



FINANCIAL & ANNUAL REPORT FISCAL YEAR 2017-18



2017- 2018
CRA Board Members

Chair
Steven B. Grant

Vice Chair
Christina Romelus

Board Members
Mack McCray
Justin Katz
Joe Casello

2017-2018
CRA Advisory
Board Members

Chair
Linda Cross

Vice Chair
Robert Pollock

Board Members
Dr. James DeVoursney
Allan Hendricks
Rick Maharajh
Anthony Barber
Thomas Murphy, Jr.



Steven B. Grant, Board Chair

A MESSAGE FROM THE CRA CHAIR Redevelopment Works

“Change is going to happen, and we can change for a better Boynton Beach.”

The Boynton Beach Community Redevelopment Agency (“CRA”) and the City of Boynton Beach (“City”) moved forward with the largest redevelopment catalyst in Boynton Beach’s history, the Town Square Redevelopment Project. The CRA and City celebrated the first milestone of the project with the demolition of the civic center building, followed by the old library, city hall, fire station and police station. Following the CRA’s acquisition of the Congregational Church property located at 115 N. Federal Highway for \$3 million, the City’s library was literally “on the move” with the relocation for use as the temporary site, saving the City over half a million dollars.

The CRA’s practice of creating affordable living and homeownership opportunities without displacement continues to be a priority for the Agency. Evidence of this priority is through our ongoing relationship with Habitat for Humanity of South Palm Beach County for the construction of single-family homes in the Heart of Boynton Beach District as well as through our Non-Profit Grant Program, which enabled them construct new homes and rehabilitate existing owner occupied homes within in the neighborhood. Finally, the CRA entered into a Purchase and Development Agreement with Centennial Management Corporation for the construction of a new multi-family rental complex named the Ocean Breeze East Apartments. Along with the CRA’s financial contribution, in July 2018 the project was awarded over \$20 million of funding from the Florida Housing Finance Corporation’s competitive 9% Low Income Housing Tax Credit Program.

During this fiscal year, we began several significant community improvement projects, designed with extensive involvement from the community. These include the start of the Sara Sims Park and Cemetery renovations and the Model Block Project’s NW 11th Avenue infrastructure improvements to assist traffic at Poinciana Elementary School. Furthermore, the CRA issued two Request for Proposals and Developer Qualifications (RFP/RFQ) for the Cottage District Infill Housing site and the Martin Luther King Jr. Boulevard Corridor area involving CRA owned land assemblages for future development projects which will include affordable and workforce housing components.

The Palm Beach Transportation Planning Agency’s Local Initiative Grant, totaling over \$2.2 million, was awarded to the CRA’s and City’s Boynton Beach Boulevard Complete Streets application. The CRA also received \$73,550 in grant funding from the Solid Waste Authority Blighted and Distressed Property Clean-up and Beautification Grant Program to assist in the roof replacement of the Historic Woman’s Club of Boynton Beach. Next, the CRA was able to utilize over \$500,000 of its own funds to assist local businesses through our Economic Development Grant Program resulting in the opening of several downtown restaurants, one of which was included on Yelp’s Top 50 Places to Eat in Palm Beach 2018. These restaurant businesses are Driftwood, That’s Amore Pizzeria, Boss Tacos, Banana Boat, and Marina Café. Other businesses assisted by the CRA’s grants include professional engineering and architectural offices, a daycare, musical stringed instrument store, and a pet memorial service facility.

An extension of this economic development activity is evident in the CRA’s stewardship of the Boynton Harbor Marina, one of the few remaining publicly owned commercial marinas. The marketing and promotion of the marina businesses has elevated it to a regional recreational and entertainment destination. Even with the CRA’s success during this past year, the CRA is aware that it must continue to keep diversity and equity on the radar screen, when designing public spaces, housing types, businesses, and modes of transportation – because change for the better does not happen automatically. With the assistance of the CRA, Boynton Beach will change for the better because together we can accomplish more.

