CRA Advisory Board Meeting
Wednesday, August 19, 2026 - 6:00 PM
City Hall Chambers, 100 E. Ocean Avenue
561-737-3256

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Roll Call**
4. **Agenda Approval**
   - **A.** Additions, Deletions, Corrections to the Agenda
   - **B.** Adoption of Agenda
5. **Public Comment**
6. **Administrative**
   - **A.** Presentation of the Proposed Fiscal Year 2026-2027 Project Fund Budget
7. **Consent Agenda**
   - **A.** CRA Advisory Board Meeting Minutes - July 15, 2026
8. **Old Business**
   - **A.** Consideration of Registration to Attend the Florida Redevelopment Association 2026 Annual Conference on October 20-23, 2026 in Charlotte Harbor, Florida
   - **B.** Placemaking Initiatives Assignment
   - **C.** Advisory Board Future Assignments
9. **New Business**
10. **Future Agenda Items**
11. **Adjournment**

NOTICE

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 WEBSITE. INFORMATION REGARDING ITEMS ADDED TO THE AGENDA AFTER IT IS PUBLISHED ON THE CRA'S WEBSITE CAN BE OBTAINED FROM THE CRA OFFICE.

CRA ADVISORY BOARD MEETING OF: August 19, 2026

ADMINISTRATIVE

AGENDA ITEM 6.A

SUBJECT:
Presentation of the Proposed Fiscal Year 2026-2027 Project Fund Budget

SUMMARY:
The CRA's annual budget is comprised of three accounting funds:

1. **The General Fund** which contains the administrative, general operation, insurances, property maintenance and CRA/CRAB and marina related items;
2. **The Debt Service Fund** which contains the CRA's financial debt obligations and encumbrances such as bond repayments and developer's tax increment funding agreements; and,
3. **The Project Fund** which contains all of the capital projects, development projects or initiatives, property acquisitions, local business grant programs or promotional events, as well as eligible innovative policing activities such as the Neighborhood Officer Program.

At this first CRA budget discussion, the Board's Fiscal Year 2026-2027 Project Fund budget allocation discussion identified the priority projects for the upcoming fiscal year, as well as, funding amounts to provide to each proposed Project (see Attachment I).

Project Fund Availability — FY 2026-27

Line Item	Amount
Transfer from General Fund	$25,792,340
Rollover (Projected, as of 6/25/2026)	$15,717,000
Less: Commitments, TIRFA & Town Square (Debt Service obligations)	$(9,026,709)
Total Available for Project Fund Allocation	**$32,482,631**

Note: Proposed allocations total $32,482,631, balancing exactly to available funding

Proposed Allocation Highlights

Selected priority categories from Attachment I (full worksheet attached below):

District	Project / Program	Proposed FY26/27
District Wide	Targeted Property Acquisition & P3 Collaboration	**$15,500,000**

Downtown	Pence Park — Design, Permit & Construction	$4,500,000
Downtown	Marina Seawall	$3,500,000
District Wide	Adaptive Reuse for Historic Properties	$900,000
Boynton Beach Blvd	West BB Blvd Demolitions & FPL Relocations	$1,000,000
District Wide	Neighborhood Officer Program (Year 7)	$1,233,000
Federal Highway	Federal Highway Streetscape	$450,000
District Wide	Business Development & Promotions	$368,000
Heart of Boynton	Cottage District Road Improvement Design	$200,000
District Wide	Business Promotional Marketing	$200,000
District Wide	CRA Plan	$100,000
Federal Highway	Historic Woman's Club of BB Programming & Design	$100,000
Downtown	4th Street Streetscape Design	$100,000
Heart of Boynton	MLK Jr. Blvd Streetscape Design	$100,000

Final approval and adoption of the CRA's annual budget for Fiscal Year 2026-2027 by the Boynton Beach City Commission is anticipated to occur at their September 15, 2026 meeting.

CRA PLAN/PROJECT/PROGRAM:
2016 Boynton Beach Community Redevelopment Plan

ATTACHMENTS:

Description

- FY 26-27 TIF Calculations.pdf
- FY 26-27 Proposed General Fund Budget
- FY 26-27 Proposed Project Fund Budget

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

As of: June 2026

1. ASSESSED VALUATIONS

ASSESSED VALUES	FY 2025-2026	FY 2026-2027
	$ 2,572,358,368	$ 2,677,773,123
	Estimate	Estimate ▲
	As of: 6/26/2025	As of: 6/26/2026
Chg. from Prior Year	$ 166,941,369	$ 105,414,755
	6.9%	3.9%

