at 1550 N. Federal Highway Units 4-10, Boynton Beach, FL 33435 (see Attachments I-II). Trilogy Fitness & MMA was founded on the three pillars of integrity, respect and discipline. Trilogy is committed to offering the highest level of physical fitness and to help the residents of Boynton Beach live a healthier, happier and stronger life through the practice of mixed martial arts. Trilogy's motto is: TRAIN. TRANSFORM. TRANSCEND.

Per the grant guidelines, the applicant has 180 days from permit approval to complete their project and submit for reimbursement. The project received their permit on March 4, 2024. The applicant had until August 31, 2024, to complete their project and submit for reimbursement. On August 22, 2024, the CRA received an email request for the 90-day administrative extension which was approved by staff.

At the November 21, 2024 meeting, the CRA Board approved the first 90-day extension request (see Attachment III) from November 29, 2024 to February 27, 2025.

Trilogy received their Temporary Certificate of Occupancy in December 2024 and celebrated their Ribbon Cutting and Grand Opening on January 16, 2025.

On January 23, 2025, the grantee sent an email requesting a second 90 day-extension in order to allow more time to obtain the County/State licensing and provide the final documentation required to request final reimbursement (see Attachment IV). CRA staff supports the request for a 90-day extension from February 27, 2025 to May 28, 2025.

FISCAL IMPACT:

FY 2022-2023 Budget Project Fund, Line Item 02-58400-444, \$25,000 for Property Improvements; \$10,000 for Design Fees

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRA BOARD OPTIONS:

Approve the 90-Day Extension to Trilogy Fitness & MMA LLC located in Ocean Palm Plaza at 1550 N. Federal Highway Units 4-10 for their Commercial Property Improvement Grant from February 27, 2025 to May 28, 2025.

ATTACHMENTS:

Description

- [Attachment I - Commercial Property Improvement Grant Application](#)
- [Attachment II - Location Map](#)
- [Attachment III - November 2024 Extension Request](#)
- [Attachment IV - January 2025 Extension Request](#)