CRA Advisory Board Meeting
Wednesday, October 21, 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.** CRA Advisory Board Meeting Minutes - August 19, 2026
7. **Old Business**
   - **A.** Placemaking Initiatives Assignment
   - **B.** Advisory Board Future Assignments
8. **New Business**
9. **Future Agenda Items**
10. **Adjournment**

NOTICE

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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: October 21, 2026

ADMINISTRATIVE

AGENDA ITEM 6.A

SUBJECT:
CRA Advisory Board Meeting Minutes - August 19, 2026

SUMMARY:
See attached minutes.

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

ATTACHMENTS:

Description
• 08-19-2026 BB CRAB Meeting Minutes.pdf

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

1. Call to Order

Chair Troyanowski called the meeting to order at 6:01 PM.

2. Pledge of Allegiance

Chair Troyanowski asked the board to stand for the Pledge of Allegiance.

3. Roll Call

Members Present:
Angela Troyanowski (Chair)
Ron Brito
George Feldman
Kim Kelly *(arrived at 6:09 PM and left at 6:32 PM)*
Deborah Tarca

Members Absent:
Thomas Isabella
Alexandria Lopresto

Staff:
Bonnie Nicklien, Economic Development Director
Christie Petree, Administrative Coordinator

Other:
Kathy Maxwell, Prototype-Inc.

4. Agenda Approval

A. Additions, Deletions, Corrections to the Agenda

None.

B. Adoption of Agenda

Motion:

Mr. Feldman moved to adopt the agenda as presented. Ms. Tarca seconded the motion. In a voice vote, the motion passed unanimously.

5. Public Comment

None.

6. Administrative

A. Presentation of the Proposed Fiscal Year 2026-2027 Project Fund Budget

Chair Troyanowski explained that each year the board reviews the proposed budget and provides any input or feedback deemed appropriate. She noted that the CRA's annual budget is comprised of three funds: the General Fund, the Debt Service Fund, and the Project Fund, and that the board mainly focuses on the Project Fund. She asked if members had any feedback regarding the Project Fund.

Bonnie Nicklien, Economic Development Director, advised that the item was presented for informational purposes only and that the board had not directed the advisory board to provide feedback at this time. She responded to board members' questions, clarifying that the proposed budget was first presented to the CRA Board at its July meeting and would go to final adoption by the CRA and City Commission at their September meeting. Chair Troyanowski noted that a prior-year recommendation from the advisory board regarding marketing funds had been reflected in the final budget.

Ms. Nicklien announced that the September CRA Advisory Board meeting was canceled due to a scheduling conflict with the City Commission and CRA Board meetings, and that the board would resume in October. The next meeting is scheduled for October 2026.

7. Consent Agenda

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

Motion:

Mr. Feldman moved to approve the July 15, 2026, minutes as presented. Mr. Brito seconded the motion. In a voice vote, the motion passed unanimously.

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

Chair Troyanowski announced that two spaces were available for advisory board members to attend the conference. Ms. Nicklien advised that the CRA would cover the cost of the registration fee and hotel, and that additional expenses such as mileage or meals would not be included.

Chair Troyanowski noted that, at the last meeting, Vice Chair Isabella had expressed interest in attending.

Discussion ensued regarding who would be interested in attending.

Following discussion, there was consensus that Chair Troyanowski and Vice Chair Isabella would attend the conference. Should a member who was not in attendance at this meeting wish to attend, substitutions could be made, and staff would follow up with members individually.

B. Placemaking Initiatives Assigment

Chair Troyanowski stated that this was an ongoing initiative the board had discussed over the last several meetings. She summarized the assignment for members new to the board, explaining that the advisory board was tasked with identifying placemaking priorities for all six districts and reporting back to the CRA Board. She noted that she had been compiling members' thoughts and ideas into a working presentation titled "Six Districts, Six Identities, One Boynton Beach," organized around the recurring themes of visibility, wayfinding, walkability, and comfort.

Mr. Feldman reviewed his input on connectivity, describing it as the full ecosystem that makes a downtown easy to reach, navigate, and enjoy. He highlighted concepts including shuttle loops and microtransit, a downtown mobile app or web map with parking and wayfinding information, free public Wi-Fi, event-based programming and push notifications, digital kiosks, rideshare partnerships, improved lighting and walking corridors, and a "car-light" visitor experience. He also suggested using existing poles for Wi-Fi and ambient music to add vitality to the downtown area.