Steven B. Grant
Board Chair, Boynton Beach Community Redevelopment Agency
Mayor, City of Boynton Beach



Christina Romelus
Vice Chair



Joe Casello
Board Member



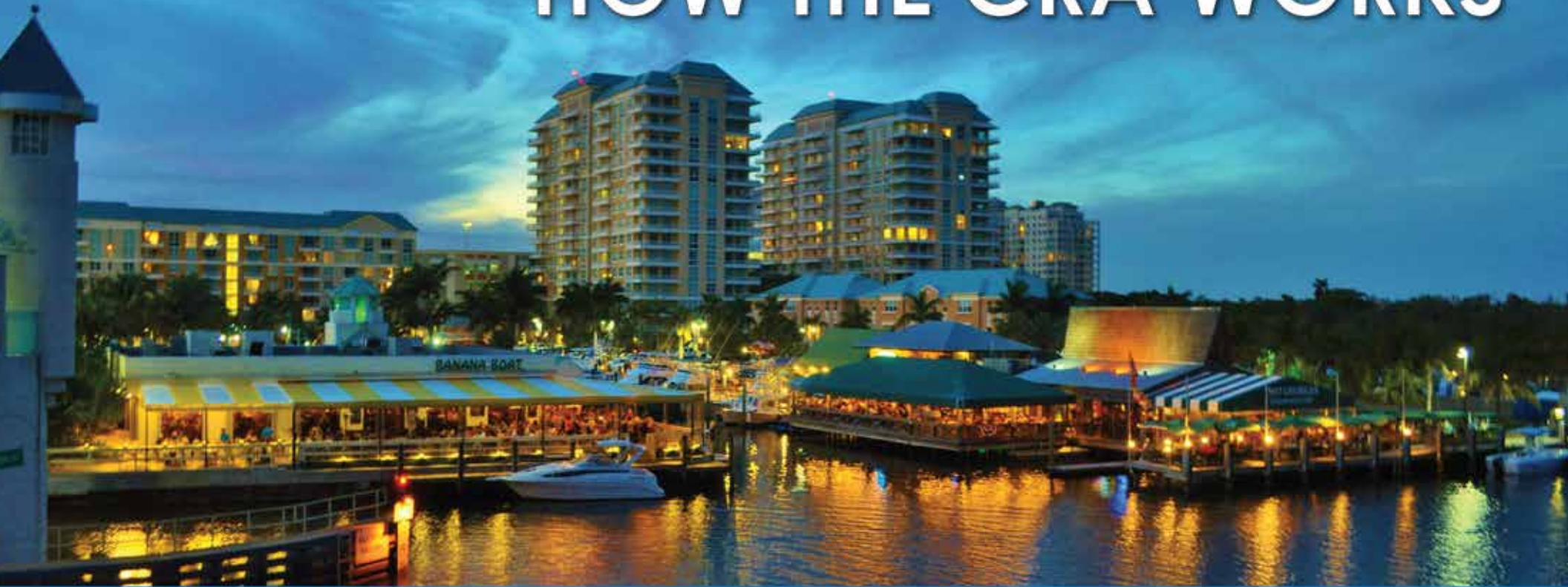
Justin Katz
Board Member



Mack McCray
Board Member



HOW THE CRA WORKS



MISSION STATEMENT The Boynton Beach Community Redevelopment Agency (CRA) serves the community by guiding redevelopment activities, such as affordable housing, free special events and small business funding programs, that create a vibrant downtown core and revitalized neighborhoods within the Agency's District comprised of 1,650 acres along the eastern edge of the City of Boynton Beach.

Local governments created Community Redevelopment Agencies (CRA) to revitalize targeted areas that have been neglected or forgotten, resulting in slum and blight. They breathe new life into communities through projects such as roadway and utility improvements, historic preservation, business development and property improvement grants, and neighborhood parks. The agencies are financed through tax increment funding from the counties and/or cities, which captures existing property tax revenue, not an additional tax, from property value increases in a designated area – increases that are the result of effective redevelopment and financial reinvestment. It is used to leverage public funds to stimulate redevelopment activity in the targeted area without raising taxes.

The Boynton Beach CRA is responsible for developing and implementing projects through the Community Redevelopment Plan within the CRA boundaries, in the eastern corridor of the City of Boynton Beach. The Plan includes the overall goals for redevelopment in the area, as well as identifying the potential projects planned for the area. The redevelopment plan is a living document that can be updated to meet the changing needs within the Community Redevelopment District.

CRA's work for Florida's communities. When a CRA uses the tools provided under the existing statutory regulations to reinvest and guide revitalization, it provides the building blocks and incentives for other stakeholders to join the process. The end result is a more vibrant, livable, and healthy community for all its residents.

BOYNTON BEACH CRA FINANCIAL SUMMARY

The Boynton Beach CRA is a quasi-governmental, Special District operating under Title XI, Chapter 163, Part III of the Florida Statutes. The agency's annual financial operations run on a fiscal year calendar beginning on October 1st and ending on September 30th of each year.

