



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: November 10, 2025

CONSENT AGENDA

AGENDA ITEM 11.G

SUBJECT:

Approval of the Adjustment to the Commercial Rent Reimbursement Grant Program to Xpedit Health LLC located in Heart of Boynton Shops at 137 NE 10th Avenue, Unit 102

SUMMARY:

The CRA's Commercial Rent Reimbursement Grant Program provides qualified new or expanding businesses located within the CRA boundaries with rent payment assistance for a maximum period of 12 months.

On May 13, 2025, the CRA Board approved a Commercial Rent Reimbursement Grant to Xpedit Health LLC located in the Heart of Boynton Shops at 137 NE 10th Avenue, Unit 101 & 102, Boynton Beach, FL 33435 (see Attachments I-II). Xpedit Health will provide prompt, compassionate, higher-level medical care to the community in the treatment of non-life-threatening illnesses and injuries. Xpedit Health will contribute to the health and well-being of the community by providing access to customer-focused and affordable care avoiding the wait times and cost of the emergency room. They will provide access to lab testing, x-ray imaging, wound care, prescriptions and more.

The original lease executed by Xpedit Health included Units 101-102. As a result of the permit approval process and final construction cost estimates, the tenant opted to adjust their lease from occupying two units to one unit in order to make it more cost effective for them. Because of the change in their base rent amount, the Commercial Rent Reimbursement Grant amount needs to be adjusted to meet the 50% match per the grant program.

Under the terms of the updated Landlord-Tenant Lease Agreement, the base rent (plus CAM) to be paid by the applicant is now \$2,358.12 per month (see Attachment III). Xpedit Health LLC qualifies as a Tier II business (as specified in the grant application) and would receive reimbursement for one-half of their monthly rent amount or maximum grant amount of \$1,750 per month for a 12-month period, whichever is less.

If approved, Xpedit Health LLC would be reimbursed in the amount of \$1,179.06/month for a period of 12 months or a total grant amount of \$14,148.72 during its first year of business. Grant reimbursements to the approved applicant occur on a monthly basis with proof of rent payments.

Staff is requesting Board approval to adjust the Commercial Rent Reimbursement Grant from

\$21,000 to \$14,148.72.

FISCAL IMPACT:

FY 2024-2025 Budget, Project Fund, Line Item 02-58400-444, \$21,000

CRA PLAN/PROJECT/PROGRAM:

2016 Boynton Beach Community Redevelopment Plan

CRA BOARD OPTIONS:

Approve the Adjustment to the Commercial Rent Reimbursement Grant Program to Xpedited Health LLC located in Heart of Boynton Shops at 137 NE 10th Avenue, Unit102

ATTACHMENTS:

Description

- [Attachment I - Commercial Rent Reimbursement Grant Program](#)
- [Attachment II - Location Map](#)
- [Attachment III - Updated Lease](#)