2. TAX INCREMENT REVENUE - ESTIMATED FOR NEW BUDGET YEAR

	FY 2025-2026		FY 2026-2027 Estimates	
Assessed Values	$ 2,572,358,368		$ 2,677,773,123	
Less Base Year Value	309,821,849		309,821,849	
TIR Taxable Value	2,262,536,519		2,367,951,274	
95% of Difference	$ 2,149,409,693		$ 2,249,553,710	
(Per Florida Statutes Chapter 163.387(1)(a) Redevelopment Trust Fund)	Assumptions		Assumptions	
	No Millage Change City & County		No Millage Change City & County	
Millage Rates				
City	7.8000		7.7500	
County	4.5000		4.5000	
		% of		% of
Tax Increment Revenue		Total TIR		Total TIR
City	$ 16,765,396	63%	$ 17,434,041	63%
County	$ 9,672,344	37%	$ 10,122,992	37%
Sub-Total	$ 26,437,739		$ 27,557,033	
1.0% for True-Up	$ 264,377	1% for True-Up	$ 275,570	1% for True-Up
Net TIR	$ 26,173,362		$ 27,281,463	
	Budgeted		▲ Budgeted	
Change from Prev. Year	$ 1,686,333		$ 1,108,101	
%	6.9%		4.2%	

(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

Boynton Beach CRA
General Fund - Budget Summary

	▼ FY 2026-2027 Budget		FY 2025-2026 Original Budget	FY 2025-2026 Amended Budget	2026-2027 vs. Prior Year Increase/(Decrease) Amount	2026-2027 vs. Prior Year Increase/(Decrease) %
REVENUES						
Tax Increment Revenue (TIF)	$ 27,281,463	(i)	$ 26,066,966	$ 26,066,966	$ 1,214,497	5%
Marina Rents & Fuel Sales	$ 1,900,000	(ii)	$ 1,300,000	$ 1,300,000	$ 600,000	46%
Interest	$ 1,300,000	(ii)			$ 1,300,000	100%
Other Revenue (Lease & Property Sales)	$ 608,000	(ii)			$ 608,000	100%
Budget Amendment #1 3/20/2025				$ 2,604,088		
Total Revenues	**$ 31,089,463**		**$ 27,366,966**	**$ 29,971,054**	**$ 3,722,497**	**14%**
EXPENSES						
CRA Board & Advisory Board	**$ 46,500**		**$ 64,500**	**$ 64,500**	**$ (18,000)**	**-28%**
Administration & Operations						
Executive Department	$ 142,450	(iii)	$ 640,200	$ 410,200	$ (497,750)	-78%
Finance Department	$ 154,700	(iii)	$ 365,634	$ 365,634	$ (210,934)	-58%
Planning & Development Department	$ 253,850		$ 304,894	$ 304,894	$ (51,044)	-17%
Marketing & Business Development	$ 105,000	(v)	$ 315,260	$ 315,260	$ (210,260)	-67%
Business Development Department	$ 456,425		$ 217,666	$ 217,666	$ 238,759	110%
Taxes, Employee Benefits, Compensated Absences, Workers Comp	$ 438,000		$ 773,000	$ 773,000	$ (335,000)	-43%
Sub-Total	**$ 1,550,425**		**$ 2,616,654**	**$ 2,386,654**	**$ (1,066,229)**	**-41%**
Other General Fund Expenses						
Insurances	$ 295,000		$ 415,769	$ 415,769	$ (120,769)	-29%
Professional Services	$ 1,115,000	(iv)	$ 345,000	$ 745,000	$ 770,000	223%
Buildings, Grounds, Maintenance	$ 700,000		$ 934,000	$ 934,000	$ (234,000)	-25%
Information Technology	$ 74,060		$ 107,460	$ 107,460	$ (33,400)	-31%
Contingency	$ 100,000		$ 208,671	$ 38,671	$ (108,671)	-52%
Sub-Total	**$ 2,284,060**		**$ 2,010,900**	**$ 2,240,900**	**$ 273,160**	**14%**
Boynton Harbor Marina Fuel Dock & Slips Expenses	**$ 1,398,950**		**$ 1,300,000**	**$ 1,300,000**	**$ 98,950**	**8%**
Total General Fund Operating	**$ 5,279,935**		**$ 5,992,054**	**$ 5,992,054**	**$ (712,119)**	**-12%**
Operating Transfers Out						
Transfer to Debt Service Fund	$ -	(vi)	$ 2,319,093	$ 2,319,093	$ (2,319,093)	-100%
Transfer to Project Fund	$ 25,809,528		$ 19,055,819	$ 21,659,907	$ 6,753,709	35%
Sub-Total	**$ 25,809,528**		**$ 21,374,912**	**$ 23,979,000**	**$ 4,434,616**	**21%**
Total General Fund Expenses & Transfers Out	**$ 31,089,463**		**$ 27,366,966**	**$ 29,971,054**	**$ 3,722,496**	**14%**

(i) Property values in CRA up 4%
(ii) Accounted for revuene not previously budgeted
(iii) Reallocation of funds to Professional Services
(iv) Reallocation of funds from Executeve & Fiannace Budgets
(v) Reallocation of funds to Business Development Budget
(vi) Debt Service has been paid in full

BBCRA FISCAL YEAR 2026-2027 PROJECT FUND WORKSHEET

Transfer from GF	$ 25,809,528
Rollover	$ 15,717,000
Marina Grant	$ 1,300,000
(-)Commitments, TIRFA, Town Square	$ (9,026,709)
	$ 33,799,819