The agency is funded through tax increment revenue. Properties located within the boundaries of the CRA district do not pay any additional property taxes; rather, a portion of the annual City and County property taxes collected are transferred to the CRA. The greater the increase in taxable property values over the CRA's base year (1982), the larger the incremental increase in revenue transferred to the CRA. Other sources of funding for redevelopment activities include the issuance of taxable and nontaxable bonds, marina revenue, and grants.

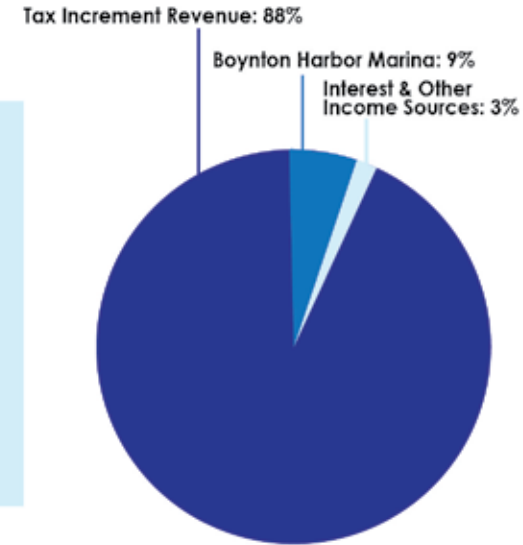
The CRA's annual budget is comprised of three accounting funds; 1) the General Fund which contains the administrative, general operation, insurances, property maintenance and marina related items; and 2) the Project Fund which contains all of the capital projects, development projects, property acquisitions, local business grant programs and promotional events, tax increment funding incentive agreements as well as the Neighborhood Officer Program; and 3) the Debt Service Fund which contains the CRA's financial debt obligations and encumbrances such as bond repayments.

The Boynton Beach CRA's tax increment revenue for the fiscal year 2017-2018 budget increased by 10.2% or \$1.2 million to approximately \$11.8 million. This resulted primarily from: increased property values by 8.4 % within the CRA district from residential, multi-family, condominiums, and commercial properties. For the tenth year in a row the CRA has received a clean audit for the financial operations of the agency for fiscal year 2017-2018.

As the CRA District continues to see positive economic growth and the agency itself continues to reinvest funding into capital projects that enhance the overall district, prioritizing expenditures and longer range financial planning becomes even more important.

REVENUES

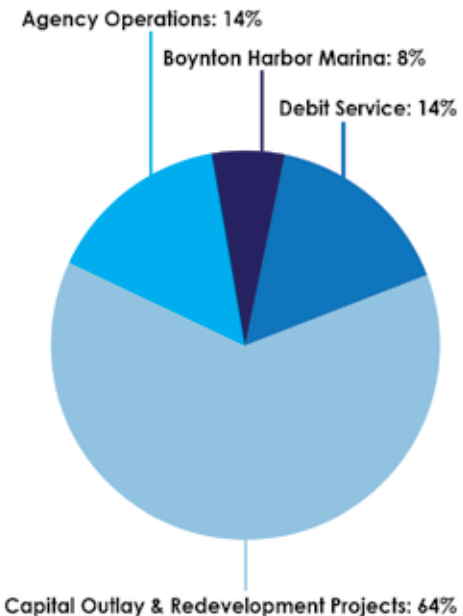
Tax Increment Revenue	\$11,776,329	88%
Boynton Harbor Marina	\$ 1,267,068	9%
Interest & Other Income Sources	\$ 335,124	3%
TOTAL REVENUES	\$13,378,521	100%



EXPENDITURES

Agency Operations	\$2,049,528	14%
Debt Service - Annual	\$2,138,786	14%
Boynton Harbor Marina	\$1,157,884	8%
*Capital Outlay & Redevelopment Projects	\$9,681,225	64%
TOTAL EXPENDITURES	\$15,027,423	100%

*\$9,681,225 represents FY 17-18 expenses & rollover expenses from FY 16-17



Financials as of September 30, 2018

ASSETS & LIABILITIES

Total Assets	\$36,838,835	Total Liabilities	\$15,779,721
--------------	--------------	-------------------	--------------

PROJECT FUND ALLOCATIONS

CRA PROJECT FUND SPREADSHEET FISCAL YEAR 2017- 2018

Boynton Beach CRA's Project Fund budget for FY 2017-2018 totaled \$10,006,620. The following table reflects the financial breakdown of the Project Fund as of October 1, 2017:

