Community Redevelopment Agency Board Meeting
Thursday, January 8, 2026 - 6:00 PM
City Hall Chambers, 100 E. Ocean Avenue and Online Meeting
561-737-3256

AGENDA

Joint Meeting of the Boynton Beach Community Redevelopment Agency (BBCRA) Board and the City of Boynton Beach (COBB) Commission

1. **Call to Order**
2. **Invocation**
3. **Pledge of Allegiance**
4. **Roll Call**
5. **Agenda Approval**

   A. Additions, Deletions, Corrections to the Agenda

   B. Adoption of Agenda

6. **Informational Items and Disclosures by Board Members and CRA Staff:**

   A. Disclosure of Conflicts, Contacts, and Relationships for Items Presented to the CRA Board on Agenda

7. **Public Comments**

   The public comment section of the meeting is for public comment on items on the consent agenda or items that are not on the agenda. For items on the agenda, the public will be given an opportunity to comment at the time each item is considered. Each speaker will be given a total of three (3) minutes to comment; however the Board retains the right to reduce the number of minutes prior to the start of public comment. Persons making public comment may not assign or donate their public comment time to another individual to allow that other individual additional time to comment; however, any persons requiring assistance will be accommodated as required by the Americans with Disabilities Act. Prior to addressing the Board, please go to the podium or unmute your device when prompted, and state your name and address for the record.

8. New Business

A. Presentation on Affordable Housing Inventory

B. Pence Park Project Update

C. FY 2026-2027 Budget Considerations

9. Future Agenda Items

A. Marina Overlay District

B. Senior Center

10. Adjournment

NOTICE

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE CRA BOARD WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, HE/SHE WILL NEED A RECORD OF THE PROCEEDINGS AND, FOR SUCH PURPOSE, HE/SHE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDING IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. (F.S. 286.0105)

THE CRA SHALL FURNISH APPROPRIATE AUXILIARY AIDS AND SERVICES WHERE NECESSARY TO AFFORD AN INDIVIDUAL WITH A DISABILITY AN EQUAL OPPORTUNITY TO PARTICIPATE IN AND ENJOY THE BENEFITS OF A SERVICE, PROGRAM, OR ACTIVITY CONDUCTED BY THE CRA. PLEASE CONTACT THE CRA, (561) 737-3256, AT LEAST 48 HOURS PRIOR TO THE PROGRAM OR ACTIVITY IN ORDER FOR THE CRA TO REASONABLY ACCOMMODATE YOUR REQUEST.

ADDITIONAL AGENDA ITEMS MAY BE ADDED SUBSEQUENT TO THE PUBLICATION OF THE AGENDA ON THE CRA'S WEB SITE. INFORMATION REGARDING ITEMS ADDED TO THE AGENDA AFTER IT IS PUBLISHED ON THE CRA'S WEB SITE CAN BE OBTAINED FROM THE CRA OFFICE.

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: January 8, 2026

NEW BUSINESS

AGENDA ITEM 8.A

SUBJECT:
Presentation on Affordable Housing Inventory

SUMMARY:
At the November 8, 2025 Joint Workshop, a report for affordable housing inventory was requested by the Board.

Attachment I provides a summary of the affordable housing inventory in the City of Boynton Beach including projects completed within the past 5 years, current projects under construction and projects in pre-development.

In summary, there are a total of 677 affordable units ranging from rental apartments to single-family homeownership and also ranging in affordability from 30% Palm Beach County Area Median Income to 120% Palm Beach County Area Median Income.

ATTACHMENTS:

	Description
•	Attachment I - Affordable Housing Report

BOYNTON BEACH WORKFORCE HOUSING REPORT

January 8, 2026



PRESENTED BY BOYNTON BEACH CRA COMMUNITY REDEVELOPMENT AGENCY

CITY OF BOYNTON BEACH

COMPLETED



IN THE PAST 5 YEARS

OCEAN BREEZE EAST

LOCATION: 100 NE 7th Avenue

UNIT TYPE: Rental

NUMBER OF UNITS: 123

AFFORDABILITY:

- 10% of units at 30% PBC AMI
- 90% of units at 60% AMI

DEVELOPER: Centennial Management Corporation



HEART OF BOYNTON VILLAGE APARTMENTS

LOCATION: 137 NE 10th Avenue

UNIT TYPE: Rental

NUMBER OF UNITS: 124

AFFORDABILITY:

- 10% of units leased to 30% PBC AMI
- 90% of units leased at 70% PBC AMI

DEVELOPER: Centennial Management Corporation



MODEL BLOCK

LOCATION: NW 10th Avenue and NW 11th Avenue

UNIT TYPE: For-sale

NUMBER OF UNITS: 16

AFFORDABILITY:

- 60% PBC AMI for HFH Homes
- 100%-120% PBC AMI for CDC Homes

DEVELOPER: Habitat for Humanity and Boynton Beach CDC



UNDER CONSTRUCTION



COTTAGE DISTRICT

LOCATION: NE 4th Avenue and NE 5th Avenue

UNIT TYPE: For-Sale

NUMBER OF UNITS: 41

AFFORDABILITY:

- 19 single-family homes at 80%-100% PBC AMI
- 22 townhomes at 60%-80% PBC AMI

DEVELOPER: Pulte Home Group



PRE-DEVELOPMENT



SEACREST SOUND

LOCATION: 1390 N. Seacrest Boulevard

UNIT TYPE: Rental

NUMBER OF UNITS: 89

AFFORDABILITY:

- 89 units at 100%-120% PBC AMI

DEVELOPER: Seacrest Apts Property Owner, LLC



THE PIERCE

LOCATION: 115 N. Federal Highway

UNIT TYPE: Rental

NUMBER OF UNITS: 150 Units

AFFORDABILITY:

- 150 units at 80%-120% PBC AMI for 15 years then;
- 90 units at 80%-120% PBC AMI for an additional 15 years then;
- 30 units at 80%-120% PBC AMI in perpetuity

DEVELOPER: Affiliated Development LLC



THE DUNES

LOCATION: 2607 S. Federal

UNIT TYPE: Rental

NUMBER OF UNITS:

- 15 townhomes
- 119 apartments

AFFORDABILITY:

- 15 units at 100%-120% PBC AMI
- 119 units at 100%-120% PBC AMI

DEVELOPER: Affiliated Development LLC



COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: January 8, 2026

NEW BUSINESS

AGENDA ITEM 8.B

SUBJECT:
Pence Park Project Update

SUMMARY:
Following the FY 2023-2024 Budget approval in September 2023, the CRA and City entered into an Interlocal Agreement (ILA) to provide CRA funding for design activities, materials and equipment, and installation costs associated with the physical improvements for specific projects as outlined in the CRA's Project Fund (see Attachment I).

The ILA details the responsibilities of the City and CRA, the procedures for reimbursement funding to the City, and the reporting requirements by the City to ensure compliance with the Plan and Florida Statutes. Per Paragraph 4 of the ILA, Exhibit A was updated and approved on September 9, 2025 (see Attachment II).

On December 17, 2025, the CRA and City staff met to coordinate the status of current projects and it was determined that City staff will provide an update on the Pence Park Project (see Attachment III).