CRA Plan District	Proposed Projects	Project Fund Line Item Allocation Total FY25/26	*Projected Rollover as of 6/25/2026*	Proposed FY26/27 Project Fund Allocations
District Wide	COBB - Beautification Technician (2) (CRA)	$ 147,000		$ 150,000
District Wide	COBB - Code Enforcement Officers (4) (CRA)	$ 308,965		$ 310,000
District Wide	COBB - Engineer/Project Manager (CRA)	$ 160,000		$ 160,000
District Wide	Development Project Related Legal Services	$ 280,000		$ 280,000
District Wide	CRA Plan	$ 300,000	*$ 300,000*	$ 100,000
District Wide	Professional Development Services	$ 339,540	*$ 280,000*	$ 500,000
District Wide	Targeted Property Acquisition & P3 Collaboration	$ 2,220,566	*$ 44,000*	$ 15,300,000
District Wide	Site Work & Demolition	$ 439,000	*$ 380,000*	$ 450,000
District Wide	Adaptive Reuse for Historic Properties	$ 1,350,000	*$ 1,350,000*	$ 900,000
Downtown District	Marina ERM Monitoring Wells and Potential Remediation	$ 300,000	*$ 300,000*	$ 10,000
Heart of Boynton	HOB Shops	$ 425,000		$ 400,000
Downtown District	Marina Seawall	$ 3,500,000	*$ 3,500,000*	$ 4,800,000
Downtown District	Master ILA - Marina Conduit Upgrade & Separate Electrical / Water from Marina Vil			$ 325,000
Federal Highway	Master ILA - Historic Woman's Club of BB Programming & Design	$ 500,000		$ 100,000
Downtown District	Master ILA - 4th Street Streetscape Improvement Design	$ 250,000	*$ 250,000*	$ 100,000
Downtown District	Master ILA - Pence Park Design & Permit and Construction	$ 4,400,000	*$ 4,200,000*	$ 4,500,000
Federal Highway	Master ILA - Federal Highway Streetscape	$ 450,000	*$ 450,000*	$ 450,000
Heart of Boynton	Master ILA - Cottage District Road Improvement Design	$ 200,000	*$ 200,000*	$ 200,000
Heart of Boynton	Master ILA - MLK Jr. Blvd Streetscape Improvements Design	$ 800,000	*$ 993,000*	$ 100,000
Boynton Beach Blvd	Master ILA - West Boynton Beach Blvd Demolitions & FPL Relocations	$ 500,000	*$ 500,000*	$ 1,000,000
Federal Highway	Master ILA - MLK Entry Feature Construction	$ 350,000	*350,000*	$ 350,000
District Wide	Commercial Economic Redevelopment Grants	$ 620,000		$ 620,000
District Wide	Residential Improvement Grant			$ 80,000
District Wide	Business Relocation Grant			$ 70,000
District Wide	Placemaking Initiatives (District Banners, Marina Placemaking, Temp uses)			$ 273,605
District Wide	Business Promotional Marketing	$ 218,605		$ 200,000
District Wide	Neighborhood Officer Program (NOPs) 7th year of program	$ 1,213,870	*$ 350,000*	$ 1,278,214
District Wide	Ride Share	$ 450,000	*$ 200,000*	$ 425,000
District Wide	Business Development & Promotions	$ 610,000	*$ 75,000*	$ 368,000
District Wide	Removed / Relocated rollover	$ 7,160,000	*$ 1,995,000*	
		$ 27,492,546	*$ 15,717,000*	$ 33,799,819
	ALLOCATION BALANCE			$ (0)

CRA ADVISORY BOARD MEETING OF: August 19, 2026

CONSENT AGENDA

AGENDA ITEM 7.A

SUBJECT:
CRA Advisory Board Meeting Minutes - July 15, 2026

SUMMARY:
See attached minutes.

CRAB RECOMMENDATION:
Approve the July 15, 2026 CRA Advisory Board meeting minutes.

ATTACHMENTS:

Description
• 07-15-26 BB CRAB Meeting Minutes

Minutes of the Community Redevelopment Agency Advisory Board Meeting
Held on July 15, 2026, at 6:00 P.M. In
City Hall Commission Chambers, 100 E. Ocean Avenue
Boynton Beach, Florida

PRESENT:

Angela Troyanowski, Chair
Thomas Isabella, Vice Chair
Kim Kelly
George Feldman
Ron Brito

Amanda Radigan, CRA Deputy Director
Theresa Utterback, Development Services Manager
Bonnie Nicklien, Economic Development Manager

ABSENT:
Deborah Tarca
Alexandria Lopresto

1. Call to Order

Chair Troyanowski called the meeting to order at 6 PM

2. Pledge of Allegiance

The members recited the Pledge of allegiance to the Flag.

3. Roll Call

The Minutes Specialist called the roll. A quorum was present.

4. Agenda Approval

A. Additions, Deletions, Corrections to the Agenda

None

B. Adoption of Agenda

Motion

Mr. Feldman moved to approve the Agenda. Mr. Brito seconded the motion. The motion passed unanimously.

5. Public Comment

None.

6. Administrative

A. CRA Staff Update

A. September CRA Advisory Board Meeting is canceled due to conflicts.

Theresa Utterback, Development Services Director presented Christie Petree who replaced Vicki Curfman.

New member Ron Brito briefly introduced himself. He stated he has lived in Boynton Beach for 40 plus years and he was glad to be involved.

