



## **COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: March 9, 2026**

### **CONSENT AGENDA**

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#### **AGENDA ITEM 11.G**

##### **SUBJECT:**

Approval of the Commercial Property Improvement Grant Program in the Amount of \$60,000 to WhatSub Boynton LLC located in Riverwalk Plaza at 630 E. Woolbright Road, Suite G

##### **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.

CRA staff has received a complete grant application from WhatSub Boynton LLC located in Riverwalk Plaza at 630 E. Woolbright Road, Suite G, Boynton Beach, FL 33435 (see Attachments I-II). WhatSub is on a mission to provide thoughtfully prepared Italian sandwiches made with fresh authentic Italian ingredients, services in a welcoming space. Opening their fourth location in South Florida, WhatSub aims to be a positive, community-minded presence in the neighborhood they serve.

As a restaurant, the applicant falls under the terms of a Tier I business as outlined in the grant application. The applicant is seeking reimbursement for eligible interior build-out items including a hood & exhaust, a grease trap, electrical and plumbing work. The total cost of eligible property improvements is approximately \$150,000 and the associated design fees total \$20,000 (see Attachment III - IV).

If approved, the applicant is eligible to receive a maximum grant of \$50,000 in reimbursable funding for the property improvements and \$10,000 for the associated 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 or approval.

**FISCAL IMPACT:**

FY 2025-2026 Budget Project Fund, Line Item 02-58400-444, \$50,000 for Property Improvements and \$10,000 for design fees

**CRA PLAN/PROJECT/PROGRAM:**

2016 Boynton Beach Community Redevelopment Plan

**CRA BOARD OPTIONS:**

Approval of a Commercial Property Improvement Grant Program in the Amount of \$60,000 to WhatSub Boynton LLC located in Riverwalk Plaza at 630 E.Woolbright Road, Suite G, Boynton Beach, FL 33435.

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**ATTACHMENTS:****Description**

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