FISCAL IMPACT:
FY 2025-2026 Budget; Project Fund 02-58200-406 $4,400,000

ATTACHMENTS:

Description

- Attachment I - R23-161 - ILA for Funding Construction and Professional Services
- Attachment II - FY 25-26 Exhibit A
- Attachment III - Pence Park Presentation

RESOLUTION R23-161

A RESOLUTION OF THE CITY OF BOYNTON BEACH, FLORIDA, APPROVING AND AUTHORIZING THE MAYOR TO SIGN AN INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOYNTON BEACH AND THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION AND PROFESSIONAL SERVICES; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City will be performing construction projects within the Community Redevelopment Area (CRA) to reduce slum, blight, and enhance the redevelopment properties; and

WHEREAS, The CRA will provide the funding for the projects and will provide annual updates; and

WHEREAS, The agreement will serve as a municipal and public purpose and be consistent with the 2016 CRA plan and requirements of Chapter 163, Florida Statutes; and

WHEREAS, the City Commission of the City of Boynton Beach upon recommendation of staff, deems it to be in the best interest of the citizens and residents of the City of Boynton Beach to approve and authorize the Mayor to sign an Interlocal Agreement between the City of Boynton Beach and the Boynton Beach Community Redevelopment Agency for funding Construction and Professional Services.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF BOYNTON BEACH, FLORIDA, THAT:

Section 1. The foregoing "Whereas" clauses are hereby ratified and confirmed as being true and correct and are hereby made a specific part of this Resolution upon adoption hereof.

Section 2. The City Commission of the City of Boynton Beach hereby approves and authorizes the Mayor to sign an Interlocal Agreement between the City of Boynton Beach and the Boynton Beach Community Redevelopment Agency for funding Construction and Professional Services. A copy of the Interlocal Agreement is attached hereto and made a part hereof by reference as Exhibit "A."

Section 3. That this Resolution shall become effective immediately upon passage.

PASSED AND ADOPTED this 7th day of November, 2023.

CITY OF BOYNTON BEACH, FLORIDA

	YES	NO
Mayor – Ty Penserga	✓	
Vice Mayor – Thomas Turkin	✓	
Commissioner – Angela Cruz	✓	
Commissioner – Woodrow L. Hay	✓	
Commissioner – Aimee Kelley	✓	
VOTE	5-0	

ATTEST:

Maylee De Jesús, MPA, MMC
City Clerk

Ty Penserga
Mayor

(Corporate Seal)

CITY OF BOYNTON BEACH CORPORATE SEAL INCORPORATED 1920 FLORIDA

APPROVED AS TO FORM:

Shawna G. Lamb
City Attorney

INTERLOCAL AGREEMENT BETWEEN THE CITY OF BOYNTON BEACH AND THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY FOR FUNDING CONSTRUCTION/PROFESSIONAL SERVICES

THIS AGREEMENT is made this 7th day of November 2023, by and between the **CITY OF BOYNTON BEACH,** a Florida municipal corporation (hereinafter referred to as **"CITY"**), and the **BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY,** a public body corporate and politic, duly created and operated pursuant to Chapter 163, Florida Statutes (hereinafter referred to as the **"BBCRA"**).

WITNESSETH:

WHEREAS, the **CITY** will be performing various construction projects located in the Community Redevelopment Area as shown in Exhibit "A" (collectively, the "Projects" and each individually a "Project"); and

WHEREAS, the Projects provide improvements to the Community Redevelopment Area ("CRA Area") that are anticipated to reduce slum and blight and enhance the redevelopment potential of properties within the CRA Area; and

WHEREAS, the **BBCRA** is providing funding for the Projects in the amounts identified in Exhibit "A;" and

WHEREAS, the parties anticipate updating Exhibit "A" on at least an annual basis; and

WHEREAS, the **CITY** and the **BBCRA** find that this Agreement serves a municipal and public purpose and is consistent with and in furtherance of the 2016 Boynton Beach Community Redevelopment Plan ("Plan") and the requirements of Chapter 163, Florida Statutes;

NOW, THEREFORE, in consideration of the mutual covenants and promises herein contained, the sufficiency of which both parties hereby acknowledge, the parties hereby agree as follows:

1. **Incorporation.** The recitations set forth above are hereby incorporated herein.

2. **Funding.** The **BBCRA** shall provide funding to the **CITY** for the Projects included in Exhibit "A." The amount of funding for each Project shall not exceed the amount listed for each Project included in Exhibit "A." Such payment shall be made to the **CITY** for physical improvements as part of the Projects, consistent with the terms of this Agreement, to be used for reimbursement of certain eligible costs. The **BBCRA** shall make payments to the **CITY** upon receipt of a complete written request from the **CITY** for payment, which request shall comply with all requirements of this Agreement. Funding described in Exhibit A may not be transferred between Projects without the express consent of the **BBCRA.**

3. **Limitations on Use of Funding.** Funding for the Projects included in Exhibit "A" shall be used for actual planning, design, and construction costs, as well as other costs directly related to the Projects construction, including, but not limited to, testing, inspection, and utility relocation costs (collectively, "eligible expenses"). This provision does not preclude the **BBCRA** from performing the referenced tasks for Projects included in Exhibit "A" if mutually agreed upon by the **CITY** and **BBCRA**.

4. **Annual Update to Exhibit "A."** Exhibit "A" to this Agreement may be updated at any time by the mutual consent of both parties and shall be updated at least annually in a form mutually consented to by both parties. At such time as each party adopts an identical Exhibit "A" in a duly noticed public meeting, this Agreement shall be deemed amended such that the most recently adopted Exhibit "A" replaces the prior version of the Exhibit "A" in this Agreement without further action by the parties. Except as expressly stated in this paragraph, all modifications to the Agreement shall be in accordance with Paragraph **11-Entire Agreement**.

5. **Reimbursement Request.** The **CITY** shall provide a complete written request

for reimbursement of eligible expenses ("Reimbursement Request") to the **BBCRA** no later than 180 days after payment by the **CITY** of funds for which it is seeking reimbursement, and in no case later than 180 days after the Project achieves final completion. For purposes of this Agreement, final completion shall be deemed achieved upon issuance of a Certificate of Completion or the equivalent. The request shall include the following information:

i. The amount of reimbursement requested;

ii. A summary of the Project improvements for which the **CITY** seeks reimbursement;

iii. A statement that the Project is in compliance with the Plan and Florida Statutes, that the funding will be used only for reimbursement of eligible expenses that are consistent with the **BBCRA**'s requirements and restrictions pursuant to Florida law, and evidence supporting the statement;

iv. Copies of all invoices, receipts, and any other documentation necessary to evidence the amount and purpose for each payment made by the **CITY** for the Project for which the **CITY** is seeking reimbursement; and

v. For any Reimbursement Request submitted after final completion, a fully executed Certificate of Completion or equivalent.

a. The **CRA** shall remit funding in the amount requested, consistent with this Agreement, to the **CITY** within thirty (30) days of receipt of a complete Reimbursement Request from the **CITY** that meets the requirements of

this Agreement.

b. If the **CITY** fails to submit a Reimbursement Request within 180 days after the Project achieves final completion, the **CITY** will no longer be eligible to receive any reimbursement, and this Agreement shall terminate with respect to that Project. If the **CITY** submits a Reimbursement Request that the **BBCRA** deems incomplete, the **BBCRA** shall notify the **CITY** in writing. The **BBCRA** may ask for additional documentation that could reasonably be used to evaluate or support the Reimbursement Request. The **CITY** shall have 30 days from receipt of the notice to provide the necessary documentation to complete the Reimbursement Request. If the **CITY** fails to provide the documentation required by the **BBCRA** within 30 days, the **CITY** shall only be eligible for the portion of the Reimbursement Request, if any, that the **BBCRA** deems complete and eligible. The **BBCRA** will not reimburse the **CITY** for any portion of the request the **BBCRA** deems ineligible for reimbursement.