The members briefly introduced themselves to Mr. Brito

7. Consent

A. CRA Advisory Board Meeting Minutes - April 15, 2026

Motion

Ms. Kelly moved to approve the April minutes. Vice Chair Isabella seconded the motion. The motion passed unanimously.

B. CRA Advisory Board Meeting Minutes - June 17, 2026

Motion

Vice Chair Isabella moved to approve the minutes. Ms. Kelly seconded the motion. The motion passed unanimously.

8. Old Business

A. Placemaking Initiatives Assignment

Chair Troyanowski presented the item. She said the Board Members' homework from the last meeting was to review an older presentation of the CRA Redevelopment Plan and bring back ideas for the members to discuss.

Mr. Isabella said he put together a thought which he sent to the Chair, and in accordance with the Sunshine Law, he said he has to send it to the Board Members.

Chair Troyanowski stated he should present his plan at this meeting so it becomes part of the public record and at that point, individual emails can be sent. She said to send the information to Ms. Petree who will distribute it to the members.

Chair Troyanowski said she reviewed the CRA Redevelopment Plan presentation in January 2025, and they did a great job identifying weaknesses within the plan. She noted the plan was very broad, and she thought the Board could pick three or four items or projects they think are important for placemaking and conduct a more in-depth study.

Ms. Kelly said there is so much redevelopment, it is hard to place trees, signage or art anywhere because they won't know what the end result will look like. She suggested focusing on Federal Highway from Ocean Avenue and north and said there is blight. She commented they could try to obtain grants.

Chair Troyanowski agreed and thought focusing on areas not under development would be a better use of their time. She said the Board shines when they research more deeply.

Mr. Feldman asked if they should eliminate the Industrial area, west of I-95 and commented the CRA Board was discussing the MLK Jr., area. He said if they want to proceed expeditiously, it may be better to focus on what the Board is already thinking of. instead of introducing them to something new.

Vice Chair Isabella said after researching and looking at other Florida communities, they should not cast aside the industrial area as it has the potential to be something very special. He said the vision is like the NORA concept in West Palm Beach and his vision encompasses breweries, food production, studios, artisan manufacturing, murals etc. He would like to keep that area.

Mr. Feldman explained when he said he was trying to accomplish something quickly, he meant in two years. He also noted that NORA is run down, it is not well kept and the lighting is poor.

Vice Chair Isabella said he broke down his plans into short-term and long-term goals.

Chair Troyanowski said part of the assignment is both and she noted the Industrial area is an art area.

Mr. Feldman pointed out they have six other areas to work on.

Ms. Kelly noted the Industrial District has a lot of car repair and body shops, and storage, so it looks very cluttered. She said there is such a mix of two different things, it is not really art, and all the land is privately owned.

Mr. Feldman inquired if there are funds to paint their buildings.

Ms. Utterback responded there is funding for paint and the area is in the CRA District. She advised the CRA did fund some revitalization there. She advised they held successful art walks, but the main artist who initiated the event gave it up.

Ms. Kelly stated she had attended those events and parking was an issue. She said the idea was great, but you did not know where to go.

Vice Chair Isabella said if you look at his plan, it would be more of a long term goal. He understood the priorities.

Mr. Feldman suggested they go around to the businesses to paint a wall, or fix a fence, or whatever they can offer, but did not think there was funding. He said taxation was changing and thought short term goals is what the Board would listen to. He commented they should identify the areas they want to work on, and suggested that right now, they think short term.

Chair Troyanowski said they should think beyond the budget and look for partnerships and grants such as a Main Street grant. They could place make one thing in each district.

Vice Chair Isabella said his plan has stages and it would take a long time, but the transformation is real..

Vice Chair Isabella reviewed his presentation as attached to the minutes.

Chair Troyanowski said they are here to handle their assignments and make sure they serve their role. She said they need to refine the presentation and focus the direction of it.

Ms. Petree agreed to email the presentation to the members.

Mr. Feldman suggested using the presentation as a footprint, breaking it down into Districts and use one of the points from Vice Chair Isabella's document.

Chair Troyanowski stated that how the information is communicated is important. She commented that format is important and there is a difference between information and execution, so how they package it and deliver it is important. She noted that it is difficult to plan with redevelopment because they won't know the exact end result, but they could focus on items or ideas for each District as a short term solution She commented there are other ideas and they can tweak the presentation at the next meeting.

Ms. Kelly said not to complicate things and pointed out they are idea making. She suggested, as an example for the downtown and short term, they could address lighting as the park there is very dark. As for benches, due to homeless people, they congregate there. She thought lighting and cleaning up the parking behind her business would be helpful and could be a start in one direction. She stated the awning next to her is ripped and should be addressed, and some developers could work with them.

Ms. Kelly said a lot of businesses are really struggling and suggested they offer a blanket grant to a bundle the CRA Grant packages or tailor grants for new business as opposed to existing businesses. She liked one application for multiple grants.

Ms. Utterback said their website is up to date and the projects and grants are there. She said the CRA has grants for businesses

In response to questions from Vice Chair Isabella, Ms. Nicklien spoke about the Façade Improvement Grants explained the grants are based on a tiered system, and she reviewed the businesses contained in the different tiers and the funding. She stated they reimburse items that are structural. The grants are for new and existing businesses and she explained the grant programs are reviewed every year and will be on the August agenda.