Town Square Project	\$ 2,500,000
Ocean Breeze East	\$ 551,000
Sara Sims Park	\$ 600,000
MLK Corridor Redevelopment	\$ 1,200,000
Model Block	\$ 360,670
US1 Corridor Project	\$ 125,000
Property Acquisition	\$ 766,435
Cottage District Project	\$ 70,000
Woman's Club-Capital Improvements/Renovations	\$ 200,000
Site Work & Demolition	\$ 73,957
Business Incubator Programs	\$ 125,000
Economic Development	\$ 519,158
Professional Services	\$ 564,400
Neighborhood Policing Unit	\$ 372,000
Special Events	\$ 578,000
Marketing/ Business Assistance	\$ 121,000
Housing Rehab Program	\$ 50,000
Direct Incentive Funding Agreements (DIFA)	\$ 1,230,000
Total	\$10,006,620

BOYNTON BEACH CRA ASSESSED PROPERTY VALUES & TIF REVENUE

	Property Tax Assessed Values within the CRA District	Percentage (%) of Change	Tax Increment Revenue (TIR) used for CRA Budget	Percentage (%) of Change
FY 2004-2005	\$ 631,521,600	79.1%	\$ 3,871,616	
FY 2008-2009	\$ 1,131,010,840	-21.1%	\$ 8,159,941	110.8%
FY 2013-2014	\$ 892,694,842	9%	\$ 7,022,119	-13.9%
FY 2017-2018	\$ 1,290,612,142	44.6%	\$ 11,461,518	63.2%



BOYNTON HARBOR MARINA



Since the completion of the Boynton Harbor Marina in January 2017, the Marina has quickly become the destination for downtown Boynton Beach with its spectacular waterfront dining and water activities including fishing charters, boat rentals, scuba diving, and jet-ski rentals. New businesses such as Bailey Blend and Marina Cafe have also opened in the marina district due to its walk-ability and convenience for residents, while Two Georges and Banana Boat continue to anchor the waterfront dining scene. With the future development of Town Square and other projects coming to the scene, the Boynton Beach CRA anticipates more retail and restaurants in the Downtown District which will further enhance the destination that is the Boynton Harbor Marina.

FISCAL YEAR 2017-2018

HARBOR MASTER BUILDING, FUEL DOCK & MARINA SLIPS FINANCIAL SUMMARY

The CRA currently owns nineteen marina slips.

- Seventeen slips are rented to commercial marine businesses
- Dockage rates are \$19 per linear vessel foot plus utilities
- Annual slip income totaled \$124,957

The Boynton Harbor Marina Fuel Dock is a Certified ValvTect Marina carrying both "Non - Ethanol" Marine Gasoline & Marine Diesel with Bioguard Plus 6.

- Annual fuel sales were \$1,138,743
- 233,089 gallons of gasoline were sold for a total of \$929,866
- 76,135 gallons of diesel was sold for a total of \$208,877

To maintain the marina structures and grounds, the following costs were allocated during the budget year.

- Landscape Maintenance \$23,167

COMMERCIAL MARINA BUSINESSES

Chip's Ahoy Charter
561-436-1417
chipsahoycharter.com

Miller Time Fishing Charters
561-732-3597
millertimefishing.com

Splashdown Divers
561-736-0712
splashdowndivers.com

Gulfstream Boat Club
561-865-7797
gulfstreamboatclub.com

Boynton Beach Jet Ski Rentals
561-588-3111
www.jetskipalmbeach.com

Great Day Sport Fishing
561-732-1980
greatdaysportfishing.com

Seamist III Drift Fishing
561-732-9974
seamist3.com

Starfish Enterprise
561-212-2954
starfishscuba.com

Boynton Beach Boat Rentals
561-585-8721
irentboat.com

Limbo Charters
561-735-1433
limbocharters.com

Ham'r time Fishing charters
561-685-1207
hamertimefishing.com

Loggerhead Enterprise
561-588-8686
loggerheadcharters.com

Underwater Explorers
561-577-3326
diveboyntonbeach.com

Intracoastal Jet Ski Rentals
561-735-0612
wavejumpers.com


MARINA MARKETING



**Boynton
Harbor
Marina**

BOYNTON BEACH CRA
CATCHBOYNTON.COM

Boynton Beach
ENJOY THE COASTAL LIFE



FISHING · DIVING · DINING · BOATING · VALVTECT FUEL

BOYNTON BEACH CRA | **Boynton Harbor Marina**
CATCHBOYNTON.COM | SHIP STORE & FUEL INFORMATION: 561-735-7955

The Fiscal Year 2017-18 marina marketing campaign "Enjoy the Coastal Life" began with a focus on the Boynton Harbor Marina businesses located in the heart of the Downtown District. Identified as the eastern anchor of the City's downtown core, and the only south county public marina, the visual elements of the campaign captured the essence of the lifestyle of Boynton Beach while supporting the small businesses. The marketing campaign works as a catalyst for long term growth by supporting the broader vision of delivering and communicating value for the purpose of attracting new residents, visitors, and businesses to downtown Boynton Beach.