6. **Limitation of Responsibility.** The Parties agree that the **BBCRA** shall only be responsible for providing reimbursement to the **CITY** for eligible expenses for the Project after receiving a complete Reimbursement Request that meets the requirements of this Agreement and shall not otherwise be responsible for effectuating the Project.

7. **Change Orders.** The **CITY** shall provide a written request to the **BBCRA** for approval of any change order that will result in a request for an increase in the funding for a Project to be provided by the **BBCRA.** The **CITY** shall submit the written request to the **BBCRA** prior to the **CITY's** approval of the change order or execution of any work covered

by the change order. Failure to obtain the **BBCRA's** approval of the funding for the change order shall be a basis for the **BBCRA** to deny additional funding to the **CITY** for the Project identified in the change order. The **CITY** and the **BBCRA** agree and acknowledge that the approval of a change order does not require an amendment to this Agreement so long as the total amount of funding identified in Exhibit "A" is not exceeded.

8. **Term.** The term of this Agreement shall commence upon execution by both parties, and this Agreement shall continue until either party delivers written notice to the other party of its intent to terminate this Agreement or 60 days after the **CITY** receives the final invoice from the contractor or professional for the last of the Projects included in Exhibit "A." Notwithstanding the foregoing, once the **CITY** has executed a contract with a contractor or professional for a particular Project, the **BBCRA** shall not be allowed to withdraw its funding for that particular Project for the amount identified in Exhibit "A." If the **CITY** terminates this Agreement, the **CITY** shall refund to the **BBCRA** any funding that was provided to the **CITY** but was not paid to the contractor or professional for the Project as of the date of determination. If the total funds the **CITY** requires to complete a particular Project, as identified in Exhibit "A," are less than the amount paid by the **BBCRA** to the **CITY** for a particular Project, the **CITY** shall refund to the **BBCRA** any and all funds provided to the **CITY** that exceed the amount the **CITY** paid to the contractor or professional for the particular Project.

9. **Reporting Requirement.** Once the **BBCRA** provides any funding for any of the Projects identified in Exhibit "A," the **CITY** shall provide the **BBCRA** with monthly reports detailing the progress of such Projects, including, but not limited to, the contract amount, the amount of funds paid to the contractor or professional, the status of the Project, and the total of any change orders related to the Project.

10. **Publicity.** The **CITY** shall ensure that all publicity, public relations,

advertisements, and signs related to the **CITY's** involvement in a Project also recognize the **BBCRA** for the support of all activities conducted with the funds provided by the **BBCRA.** The use of the **BBCRA** logo is permissible, but all materials using the **BBCRA** logo must be approved by the **BBCRA** Executive Director or his or her designee prior to use. Upon request by the **BBCRA, CITY** shall provide proof of the use of the **BBCRA** logo as required by this paragraph. The **BBCRA** may also produce and utilize publicity, public relations, advertisements, and signs to indicate its involvement with a Project.

11. **Entire Agreement.** No prior or present agreements or representations with regard to any subject matter contained within this Agreement shall be binding on any party unless included expressly in this Agreement. Any modification to this Agreement shall be in writing and executed by the parties.

12. **Severability.** The validity of any portion, article, paragraph, provision, clause, or any portion thereof of this Agreement shall have no force and effect upon the validity of any other part of portion hereof. To that end, this Agreement is declared severable.

13. **No Third-Party Beneficiaries.** No provision of this Agreement is intended to or shall be construed to create any third-party beneficiary or to provide any rights to any person or entity, not a party to this Agreement, including but not limited to any citizen or employees of the **CITY** or the **BBCRA**.

14. **No Assignment.** The Parties may not transfer or assign this Agreement in whole or in part without prior written consent of the other, which may be granted or withheld at such Parties' absolute discretion.

15. **Indemnification**. The **CITY** shall indemnify, save, and hold harmless the **BBCRA**, its agents, and its employees from any liability, claim, demand, suit, loss, cost, expense or damage that may be asserted, claimed, or recovered against or from the **BBCRA**, its agents, or its employees, by reason of any property damages or personal injury, including death, sustained by any person whomsoever, which damage is incidental to, occurs as a result

of, arises out of, or is otherwise related to the negligent or wrongful conduct of persons or the faulty equipment (including equipment installation and removal) associated with the Project. Nothing in this Agreement shall be deemed to affect the rights, privileges, and sovereign immunities of the **BBCRA** or the **CITY** as set forth in section 768.28, Florida Statutes. This paragraph shall not be construed to require the **CITY** to indemnify the **BBCRA** for **BBCRA**'s own negligence or intentional acts of the **BBCRA**, its agents, or employees. Each party assumes the risk of personal injury and property damage attributable to the acts or omissions of that party and its officers, employees, and agents.

16. **Public Records**. The **CITY** and the **BBCRA** each shall maintain their own records and documents associated with this Agreement in accordance with the requirements set forth in Chapter 119, Florida Statutes. All such records shall be adequate to justify all charges, expenses, and costs incurred in accordance with generally accepted accounting principles. Each Party shall have access to the other Party's books, records, and documents as required in this Agreement for the purpose of inspection or audit during normal business hours during the term of this Agreement and at least one year after the termination of the Agreement.

17. **Filing.** The **CITY** shall file this Interlocal Agreement pursuant to the requirements of section 163.01(11), Florida Statutes.

18. **Governing Law; Venue.** This Agreement shall be governed by and in accordance with the Laws of Florida. The venue for any action arising from this Agreement shall be in Palm Beach County, Florida.

19. This Agreement shall not be valid until signed by the Mayor, the Board Chair of the **BBCRA**, and the City Clerk. The Effective Date shall be the date the last of the Mayor or Board Chair signs this Agreement.

IN WITNESS WHEREOF, the parties hereto have caused this agreement to be executed on the day and year first above written.