Ms. Kelly inquired when businesses should apply.

Ms. Nicklien said funding is first come first served and on October 1st, new funds will be allocated. She stated she is happy to meet with businesses and review the timelines with them

Chair Troyanowski asked if the CRA had ever applied for a Florida Mainstreet Restoration grant. She said the program focuses on coastal cities to restore historic downtowns and it is a state grant. She noted that Delray, Lake Worth and Pompano have all received it and thought Boynton may qualify. She asked for thoughts on the Heart of Boynton and the Federal Highway Corridor in terms of placemaking.

Ms. Kelly suggested signage coming into the City or downtown.

Mr. Feldman noted FPL has to move poles and the City has to pay for it. He thought underground electric on Ocean or Boynton Beach Boulevard could be of benefit.

Ms. Utterback explained they already started on Boynton Beach Boulevard and a development agreement could require underground lines.

Vice Chair Isabella said he thought they should enhance what the Board is trying to do. As for dealing with the homeless, while he likes benches, lighting and there are effective ways to deal with that and he referenced Palmetto Park.

Chair Troyanowski said the City needs to address homelessness through policy.

There was agreement that next month will be a working session,

Chair Troyanowski said she took notes and will create a presentation to send to Ms. Petree to distribute. She requested the members bring ideas to the meeting.

B. Advisory Board Future Assignments

Chair Troyanowski said at the last meeting, the Board was assigned tasks and noted the Board could also come up with their own ideas, which Ms. Radigan would compile, present to the Board and they would pick which, if any, the Advisory Board should pursue.

Chair Troyanowski said one idea she came up with a quality of place and business attraction study. She said the scope of work would be to assess how the CRA can better leverage quality of place assets to encourage investment, attract complimentary businesses, and strengthen economic development. She asked what their assets were to attract businesses, and take inventory, and the deliverable is an assessment of quality of life assets, what they can improve on, what they like and don't like, conduct a competitive analysis of neighboring communities, recommendations for marketing placemaking business recruitment priorities and a final report with implementation.

Mr. Feldman said he liked the business relocation program and wondered if they have brochures, because they have an idea of the types of businesses they want and where they would be located if they are going to help with the commercial relocation program.

Chair Troyanowski said they are not working on anything unless the Board tells them to, but the Board can give ideas about possible assignments. She said the Board should come up with five or six things, put together a scope of work and deliverable, and then the Board can say yes or no to what to work on. She said they can come back at the next meeting to work on this as some board members were not present.

Mr. Feldman had previously offered to work on connectivity from Congress Avenue to the Downtown and he asked if that was finalized.

Chair Troyanowski said it was a task he offered to study, but he could change his mind.

Mr. Feldman said he also liked the relocation and he would work on connectivity, but he inquired if it included transportation.

Chair Troyanowsksi recalled Mr. Feldman was working on bringing more people east and thought it included transportation.

Chair Troyanowski said members should submit ideas, title, scope, deliverables, and send them to Ms. Petree. The Board will review them and they can send it to Ms. Radigan who will review them and present their ideas to the Board.

Vice Chair Isabella said besides the park enhancements, he will develop a long-term plan for the industrial area.

Mr. Brito said he would wait until next month to submit an idea and the information.

9. New Business

A. Consideration of Registration to Attend the Florida Redevelopment Association 2026 Annual Conference on October 20-23, 2026 in Charlotte Harbor, Florida

Chair Troyanowski presented the item and said last year the Board was allotted spots to attend the conference which was held locally. She said she attended last year and it was very informative. They were able to collaborate with other CRAs and see how CRA Boards function. She requested the members check their dates on their calendar.

Ms. Nicklien said two members could attend and that she will also need a decision at the July meeting.

Vice Chair Isabella inquired why the September CRA Board meeting was cancelled and learned it was due to the Budget Hearings.

Chair Troyanowski noted that last year they reviewed the budget and she would like to review it again.

10. Future Agenda Items

Chair Troyanowski noted she would like a quarterly update.

11. Adjournment

Motion

Vice Chair Isabella moved to adjourn. Ms. Kelly seconded the motion. The motion passed unanimously. The meeting was adjourned at 7:15 p.m.

Catherine Cherry
Minutes Specialist

Cherry-Guberman, Catherine

From: Petree, Christie
Sent: Thursday, July 16, 2026 8:29 AM
To: Cherry-Guberman, Catherine
Subject: Fw: CRA visioning/redevelopment plan.

Good Morning!

Here is the presentation that was spoken about at last night's CRA Advisory Board meeting.

Christie Petree
CRA Administrative Coordinator
City of Boynton Beach
100 E. Ocean Ave. | Boynton Beach, Florida 33435
PetreeJ@bbfl.us | https://www.boyntonbeachcra.com

BOYNTON BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

America's Gateway to the Gulf Stream

Please be advised that Florida has a broad public records law, and all correspondence to me via email may be subject to disclosure. Under Florida law, email addresses are public records. Therefore, your email communication and your email address may be subject to public disclosure

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From: Thomas Isabella <tei1973@hotmail.com>
Sent: Wednesday, July 15, 2026 18:08
To: Petree, Christie <PetreeJ@bbfl.us>
Subject: Fwd: CRA visioning/redevelopment plan.

