



## **COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: February 11, 2025**

### **OLD BUSINESS**

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#### **AGENDA ITEM 14.G**

##### **SUBJECT:**

Continued Discussion and Consideration of MLK Jr. Boulevard Corridor Mixed Use Project Update (d/b/a Heart of Boynton Shops)

##### **SUMMARY:**

The MLK Jr. Boulevard Corridor Commercial Redevelopment and Affordable Multi-Family Rental Apartment Project provides 124 affordable multi-family rental units, as well as, 8,250 square feet of leasable commercial space (Attachments I-III).

##### **Heart of Boynton Shops - Commercial Update:**

- Unit 101/102 Draft lease in place for an urgent care/primary care clinic.
- Unit 102 withdrew their lease and grant applications on 1/22/2025 due to ongoing delays in construction and increase in construction costs.
- Unit 103 in final permit review cycle.
- Unit 104 Permit approved in June 2024 and waiting on CMC to submit subcontractors for permit issuance.
- Unit 105 Construction contract in place, Pre-Construction Meeting scheduled for 2/5/2025 and waiting on CMC to submit subcontractors for permit issuance.
- Unit 106 Permits issued on 2/4/2025 and Pre-Construction Meeting scheduled for 2/5/2025.
- Unit 107 Permits issued on 2/4/2025 and Pre-Construction Meeting scheduled for 2/5/2025.
- Unit 108 Construction contract in place, Pre-Construction Meeting scheduled for 2/5/2025 and waiting on CMC to submit subcontractors for permit issuance.

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:**

To be determined based on Board discussion.

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## **ATTACHMENTS:**

### **Description**

- [Attachment I - MLK Jr Blvd Project Site Plan - North](#)
- [Attachment II - MLK Jr Blvd Project Site Plan - South](#)
- [Attachment III - MLK Jr. Blvd. Mixed Use Development Project Renderings](#)