ATTEST:

City Clerk

CITY OF BOYNTON BEACH, FLORIDA

By ----------
Mayor

Approved as to Form:

Shawna G. Lamb, City Attorney

ATTEST:

Witness

BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY, FLORIDA

By----------
Board Chair

I HEREBY CERTIFY THAT I HAVE APPROVED THIS AGREEMENT AS TO FORM:

BBCRA Attorney

EXHIBIT "A"

Fiscal Year 2023-2024 Projects

City Project #	Project Name	BBCRA Funding
1	MLK JR. BOULEVARD STREETSCAPE PROJECT (DESIGN)	$250,000.00
2	JAYCEE PARK PROJECT (CONSTRUCTION)	$250,000.00
3	SEACREST BOULEVARD IMPROVEMENT (DESIGN)	$100,000.00
4	E. OCEAN AVENUE STREETSCAPE (DESIGN)	$100,000.00
5	2023 US 1 BEAUTIFICATION PROJECT (DESIGN)	$100,000.00

EXHIBIT "A"

Fiscal Year 2025-2026 Projects

City Project #	Project Name	BBCRA Funding
1	MLK Jr. Boulevard Streetscape Improvements Design & Construction	$800,000
2	Federal Highway Streetscape	$450,000
3	Pence Park Design, Permit & Construction	$4,400,000
4	Harvey Oyer Park Pier Design & Permit	$450,000
5	Senior Center Design	$100,000
6	Jaycee Park Master Design	$550,000
7	Centennial Park Improvement Design & Construction	$750,000
8	Cottage District Road Improvement Design	$200,000
9	Ocean Avenue Bridge Lighting	$100,000
10	Federal Highway Crosswalk	$600,000
11	4th Street Streetscape Improvement	$250,000
12	Historic Woman's Club of Boynton Beach	$500,000
13	Entry Feature Signage	$50,000
14	Town Square Hardening (Bollards)	$200,000
15	Inn at Boynton Demolition	$500,000
16	Neighborhood Security Gate	$50,000
	FY2025-2026 Total	**$9,950,000**

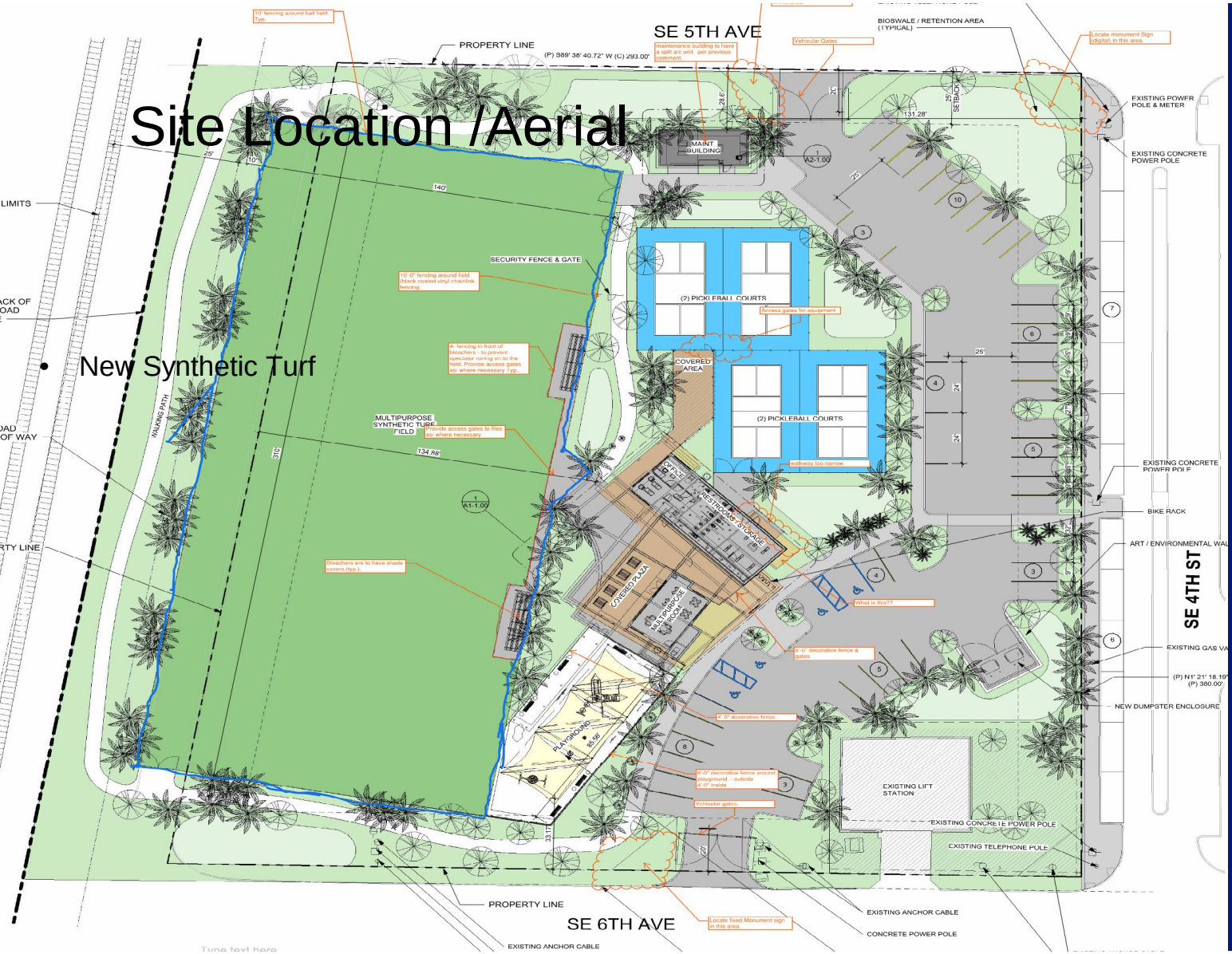


600 SE 4TH ST
BOYNTON BEACH, FL 33435

Pence Park

Site Location /Aerial

- New Synthetic Turf



- THE ABANDONMENT OF SE 3RD STREET AND THE USE OF 25 FEET OF THE ADJACENT RAILROAD.
- RIGHT OF WAY TO EXPAND THE PARK.
- REMOVAL OF EXISTING SITE
- RELOCATION OF TREES, LIGHTING, FENCING