This Message Is From an Untrusted Sender
You have not previously corresponded with this sender.

Sent from my iPhone

Begin forwarded message:

From: Thomas Isabella <tei1973@hotmail.com>
Date: July 15, 2026 at 2:25:22 PM EDT

To: Amanda Radigan <RadiganA@bbfl.us>
Subject: Fwd: CRA visioning/redevelopment plan.

Hi Amanda, can you forward to Dan and Andrew.

Thanks Tommy Isabella
Sent from my iPhone

Begin forwarded message:

> **From:** Thomas Isabella <tei1973@hotmail.com>
> **Date:** July 14, 2026 at 8:32:36 PM EDT
> **To:** Angela Troyanowski <troyanowski.angela@gmail.com>
> **Subject: Fwd: CRA visioning/redevelopment plan.**
>
> FYI
> Sent from my iPad
>
> Begin forwarded message:
>
> > **From:** Thomas Isabella <tei1973@hotmail.com>
> > **Date:** June 30, 2026 at 5:34:56 PM EDT
> > **To:** Thomas Isabella <tei1973@hotmail.com>
> > **Cc:** Thomas Isabella <tei1973@hotmail.com>
> > **Subject: CRA visioning/redevelopment plan.**
> >
> > Each of the districts encompassing the CRA should have its own recognizable character while contributing to a unified Boynton experience.
> >
> > Downtown- theme civic living room
> > Marina district-waterfront adventure
> > Industrial district-maker and innovation district
> > Historic neighborhoods- heritage and culture
> > Gateway corridors- green mobility and public art.
> >
> > Downtown Boynton- transform downtown into palm beach county's most walkable neighborhood.
> > Placemaking ideas - convert selected streets into flexible spaces that can become pedestrian plazas during evenings and weekends. Examples - DelrayBeach Atlantic Avenue, Winter Garden downtown festivals
> > Adaptation- monthly street markets, outdoor dining expansion, art fairs, live music.
> >
> > Outdoor living rooms-install movable seating, shade sails, public tables, Wi-Fi, swings. Example West Palm Beach Waterfront public places.
> > Interactive Art- musical installations, interactive lighting,

Linear parks- convert excess right of way into walking trails, rain gardens, bike amenities, exercise stations
Example- Fort Lauderdale complete streets projects.

Temporary Placemaking the possible projects below create visible change quickly.
Painted intersections, pop up parks, outdoor movie nights, seasonal lighting, food truck villages, weekend marker markets, temporary murals, new urbanism .
Examples- St. Petersburg, Orlando, Delray Beach

Successful Florida Placemaking examples-
West Palm Beach- climatis street and waterfront
Delray Beach - Atlantic Avenue
St. Petersburg- murals and arts districts
Winter garden- historic downtown
Fort Pierce- waterfront revitalization
Ocala- downtown square
Tampa- riverwalk
Lakeland - downtown streetscape

Signature boynton beach initiatives- living streets, art in motion, lagoon to downtown trial, neighborhood Placemaking grants, waterfront discovery loop, historic boynton trail, shade first initiative (expansion of tree canopy, cooling infrastructure, seating, shade structures to improve comfort year-round.

Many successful Florida Placemaking projects share common characteristics, they prioritize walkability, year-round activities, local identity and incremental implementation rather than relying solely on large capital projects. Should showcase Boynton's coastal setting, diverse neighborhoods, and emerging downtown. Waterfront improvements should strengthen physical and visual connections to downtown, while historic neighborhoods can build pride through storytelling and cultural heritage initiatives. Many quicker, cheaper projects such as pop-up plazas , streetscape improvements, and community art can demonstrate success early, build public support. A coordinated branding strategy, common design standards, and an annual calendar of events would help tie the individual districts together while allowing each to maintain a distinct identity that contributes to the overall vision of the boynton beach CRA.

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murals, history tours.
Example St. Petersburg mural program.

Pocket Parks- concert vacant parcels into mini parks (Forest Park in dire need of pocket park), food truck courts, community gardens, play spaces.

Marina District- goal is to become South Florida's most accessible neighborhood waterfront.
Placemaking ideas- waterfront promenade
Continuous walking experience with- overlooks, hammocks, kayak launches, fishing decks, public art.
Examples Fort Pierce waterfront, Stuart Riverwalk
Celebrate marine identity through- educational signage, boat building demonstrations, seafood festivals, maritime heritage exhibits. Example, Cortez fishing village.

Water play- interactive splash areas
Example west palm beach waterfront.

Industrial/Commerce area- instead of hiding industry, celebrate it.
Vision- maker district- breweries, artisan manufacturing, food production, studios
Example- Orlando packing district, tampa warehouse development districts
Ideas- open studio nights, industrial murals, food incubator, fabrication showcases.

Historic neighborhoods- celebrate Boynton history.
Install QR codes, oral histories, historical markers, neighborhood identity signs.
Example- Pensacola historic districts.