MARINA MARKETING CAMPAIGN "ENJOY THE COASTAL LIFE"

- Social media posts and digital displays
- Discover the Palm Beaches Magazine ad & website presence
- Delray Newspaper and Boca Newspaper print ads
- Neighborhood News ads print and digital ads
- Coastal Angler print and digital ads
- Florida Sport Fishing print ads
- Marina Life print ads and website presence
- Waterway Guide print ads and website presence
- Sun Sentinel Gateway Gazette newspaper print ads
- Street pole banners installed in the surrounding areas of the marina
- Street signs installed around the city during the summer months
- Video ad campaign for Movies in the Park and social media - 2-minute video promoting the business and increasing the number of visits to the area creating a positive economic impact

MARINA DESTINATION PLACE-MAKING

Hundreds of spectators flocked to the Boynton Harbor Marina for prime viewing of the 46th Annual Boynton Beach & Delray Beach Holiday Boat Parade. The event, which was co-funded by the City of Delray Beach, featured thirty-eight festively decorated vessels and was the premier holiday attraction for the marina. Each year, on the night of the parade, Banana Boat and Two Georges Waterfront Restaurant receive an influx of customers who are vying for a waterfront seat that will provide an up close view of the colorful flotilla. It is estimated that more than 20,000 people viewed the parade which illuminated the Intracoastal Waterways between Lantana and Delray Beach.

BOYNTON BEACH & DELRAY BEACH HOLIDAY BOAT PARADE





WORKFORCE & AFFORDABLE

OCEAN BREEZE EAST APARTMENTS

The CRA continued their mission to redevelop the vacant 4.4 acre site into a quality designed and well managed affordable multi-family rental apartment complex within the Heart of Boynton District. It looks like our persistence has paid off.

As the result of a Request for Proposal and Developer's Qualifications (RFP/RFQ) solicitation process, the CRA Board selected the for-profit affordable housing developer from Miami Lakes, Centennial Management Corp. in August 2017 to purchase and redevelop the site into the long awaited and much needed Ocean Breeze East Apartments. The urban infill rental housing project will consist of a 123 unit affordable multi-family rental apartments, recreational amenities, upgraded landscaping, and associated parking, in addition to about 990 square feet of "flex space".

The key to this project's success was Centennial's experience and ability to apply for and be awarded project funding, approximately \$2,070,000 in annual funding for ten years from the Florida Housing Finance Corporation (FHFC) and its 9% Low Income Housing Tax Credit Program. The CRA assisted financially by selling the land at below appraised value and partnering with the City of Boynton Beach to provide \$567,500 as a local government funding match. The collaboration between the Boynton Beach CRA, Centennial Management Corp, FHFC, and the City of Boynton Beach, will result in providing the community with new affordable rental units and estimated monthly rents of \$392 to \$782 for a one bedroom, \$469 to \$937 for a two bedroom, and \$535 to \$1,075 for a three bedroom unit. It is anticipated that this project will break ground in August 2019 with project completion in Fall 2020.

PROJECT
COMPLETION
FALL 2020

BOYNTON BEACH CRA

THE BOYNTON BEACH CRA CONTINUES TO WORK CLOSELY WITH HABITAT ON SEVERAL AFFORDABLE HOUSING PROJECTS WHICH IS A KEY COMPONENT FOR NEIGHBORHOOD REVITALIZATION.



HABITAT FOR HUMANITY HOMES

Habitat for Humanity received a \$40,000 grant from the Boynton Beach CRA to assist with their Door to Sustainability Project which provides new affordable housing and the maintenance of existing housing within the CRA District. Specifically, the grant funding was used to assist in the construction of four new housing units located at 123 & 127 NE 12th Avenue and Villas A & B located at 1118 NE 2nd Street. A portion of the funds were also used for six Neighborhood Revitalization projects which includes maintenance and repairs from pressure cleaning, painting, landscaping to critical repairs such as roof repair/replacement, installation of hurricane impact windows/doors and accessibility ramps. Lastly, with the funding Habitat was able to provide educational workshops for life skills and homeowner maintenance

NW 11th Avenue: The Model Block Project has been an ongoing partnership between the City of Boynton Beach, the Boynton Beach CRA, the Boynton Beach Faith Based CDC, and Habitat for Humanity. In 2018, the CRA contributed funding to the road improvements and underground utilities on NW 11th Avenue for the second phase of the Model Block Project. Six homes were completed on NW 10th Avenue and with the roadway improvements on NW 11th Avenue beginning in early 2018 construction of ten single family homes on NW 11th Avenue are scheduled to begin in the Summer of 2019.