Scope Of Work

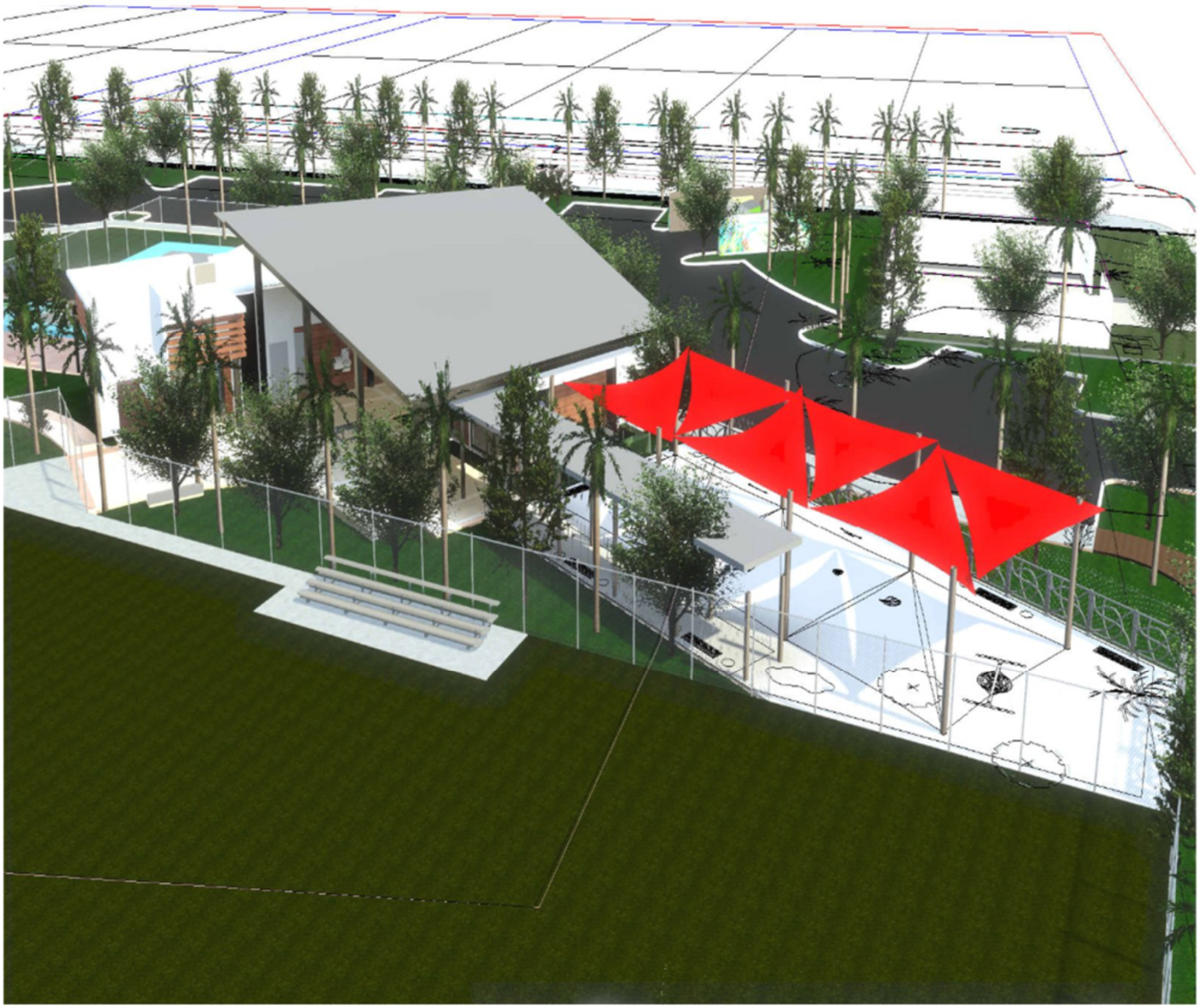
- Multipurpose Fields
- Soccer-Football with Bleachers
- Pickle Ball Courts
- Restrooms
- Storage
- Multi-Purpose rooms
- Walking Paths
- Playground



- Restrooms
- Multi Purpose Rooms



Maintenance Building



- Construction Documents at 100%
- Design Review January 2026
- Permitting Estimated for February 1st

THANK YOU & QUESTIONS

CITY OF
BOYNTON
BEACH

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING OF: January 8, 2026

NEW BUSINESS

AGENDA ITEM 8.C

SUBJECT:
FY 2026-2027 Budget Considerations

SUMMARY:
On September 9, 2025, the CRA Board reviewed and adopted the Fiscal Year 2025-2026 Project Fund, General Fund, and Debt Service Fund budgets for the Boynton Beach Community Redevelopment Agency (see Attachment I). Additionally, it was requested to hold a future special Joint Meeting of the CRA Board and the City of Boynton Beach Commission to discuss the FY 2026-2027 Budget to help identify priority projects and potential funding for the upcoming fiscal year.

ATTACHMENTS:

	Description
•	Attachment I - CRA Budget FY 25-26

RESOLUTION NO: R25-02

RESOLUTION OF THE BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY ADOPTING A BUDGET FOR THE FISCAL YEAR OCTOBER 1, 2025 TO SEPTEMBER 30, 2026, AND PROVIDING AN EFFECTIVE DATE.

W I T N E SS E T H:

WHEREAS, the BOYNTON BEACH COMMUNITY REDEVELOPMENT AGENCY (BBCRA), in order to implement its Community Redevelopment Plan and provide for its operating expenses, has prepared a Budget for the Fiscal Year beginning October 1, 2025, and ending September 30, 2026, attached hereto as Exhibit "I"; and

WHEREAS, the Board has determined that said Budget is in the public's interest and is necessary to implement the BBCRA's goals and objectives.

NOW, THEREFORE, BE IT RESOLVED THAT:

1. The Budget attached hereto as Exhibit "I" for financial operations of the Boynton Beach Community Redevelopment Agency for the period from October 1, 2025 through September 30, 2026 is hereby adopted.
2. This Resolution shall take effect immediately upon adoption.

PASSED AND ADOPTED this 9th day of September, 2025.