Front porch program- grants for porch improvements, native landscaping, decorative fencing, all of the above create neighborhood pride.

Cultural Heritage Trail- walking routes highlighting historic homes, churches, schools, civil rights history
Example- Eatonville heritage initiatives

Gateway corridors- transform roads into memorable entrances.
Features- landscaping, lighting, public art, signature signage, banners.
Examples- Coral Gables gateways
Lakeland corridor beautification.

CRA ADVISORY BOARD MEETING OF: August 19, 2026

OLD BUSINESS

AGENDA ITEM 8.A

SUBJECT:
Consideration of Registration to Attend the Florida Redevelopment Association 2026 Annual Conference on October 20-23, 2026 in Charlotte Harbor, Florida

SUMMARY:
The Florida Redevelopment Association (FRA) is our agency's statewide professional organization operating under the Florida League of Cities. This year's annual conference will be held on October 20-23, at the Sunseeker Resort in Charlotte Harbor, Florida. The conference provides valuable information to staff and board members on CRA related issues, best practices, programs and legislative updates.

Registration information is available on the FRA's website: https://redevelopment.net/2025-annual-conference/

CRA Advisory Board Member Attendance Policy :
The CRA Board established a policy during Fiscal Year 2016-2017 that only two members of the CRAB are permitted to attend the FRA Annual Conference per fiscal year and the CRA will only reimburse the cost of the conference registration fee and hotel (see Attachment I).

On June 9, 2026, the CRA Board approved the travel of two CRA Advisory Board members.

FISCAL IMPACT:
Fiscal Year 2026-2027 Budget, General Fund, Line Item 01-51010-225

CRAB RECOMMENDATION:
CRAB Board member attendance to be determined based on discussion.

ATTACHMENTS:

Description
• Attachment I - August 2017 CRA Board Minutes

It was noted the vote was to accept the rankings and start negotiations with Centennial and go before the CRA Advisory Board and come back to the Board in September.

It was noted the SAIL application is due October 5 to the Florida Housing Finance Agency. Centennial would need contract and site plan approval form filled out and verification of utilities. The Advisory Board could review the presentation next week and before the regular September CRA meeting. The members discussed if they were awarded the 4% SAIL, if they could apply for the 9%, however, the timeline is Centennial would have to accept the SAIL if awarded. Vice Chair Katz favored seeking the 9% first and if that failed, the opportunity for CRA financing this year as the option. Ms. Romelus agreed as did Mr. Casello. There was consensus to apply for the 9% and then discuss the non-competitive bids after the 9% application which is due in early September.

Mr. Simon asked if there was any interest to move forward with acquisition by Centennial while they are going through the non-competitive application. Chair Grant wanted the CRA Advisory Board to review it because they have a little bit more time if they do not get 9%. If they do not receive the 9% credits, they could still apply for the 4% credits. Mr. McCray requested a copy of who voted for what and learned it could be obtained via public records request. There was agreement for the Advisory Board to review the proposal and come back in September to finalize negotiations.

VI. New Business

A. Discussion and Consideration of CRA Advisory Board Attendance at the 2017 Florida Redevelopment Conference

Mr. Simon explained the budget allows for funding for travel to the above. Last year several members of the Advisory Board attended the conference. Due to information and deadlines for registrations, staff understood the Advisory Board members were approved. Last year, the CRA Board wanted to approve attendance for the next Conference. This year, the Conference is October 17th through October 20th. Mr. Casello asked if it was legal for CRA Advisory Board members to attend and learned it was and other elected officials who are not part of the Board attended. It was a Board decision. He suggested members that did not go last year attend. Attorney Rosamell suggested issuing a public notice the advisory board members would attend.

Mr. McCray asked about this because this is the only advisory board that was sending its members to a conference. No other Board does so. He noted legal indicated it was as long as it is okay. Chair Grant favored paying the registration and conference, but not the mileage and meals. He thought there was a learning aspect and perhaps the Chair of other advisory boards, if there is a conference, they receive reimbursement for the lodging and registration.

David Katz, 67 Midwood Lane, objected to the allocation last year. He noted Vice Chair Katz questioned it last year and Mr. Casello agreed with Vice Chair Katz comments. Chair Gant was concerned about the responsibility to the taxpayers. Commissioner Romelus believed education and a conference would yield a better product. Mr. Katz explained as the Chair of the Planning and Development Board, he calls the member beforehand and recommends they go to staff and ask questions. The CRA has a Director and Assistant Director that could provide the same information without the cost if they attended and advise the advisory board members about the conference. If all seven advisory board members attended, it would cost $8,400. Mr. Katz pointed out last year members of the Planning and Development Board attended a conference in Palm Springs and paid $25 each. The members did not get reimbursed and he did not support reimbursement as they are volunteering, The backup for the prior item was not provided to the public and staff had informed him it was against the Florida statute. He thought Statute 163 was specific about what CRA tax money can be spent on and advised it was for Board members and it never mentions an advisory board. He hoped it would not result in ethics complaints noting the CRA Advisory Board is not quasi-judicial. He thought it was not right to send the advisory board members on a trip with taxpayer funds. If may be legal, but it may not be right. He read a passage from James Madison "I cannot undertake to lay my finger on that article of the constitution which granted a right to Congress of expending on objects of benevolence the money of their constituents." Mr. Katz thought it was unwarranted.