310 NE 11th Avenue: In March 2018 the Olyce Family took possession of their 1,435 square foot single family home which was built through Habitat for Humanity on a lot donated by the Boynton Beach CRA.

HOUSING PROJECTS



COTTAGE DISTRICT INFILL HOUSING REDEVELOPMENT PROJECT

In Spring 2018, the Boynton Beach CRA issued a Request for Proposals and Developer Qualifications (RFP/RFQ) to solicit interest for the redevelopment of the CRA owned vacant parcels located on N. Seacrest Boulevard between NE 4th and NE 5th Avenues, known as the Cottage District Infill Housing Redevelopment Project. Of the three Proposals submitted, the CRA Board spent Fall 2018 negotiating the details of the project's site plans and financing strategies. Due to various shortcomings with each proposal, the CRA Board terminated negotiations with the first ranked Proposer in September 2018 as well as the second ranked Proposer in March 2019.

Conceptual project site plans propose construction of approximately 30-34 new single family housing units. The units will be built using energy efficient components, an attractive architectural design, quality construction, a green space/park, community streetscape and pedestrian elements consistent with the requirements of the CRA's 2016 Boynton Beach Community Redevelopment Plan.

Moving forward, the goal of the Boynton Beach CRA staff and the City of Boynton Beach Utility Department is to use the next 18 months to two years to address the infrastructure elements, financial impact, and other site development criteria surrounding the project site.

REDEVELOPMENT PROJECTS

CRA PARTNERSHIP PROJECTS



TOWN SQUARE

The 16.5 acre Town Square site is a Public Private Partnership (P3) Mixed Use Project was identified as an important catalyst in the redevelopment of both the Cultural and Boynton Beach Boulevard Districts. The project includes the adaptive-reuse of the historic Boynton Beach High School into a cultural/community center, a new City Hall and Library, fire station, urban park, an amphitheater, and public open spaces, as well as private sector residential and retail spaces, and a hotel.

The Boynton Beach CRA provided \$2,100,000 in funding for the project as part of their Fiscal Year 2016-17 for the project through an Interlocal Agreement (ILA) with the City. In September 2017, as part of the Fiscal Year 2017-18 Budget, the CRA amended the ILA to provide an additional \$2,500,000 for eligible costs associated with the High School renovation and the overall project. E2L Real Estate Solutions, the project's private development partner, worked closely with CRA and City staff throughout the permitting process for the interior improvements of the historic Boynton Beach High School in early 2018 as well as the design drawings for the fire station, City Hall and Library, and district energy facility to power the overall project. Master Plan approval for the project was approved by the CRA Board and City Commission in March 2018 and financing was secured in August 2018.

Construction activities for the Town Square project started on September 17, 2018 with the demolition of the civic center building. Kompan, Inc. was also hired shortly thereafter as the playground consultant in September of 2018 for the redesign of the Children's Museum playground and expanded new urban park near the historic Children's Museum and High School.

Additionally, the private sector mixed-use components were also being developed for the site plan approval process. It is anticipated that the High School renovation will be completed by the end of Summer 2019 and all public buildings and associated parking will be completed within two years.





500 OCEAN

In February 2018 the Boynton Beach CRA celebrated the completion of the 500 Ocean Mixed-Use development located at 101 S. Federal Highway, Boynton Beach, FL 33435. What was once a 4.5 acre vacant lot and eyesore to the community has now become a vibrant work, live, dine, shop & play development featuring 341 luxury apartments and approximately 20,000 square feet of retail and office space. As of February 2019, three tenant spaces totaling approximately 6,600 square feet are in permitting to activate the retail space along E. Ocean Avenue. Residents and patrons alike will soon be able to dine under the covered terrace at PIO PIO, a Latin themed restaurant and bar, enjoy being pampered at E&C's Beauty Salon Experience or getting a manicure at Oxygenix Nail Lounge. As the retail spaces become occupied, the CRA Economic Development grant dollars will be hard at work assisting applicants to complete their renovations. Once fully occupied, the 500 Ocean retail space will be another example of how the BBCRA is committed to activating vacant commercial space in order to create a vibrant downtown core.