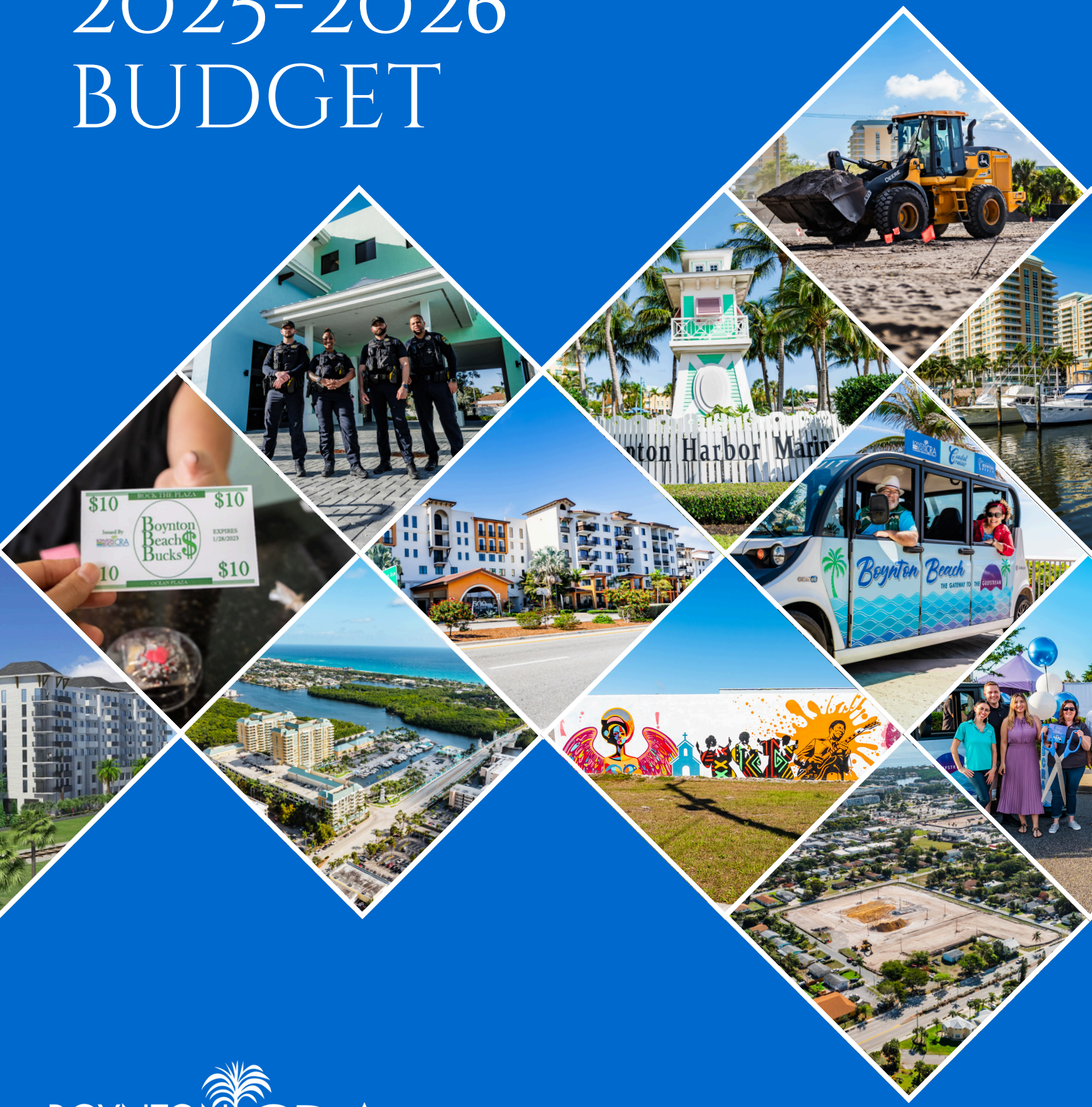
BOYNTON BEACH COMMUNITY
REDEVELOPMENT AGENCY

By: _____
Rebecca Shelton, Chair

R. Shelton	✓
A. Cruz	✓
W. Hay	✓
T. Turkin	✓
A. Kelley	✓

00551570-1

FISCAL YEAR 2025-2026 BUDGET



BOYNTON BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

CRA FUNDING/USES		FY25/26	
Tax Increment Revenue		26,066,966	
Boynton Harbor Marina Fuel Dock & Slips Revenue		1,300,000	
		-	
		-	
Total Revenue		**27,366,966**	
Debt & Operating Expenses			
Debt Service (Last Payment)		2,319,093	
Operating Expenses		4,692,054	**Approx. 18% of TIRFA**
Marina		1,300,000	
Sub-Total Debt & Operating Expenses		8,311,147	
Tax Increment Revenue Funding Agreement (TIRFA) Payments - Contractual Obligations			
500 Ocean (75% Yrs 1-4; 50% Yrs 5-7; 25% Yrs 8-10)	Year 7▶	444,621	
Wells Landing Apartments LLC (15 years) - Remaining balance $1,532,523**	Year 1▶	105,757	
Townsquare Funding (until FY 2044-2045) remaining balance = $50,400,000	Year 7▶	3,550,000	
Ocean One - (12 Years) not to exceed $9,000,000			
The Pierce (15 Years) not to exceed $7,000,000			
The Villages (12 Years) Not to exceed $9,100,000			
Townsquare - Time Equities South Parcel (10 Years) not to exceed $20,000,000			
Townsquare - Time Equities North Parcel (7 Years) not to exceed $15,200,000			
City View Apartments - Beginning FY 26-27 to FY 29-30 Not to exceed $3,750,000)			
Sub-Total TIRFA Payments		**3,994,621**	
Remaining Project Fund Budget for Allocation (Revenue - Debt Service,Operating & TIRFA)		**15,061,198**	

**** budgeted in FY 24-25**

Millage changed to 7.75

BBCRA FISCAL YEAR 2025-2026 PROJECT FUND WORKSHEET		Allocation Amount		$ 15,061,198	
CRA Plan District	Current Projects:	Estimated FY 24/25 Rollover Balances as of 9/2/2025		CRA Board Proposed FY 25/26 Project Fund Allocations	Project Fund Line Item Allocation Total (including any Rollover as of 9/2/2025)
District Wide	Adaptive Reuse for Historic Properties	$ 300,000		$ 1,050,000	$ 1,350,000
District Wide	Business Development & Promotions	$ 175,955		$ 434,045	$ 610,000
District Wide	Business Promotional Marketing	$ 130,000		$ 88,605	$ 218,605
District Wide	COBB - BBPD Camera's (10) (CRA)	$ -		$ 60,000	$ 60,000
District Wide	COBB - Beautification Technician (2) (CRA)	$ -		$ 147,000	$ 147,000
District Wide	COBB - Code Enforcement Officers (4) (CRA)	$ -		$ 308,965	$ 308,965
District Wide	COBB - Engineer/Project Manager (CRA)	$ 160,000		$ -	$ 160,000
District Wide	COBB - Historic Planner	$ -		$ 100,000	$ 100,000
District Wide	Commercial Economic Redevelopment Grants	$ 344,219		$ 275,781	$ 620,000
District Wide	Contingency	$ 200,000		$ 25,248	$ 225,248
District Wide	CRA Plan	$ 300,000		$ -	$ 300,000
District Wide	Development Project Related Legal Services	$ -		$ 280,000	$ 280,000
District Wide	Neighborhood Officer Program (NOPs) 7th year of program	$ -		$ 1,213,870	$ 1,213,870
District Wide	Parking Garage	$ 2,000,000		$ 500,000	$ 2,500,000
District Wide	Professional Development Services	$ 210,795		$ 128,745	$ 339,540
District Wide	Property Acquisition (HOB Grocery Store $2.5 mil)	$ 10,830,434		$ 2,220,566	$ 13,051,000
District Wide	Ride Share	$ -		$ 450,000	$ 450,000
District Wide	Site Work, Demolition & Environmental	$ 197,355		$ 241,645	$ 439,000
Downtown District	Marina ERM Monitoring Wells and Potential Remediation	$ 263,913		$ 36,087	$ 300,000
Downtown District	Marina Seawall	$ 3,250,000		$ 250,000	$ 3,500,000
Downtown District	Master ILA - 4th Street Streetscape Improvement	$ -		$ 250,000	$ 250,000
Downtown District	Master ILA - Federal Highway Crosswalk	$ -		$ 600,000	$ 600,000
Downtown District	Master ILA - Pence Park Design & Permit and Construction	$ 400,000		$ 4,000,000	$ 4,400,000
Downtown District	Master ILA - Senior Center Design	$ 100,000		$ -	$ 100,000
Federal Highway	Master ILA - Neighborhood Security Gate			$ 50,000	$ 50,000
Federal Highway	Master ILA - Entry Feature Signage	$ -		$ 50,000	$ 50,000
Federal Highway	Master ILA - Federal Highway Streetscape	$ 100,000		$ 350,000	$ 450,000
Federal Highway	Master ILA - Harvey Oyer Park Pier Design & Permit	$ 100,000		$ 350,000	$ 450,000
Federal Highway	Master ILA - Historic Woman's Club of BB	$ 500,000		$ -	$ 500,000
Federal Highway	Master ILA - Jaycee Park Master Design	$ 100,000		$ 450,000	$ 550,000
Federal Highway	Master ILA - Ocean Avenue Bridge Lighting	$ 100,000		$ -	$ 100,000
Boynton Beach Blvd	Master ILA - Inn at Boynton Beach Blvd Demolition			$ 500,000	$ 500,000
Cultural	Master ILA - Centennial Park Improvement Design and Construction	$ 500,000		$ 250,000	$ 750,000
Cultural	Master ILA - Town Square Hardening (Bollards)			$ 200,000	$ 200,000
Heart of Boynton	Master ILA - Cottage District Road Improvement Design	$ 200,000		$ -	$ 200,000
Heart of Boynton	Master ILA - MLK Jr. Blvd Streetscape Improvements Design ($250k), MLK Streetscape ($550k)	$ 800,000		$ -	$ 800,000
Heart of Boynton	Local Match for stormwater	$ 250,000		$ -	$ 250,000
Boynton Beach Blvd	Property Maintenance for Post Office 217 Seacrest	$ 150,000		$ -	$ 150,000
Cultural	Splash Pad Planning and Design			$ 50,000	$ 50,000
Federal Highway	MLK Entry Feature Construction	$ 199,359		$ 150,641	$ 350,000
		$ 21,862,030		$ 15,061,198	$ 36,923,228
	ALLOCATION BALANCE REMAINING			$ 0	