No public comments were received.

Vice Chair Katz agreed it opens a slippery slope and there is no one more important than another. He thought someone could go and convey information and obtain materials and resources to provide an education locally. He agreed with Mr. Katz' comments. If he supported the request, he would send the liaison for any advisory board if there is a worthwhile learning event.

Ms. Romelus favored sending three members and asked how many Board members are going to the conference in October. Mr. McCray responded he had not made his decision. She thought no one was going and thought if there were funds allocated and if individuals attended and brought information back, it would be helpful. The Advisory Board is asked to review things that are high level. She thought the advisory Board can rotate attendance, if CRA board members are not going. She noted Linda Cross attends every CRA meeting and thought she should attend. Ms. Romelus attended the conference last year and she learned a lot. They are volunteers. If none of the CRA Board members are going, she thought the offer should be extended to the Advisory Board. They will have a benefit.

Mr. McCray noted Mr. Pollack, Vice Chair of the Advisory Board was present.

Chair Grant looked up the quote from Madison and said it was different because it was about spending tax dollars to help French refugees from the Haitian revolution from

Wikipedia. He was aware City Boards have community support funds. He thought part of the new way of government is helping the community and he thought a report should be given. Last year, Linda Cross, the CRA Advisory Board Chair provided a report. He favored limiting the conference to two members and the CRA AB can decide who would go. Mr. Casello thought a rotating basis would be appropriate with the first choice of who to send be someone who has attended in the past. Just lodging and conference expenses would be paid. Mr. Pollack advised most of the Board works and they need months in advance to schedule attending in October. He thought it was a good idea and two people should go. They could learn and come back.

There was consensus to limit the conference to two persons and to limit the cost to conference fees and lodging. Vice Chair Katz favored a cap at $1,200 and they could reimburse for lodging. Chair Grant liked the registration and the lodging, not mileage or meals. Commissioner McCray did not approve of it. Mr. Casello was fine with the registration and lodging. Ms. Romelus was also fine with the discussion.

Chair Grant requested a motion to allow two members of the CRA Advisory Board with funding allowed for lodging and registration. This would become a policy so the do not have to return to the Board for approval next year

Motion

Commissioner Romelus moved to approve. Mr. Casello seconded the motion that passed 4-1 *(Commissioner McCray dissenting.)*

VII. Adjournment

Motion

Ms. Romelus moved to adjourn. Mr. McCray seconded the motion that unanimously passed. The meeting was adjourned at 9:56 p.m.

Catherine Cherry

Catherine Cherry
Minutes Specialist

CRA ADVISORY BOARD MEETING OF: August 19, 2026

OLD BUSINESS

AGENDA ITEM 8.B

SUBJECT:
Placemaking Initiatives Assignment

SUMMARY:

Background:

The Boynton Beach CRA recognizes the importance of placemaking as a tool to enhance community identity, improve public spaces, support local businesses, and create memorable experiences for residents and visitors. Placemaking can take many forms, including public art, wayfinding, gateway features, interactive installations, temporary activations, landscaping enhancements, lighting, cultural programming, and other creative improvements that contribute to a sense of place.

The BBCRA is comprised of six unique redevelopment districts:

- Boynton Beach Boulevard District
- Cultural District
- Downtown District
- Federal Highway District
- Heart of Boynton District
- Industrial Craft District

Each district has its own distinct character, opportunities, and vision as outlined in the BBCRA 2016 Community Redevelopment Plan.

Assignment:

CRA Advisory Board members are requested to review the six redevelopment districts and

identify placemaking initiatives that could enhance the unique identity and vision of each area. Members are encouraged to consider both short-term and long-term opportunities, including projects that may be implemented through partnerships, grant funding, sponsorships, temporary installations, or capital improvements.

Board members should consider successful placemaking examples from other communities and evaluate how similar concepts could be adapted to Boynton Beach.

Board members are encouraged to review the BBCRA 2016 Community Redevelopment Plan, research successful placemaking initiatives implemented in other communities, and evaluate how similar concepts or new ones could be adapted to support the vision and goals of the CRA's six redevelopment districts.

The Advisory Board will compile its recommendations and present them to the CRA Board at a future meeting for consideration and discussion.

CRAB RECOMMENDATION:
To be determined.

CRA ADVISORY BOARD MEETING OF: August 19, 2026

OLD BUSINESS

AGENDA ITEM 8.C

SUBJECT:
Advisory Board Future Assignments

SUMMARY:

At the June 9, 2026 Community Redevelopment Agency (CRA) Board Meeting, the CRA Board approved a motion authorizing the CRA Advisory Board (CRAB) to discuss and develop ideas related to future programming initiatives, redevelopment projects, economic development strategies, and other opportunities that may benefit the CRA area.

The CRA Advisory Board serves an important role in providing community-based input and recommendations to the CRA Board. By drawing upon the diverse backgrounds, experiences, and perspectives of its members, the Advisory Board can help identify innovative ideas and opportunities that support the goals and objectives of the Community Redevelopment Plan.

CRAB RECOMMENDATION:
To be determined.