"By far the greatest and most admirable form of wisdom is that need to plan and beautify cities and human communities." — Socrates



MLK JR. BOULEVARD CORRIDOR

On June 18, 2019 the Boynton Beach CRA issued a Request for Proposals and Developer Qualifications (RFP/RFQ) for a development project utilizing the CRA owned properties along Martin Luther King Jr. Boulevard corridor between N. Seacrest Boulevard and Federal Highway in the Heart of Boynton District. The CRA identified incentives such as land, direct or indirect funding, design or site plan assistance, infrastructure support and partnerships to private sector developer to make the desired redevelopment project more attractive and financially feasible. The CRA received two development proposals and at their February 12, 2019 meeting, the CRA Board selected Centennial Management Corporation (CMC) to begin negotiations for a development agreement. In their proposal, CMC 's project consists of 124 affordable multi-family rental apartments, 7,000 square feet of retail space, 3,250 square feet of covered commercial open space, leasing office-clubhouse, as well as future home ownership opportunities. As this proposed project progresses, the CRA and the CMC development team are committed to revitalizing the corridor using the vibrant culture of the Heart of Boynton as inspiration as well as public input from various community meetings.



HISTORIC PRESERVATION

HISTORIC BOYNTON BEACH HIGH SCHOOL

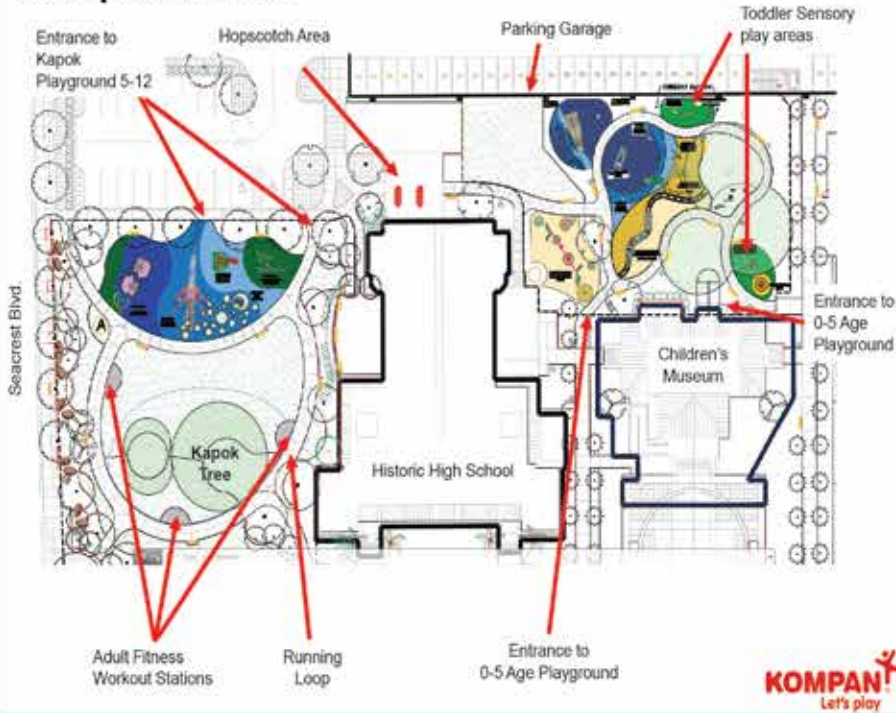
The CRA contributed \$2.5 million in FY 2017-18 to the adaptive re-use of the two-story 28,181 square foot historic Boynton Beach High School building into a multi-use community and cultural event venue. The project consisted of two phases, renovation of the exterior building shell and interior improvements. Phase One which consisted of demolition and removal of all hazardous materials as well as substantial rehabilitation of the exterior building components were completed in Spring 2018. Phase Two started in May 2018 and included permitting and interior improvements to provide for multi-media and pottery rooms, art/dance studios, gallery and classroom spaces, offices, a catering kitchen, and a 588-person auditorium which could accommodate multiple functions such as theater or live musical performances, conferences, banquets, and art & trade shows. The completion of the project in the summer of 2019 will give new life to an iconic building which has been such an important part of the City's heritage.