Boynton Beach CRA
General Fund - Budget Summary

	FY 2025-2026 Budget		FY 2024-2025 Original Budget	FY 2024-2025 Amended Budget	2025-2026 vs. Prior Year Increase/(Decrease) Amount	2025-2026 vs. Prior Year Increase/(Decrease) %
REVENUES						
Tax Increment Revenue (TIF)	$ 26,066,966	(i)	$ 24,279,354	$ 24,279,354	$ 1,787,612	7%
Marina Rents & Fuel Sales	$ 1,300,000		$ 1,300,000	$ 1,300,000	$ -	0%
Budget Amendment #1 3/20/2025				$ 2,118,706		
Total Revenues	**$ 27,366,966**		**$ 25,579,354**	**$ 27,698,060**	**$ (331,094)**	-1%
EXPENSES						
CRA Board & Advisory Board	**$ 64,500**	(ii)	**$ 64,300**	**$ 64,300**	**$ 200**	**0%**
Administration & Operations						
Executive Department	$ 640,200		$ 621,490	$ 621,490	$ 18,710	3%
Finance Department	$ 365,634		$ 313,955	$ 313,955	$ 51,679	14%
Planning & Development Department	$ 304,894		$ 258,309	$ 258,309	$ 46,585	15%
Marketing & Business Development	$ 315,260		$ 285,455	$ 285,455	$ 29,805	9%
Business Development Department	$ 217,666		$ 194,421	$ 194,421	$ 23,245	11%
Taxes, Employee Benefits, Compensated Absences, Workers Comp	$ 773,000		$ 773,000	$ 773,000	$ -	0%
Sub-Total	**$ 2,616,654**		**$ 2,446,631**	**$ 2,446,631**	$ 170,024	6%
Other General Fund Expenses						
Insurances	$ 415,769		$ 400,494	$ 400,494	$ 15,275	4%
Professional Services	$ 345,000		$ 339,000	$ 339,000	$ 6,000	2%
Buildings, Grounds, Maintenance	$ 934,000		$ 917,000	$ 917,000	$ 17,000	2%
Information Technology	$ 107,460	(iii)	$ 102,860	$ 102,860	$ 4,600	4%
Contingency	$ 208,671	(iv)	$ 100,000	$ 100,000	$ 108,671	52%
Sub-Total	**$ 2,010,900**		**$ 1,859,354**	**$ 1,859,354**	$ 151,546	8%
Boynton Harbor Marina Fuel Dock & Slips Expenses	**$ 1,300,000**		$ 1,300,000	$ 1,300,000	$ -	0%
Total General Fund Operating	**$ 5,992,054**		**$ 5,670,284**	**$ 5,670,284**	**$ 321,770**	5%
Operating Transfers Out						
Transfer to Debt Service Fund	$ 2,319,093		$ 2,317,425	$ 2,317,425	$ 1,668	0%
Transfer to Project Fund	$ 19,055,819		$ 17,591,645	$ 19,710,351	$ (654,532)	-3%
Sub-Total	**$ 21,374,912**		**$ 19,909,070**	**$ 22,027,776**	**$ (652,864)**	-3%
Total General Fund Expenses & Transfers Out	**$ 27,366,966**		**$ 25,579,354**	**$ 27,698,060**	**$ (242,154)**	**-1%**

(i) Property values in CRA up 7%
(ii) Increase Florida League of Cities
(iii) Increase in Software
(iv) Increase to Contingency
City changed millage to 7.75

Boynton Beach CRA
Project Fund - Budget Summary

FUNDING SOURCES	2025-2026 Budget	2024-2025 Original Budget	2024-2025 Amended Budget	2025-2026 vs. Prior Year Increase/(Decrease) Amount	%
1. Rollover FY 2024-2025 (see Budget Overview)	$ 21,862,030	$ 8,187,298	$ 8,187,298	$ 13,674,732	N/A
				$ -	
2. Transfers in from General Fund				$ -	
Other Financing Sources/Transfers In	$ 19,055,819	$ 17,591,645	$ 17,591,645	$ 1,464,174	8%
				$ -	
3. Other Revenue/Financing Sources:				$ -	
1. Budget Amendment #1 3/20/2025			$ 2,118,706	$ (2,118,706)	
Total Funding Sources/Revenues & Transfers In	$ 40,917,849	$ 25,778,943	$ 27,897,649	$ 13,020,200	47%

EXPENSES	2025-2026 Budget	2024-2025 Original Budget	2024-2025 Amended Budget	2025-2026 vs. Prior Year Increase/(Decrease) Amount	%
Professional & Other Expenses					
Contingency	$ 225,248	$ 200,000	$ 200,000	$ 25,248	13%
Professional Services	$ 1,505,505	$ 1,008,150	$ 1,008,150	$ 497,355	49%
Legal Services	$ 280,000	$ 260,000	$ 260,000	$ 20,000	8%
Sub-Total	$ 2,010,753	$ 1,468,150	$ 1,468,150	$ 542,603	37%
Capital Outlay					
Property Purchases	$ 13,051,000	$ 7,281,639	$ 8,100,345	$ 4,950,655	61%
BBWC Capital Improvements/Marina Seawall	$ 3,800,000	$ 3,733,613	$ 3,733,613	$ 66,387	2%
Site Work & Demolition Fees	$ 439,000	$ 257,141	$ 257,141	$ 181,859	71%
Infrastructure & Streetscape	$ 18,000,000	$ 9,765,750	$ 10,665,750	$ 7,334,250	69%
Sub-Total	$ 35,290,000	$ 21,038,143	$ 22,756,849	$ 12,533,151	55%
Economic Development & Housing Rehab Program					
Economic Development Grant Programs	$ 620,000	$ 600,000	$ 1,000,000	$ (380,000)	-38%
Marketing Program	$ 218,605	$ 218,604	$ 218,604	$ 1	0%
DIFA - Economic Development	$ 444,621	$ 548,468	$ 548,468	$ (103,847)	-19%
Sub-Total	$ 1,283,226	$ 1,367,072	$ 1,767,072	$ (483,846)	-27%
Projects & Programs					
Community Police Program/BBPD Cameras	$ 1,273,870	$ 858,406	$ 858,406	$ 415,464	48%
Ride Share	$ 450,000	$ 400,000	$ 400,000	$ 50,000	
Business Development & Promotions	$ 610,000	$ 647,172	$ 647,172	$ (37,172)	-6%
Sub-Total	$ 2,333,870	$ 1,905,578	$ 1,905,578	$ 428,292	22%
Total Project Fund Expenses	$ 40,917,849	$ 25,778,943	$ 27,897,649	$ 13,020,200	47%