As Chair Troyanowski proceeded through the presentation, members provided comments and suggestions for each district:

- **Boynton Beach Boulevard:** Board members discussed establishing a clear visual identity and gateway signage, and leveraging the recently acquired 13 parcels to make the corridor a destination. Ms. Nicklien confirmed that landscaping, including trees and greenery, was funded in a later cycle and expected in the near future.

- **Cultural District:** Board members discussed activating the civic core when events are not occurring, noting that the CRA can no longer host events under Florida law but may conduct business activations. Concepts included temporary use permitting, as modeled by West Palm Beach, shade and game tables, pop-up wellness classes such as yoga or Tai Chi, movie nights, and scheduled programming published on the city website.

- **Downtown:** Board members discussed treating downtown and the marina as a connected "living room," prioritizing flexible streets and a visible connection to the waterfront. The board also discussed piloting a "living street" weekend on Fourth Street once nearby construction is complete, and recalled that a prior street closure had been discontinued due to business and parking concerns.

- **Federal Highway:** Board members discussed transforming the corridor into a place with defined nodes, gateways, and business clusters, referencing Complete Streets guidelines. Pedestrian safety was emphasized, particularly improved lighting and crosswalks to make crossing Federal Highway more comfortable between downtown and the marina. Ms. Nicklien noted a Federal Highway Streetscape Improvement

Project in the budget.

- **Heart of Boynton:** Board members discussed preserving the neighborhood's character and history through pedestrian and commercial connections, distinct wayfinding signage, and heritage storytelling (referencing Eatonville as an example). The board noted the existing Residential Improvement Grant Program and a potential partnership with the Historic Preservation Board.

- **Industrial Craft:** Board members discussed celebrating local industry by revisiting the former industrial art walks, with concepts such as open studio nights, a "Made in Boynton" identity, and improved parking and wayfinding. The board also discussed the Good Day Market relocating to 129 East Ocean Avenue as an example of community-forward, temporary-use programming.

After extensive discussion, there was consensus for Chair Troyanowski to incorporate members' feedback from this meeting into the presentation and bring it back to the board in October to finalize, with the goal of presenting to the CRA Board at its November meeting. Once updated, Administrative Coordinator Christie Petree will forward the presentation, along with Mr. Feldman's connectivity document, to members for review and additional comments.

C. Advisory Board Future Assignments

Chair Troyanowski explained that the board was also tasked with proposing future assignments to work on. She suggested that Mr. Feldman's connectivity input could become its own assignment, and that it would be incorporated as a dedicated section of the placemaking presentation.

Ms. Tarca suggested selecting a park to further utilize and promote through activities and programming.

Chair Troyanowski proposed the assignment be titled "Evaluation of CRA Parks," with a scope of assessing how the CRA parks are currently being utilized, and deliverables that would recommend how each park could be enhanced for better activation and to benefit surrounding areas.

Ms. Tarca will draft the assignment using the outlined format and send it to Ms. Petree to forward to members for review and discussion at the next meeting.

Chair Troyanowski also shared a concept for a "Quality of Place and Business Attraction" study and encouraged members to bring additional project ideas to the next meeting.

9. New Business

None.

10. Future Agenda Items

None.

11. Adjournment

Motion:

Mr. Feldman moved to adjourn the meeting at 7:22 PM. Ms. Tarca seconded the motion. In a voice vote, the motion passed unanimously.

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CRA ADVISORY BOARD MEETING OF: October 21, 2026

OLD BUSINESS

AGENDA ITEM 7.A

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: October 21, 2026

OLD BUSINESS

AGENDA ITEM 7.B

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.

At their August 19, 2026 meeting the CRA Advisory Board had consensus to look at the following assignments:

- Evaluation of CRA Parks
- Quality of Place and Business Attraction

At their October 20, 2026 meeting, the CRA Board will review and approve the new assignments for the CRA Advisory Board. Once approved, the CRA Advisory Board will begin their research.

CRAB RECOMMENDATION:
To be determined.