Boynton Beach CRA
Debt Service Fund - Budget Summary

Dept. #	Funding Source	FY 2025-2026 Budget	FY 2024-2025 Original Budget	FY 2024-2025 Amended Budget
49900	**Transfers In from General Fund**	**$ 2,319,093**	**$ 2,317,425**	**$ 2,317,425**
	Expenses			
	Series 2012 (formerly Series 2004 & Series 2005A) - PNC Bank			
59800-814	Principal	$ 1,530,000	$ 1,487,000	$ 1,487,000
59800-824	Interest	$ 39,168	$ 77,235	$ 77,235
	Sub-Total	$ 1,569,168	$ 1,564,235	$ 1,564,235
	Series 2015 (formerly Series 2005B) - BB&T			
59800-815	Principal	$ 725,000	$ 705,000	$ 705,000
59800-826	Interest	$ 23,925	$ 47,190	$ 47,190
	Sub-Total	$ 748,925	$ 752,190	$ 752,190
59800-830	**Financial Agent Fees**	$ 1,000	$ 1,000	$ 1,000
	Total Debt Service Expenses	**$ 2,319,093**	**$ 2,317,425**	**$ 2,317,425**

FY 2026 COMPREHENSIVE ANNUAL BUDGET- CRA NEIGHBORHOOD POLICING PROGRAM				
Category	FY 2025	QTY	FY 2026	Notes
Personnel				
Officer Salaries & Incentives *	442,098	4	450,652	Salary, Education Incentive
Officer Benefits-Pension	244,598	4	275,538	Pension
Officer Benefits	82,116	4	92,227	Healthcare, Dental, Vision, FICA
Officer Overtime	40,000	4	40,000	
Proposed Sergeant Salary & Incentive	-	1	244,892	Salary, Education Incentive (AVG)
Overtime	-	1	60,000	Overtime
Total Personnel Costs	**$ 808,812**		**$ 1,163,349**	
Operating Expenses				
Cell Phones Service Plan	3,500	4.75	4,456	Cell Phones for CRA Officers
Office Supplies / Misc Supplies	2,500		3,000	Office Supplies (incl printer/ copier)
Office Electric, Cable/ Internet, water/sewage	12,000	12	13,000	Monthly Operating Cost
Office Space Monthly Maintenance	2,000	12	2,250	AC Filters/Repairs etc.
Office Cleaning	2,000	12	2,250	City Cleaning Crew
Uniform	2,500	4.75	3,469	Uniforms,belts
Community Events/Promotions	6,000	1	7,000	Youth Programs
Training	8,500	4.75	10,094	CPTED, STEP academy
Total Operating Expense	**$ 39,000**		**$ 45,519**	
Equipment				
Misc. Equipment - As needed	4,000	1	5,000	Misc. Equipment
Volcanic 2024 Approach Patrol Bike	3,598	2		
Volcanic Frame Bike Patrol Bags	716	4		
Niterider Digital Patrol LED Police Bike Liight	2,000	4		
Niterider Police Tail Light	280	4		
Total Equipment Costs	**$ 10,594**		**$ 5,000**	
Total Proposed Program Expenses	**$ 858,406**		**$ 1,213,868**	
FY 2026 ILA Amount			**$ 1,213,868**	

NOTE: All amounts provided by Police Department with exception of Contingency and ILA amount for FY 2025-2026
***Salary and Benefits are subject to change as a result of new FY 2026 PBA Contract.**

Boynton Beach CRA
Debt Service Fund - Budget Summary

Dept. #	Funding Source	FY 2025-2026 Budget	FY 2024-2025 Original Budget	FY 2024-2025 Amended Budget
49900	**Transfers In from General Fund**	**$ 2,317,425**	**$ 2,317,425**	**$ 2,317,425**
	Expenses			
	Series 2012 (formerly Series 2004 & Series 2005A) - PNC Bank			
59800-814	Principal	$ 1,530,000	$ 1,487,000	$ 1,487,000
59800-824	Interest	$ 39,168	$ 77,235	$ 77,235
	Sub-Total	$ 1,569,168	$ 1,564,235	$ 1,564,235
	Series 2015 (formerly Series 2005B) - BB&T			
59800-815	Principal	$ 725,000	$ 705,000	$ 705,000
59800-826	Interest	$ 23,925	$ 47,190	$ 47,190
	Sub-Total	$ 748,925	$ 752,190	$ 752,190
59800-830	**Financial Agent Fees**	$ 1,000	$ 1,000	$ 1,000
	Total Debt Service Expenses	**$ 2,319,093**	**$ 2,317,425**	**$ 2,317,425**

BOYNTON BEACH CRA
TAX INCREMENT REVENUE ("TIR") ESTIMATE - FY 2025-2026

As of: September 9, 2025

1. ASSESSED VALUATIONS

	FY 2024-2025	FY 2025-2026
ASSESSED VALUES	$ 2,405,416,999	$ 2,572,358,368 (a)
		Estimate ▲
		As of: 6/26/2025
Chg. from Prior Year		$ 166,941,369
		6.9%

2. TAX INCREMENT REVENUE - ESTIMATED FOR NEW BUDGET YEAR

	FY 2024-2025	FY 2025-2026 Estimates	
Assessed Values	$ 2,405,416,999	$ 2,572,358,368	
Less Base Year Value	$ 309,821,849	309,821,849	
TIR Taxable Value	$ 2,095,595,150	2,262,536,519	
95% of Difference	$ 1,990,815,393	$ 2,149,409,693	
(Per Florida Statutes Chapter 163.387(1)(a) Redevelopment Trust Fund)			
Millage Rates			
City	7.8000	7.7500	
County	4.5000	4.5000	
Tax Increment Revenue			% of Total TIR
City	$ 15,528,360	$ 16,657,925	63%
County	$ 8,958,669	$ 9,672,344	37%
Sub-Total	$ 24,487,029	$ 26,330,269	
1.0% for True-Up	$ -	$ 263,303	1.0% for True-Up
Net TIR	$ 24,487,029	$ 26,066,966	
		▲ Budgeted	
Change from Prev. Year Amount		$ 1,579,937	
%		6.5%	

Assumptions

No Millage Change City & County

(a) The Property Appraiser will issue revisions to the CRA's taxable values at the end of June 2025, and in early October 2025, with a final certified tax value in mid-2026. The CRA's budgeted tax increment revenue will be based on the first, or May 28, 2026, "Estimates of Taxable Values" with a 1% deduction for the final Property Appraiser certified tax adjustments ("true-up") in mid- 2026

(b) City changed millage to 7.7500

Boynton Beach CRA Organization Chart FY 2025—2026