SCHOOLHOUSE CHILDREN'S MUSEUM PLAYGROUND REDEVELOPMENT

As part of the Town Square project, the children's playground will be redeveloped as an urban park. Acting as a funding public partner in the Town Square redevelopment, the CRA participated in the planning and placemaking process to ensure the transformation of the existing playground will complement the historical character of the adjacent historic Schoolhouse Children's Museum and Historic Boynton Beach High School and enhance the public space. As a result of the August 24, 2017 Town Square Open Space/Public Art Workshop, the new park design will incorporate some of the iconic elements of the old playground into a new "uniquely Boynton" interactive and inclusive recreational area for all ages. The overall park design will consist of an area for children under five, an area for children up to 12 years old, and a separate area with adult fitness stations. Local historical and regional influences such as the beloved Kapok tree, marine life, and nautical features will be strategically placed throughout the park to educate, introduce, and engage visitors in a healthier lifestyle. In September 2018, Kompan, Inc. was selected as the playground consultant through an RFP process to design and install the playground and exercise equipment for the park. Initial conceptual site plan and thematic equipment designs were presented to the community on December 5, 2018. The playground equipment resembling colorful sea and land animals and plants that can be found in South Florida, a train, and a pirate ship drew positive responses from the public. Comments from that meeting will again be considered in the final design which is anticipated to be completed in FY 2018-19.

Conceptual Site Plan



"Preservation is simply having the good sense to hold onto things that are well designed, that link us with our past in a meaningful way and that have plenty of good use left in them." -Richard Moe, *National Trust For Historic Preservation*

HISTORIC WOMAN'S CLUB

When the CRA purchased the Historic Woman's Club of Boynton Beach in 2017 it was with the knowledge that it was in need of improvements and renovations. The first project that needed to be addressed was the replacement of the authentic barrel tile roof and balcony floorings. The CRA, along with funding from the Solid Waste Authority Grant, began the roof and balcony replacement in August of 2018. Improvements also included structural repairs on the interior beams. Substantial completion of the roof project is scheduled for February 2019. Ongoing capital improvements are scheduled throughout 2019 so that it can be reopened to the public for civic activities, social events, family gatherings and other special events.



COMMUNITY PLANNING & INVESTMENT

SARA SIMS PARK & CEMETERY RENOVATION PROJECT



The scope of services for the 8.2 acre Sara Sims Park and Cemetery Renovation Project has been developed jointly by City and CRA staff, building on the preliminary conceptual design by Wantman Group, Inc. and information gathered through CRA organized community meetings in December 2017 and surveys results gathered in the summer of 2017. In January 2018, the CRA hired Kimley-Horn and Associates, Inc. (KHA) for engineering services from design through construction while the City served as the general contractor for some of the work. This partnership provided opportunities for local subcontractors to participate to build capacity and wealth within the community.

Crime Prevention Through Environmental Design (CPTED) standards and other security features such as cameras will be incorporated into the park as well as electrical power and water service designed to accommodate a 30'x30' space for a future amphitheater. Construction started in September of 2018 with the demolition of the old bathroom building. It is estimated that the project will be completed by June of 2019 for the community to enjoy just in time for the summer break. The CRA contributed \$716,600 of the \$1.35 million dollar for the design and construction of the project.

SARA SIMS PARK IMPROVEMENTS

- Three 12' x 14' small pavilions
- One 25' x 25' large pavilion, with a hose bib, picnic table, grills, and waste receptacle
- New restroom building near the playground
- Site lighting
- Benches
- New parking
- New walkways or fitness paths & decorative concrete pavement
- Landscaping & irrigation
- Cell phone charging station
- Signage, additional waste receptacles, & decorative aluminum fencing



115 N. FEDERAL HIGHWAY

Boynton Beach Library Temporary Relocation

The property located at 115 N. Federal Highway and the associated property located at 501 NE 1st Avenue were purchased by the CRA on May 14, 2018. While currently acting as the temporary home for the Boynton Beach Library during the construction of the Town Square Project, this property is an important component in the future redevelopment of the downtown core due to its location. Adding to the redevelopment appeal is that these parcels can be combined with the City owned parking lot parcel adjacent to the site. The subject property is located within the Downtown District of the CRA Redevelopment Plan and lies within the Central Business District (CBD) zoning category as well as the Transit Oriented Development (TOD) area and the Mixed Use High land use designation.

The property may be considered for a variety of redevelopment purposes such as a future mixed-use development project with a public parking garage or some other use as determined by the CRA Board once the Library moves into its permanent home in Town Square.

BOYNTON BEACH BOULEVARD CORRIDOR BEAUTIFICATION PROJECT

The beautification of the East Boynton Beach Boulevard (BBB) Corridor from US1 to I-95 is a necessity to physically transform the entrance to the City's commercial core to a more livable downtown. The improvements would support the community's vision for a more complete street at the most significant commercial corridor and the City's namesake.

In March 2018, CRA and City staff, with the assistance of the CRA's engineering consultant, Kimley-Horn and Associates, Inc. submitted a grant application for the Palm Beach Transportation Planning Agency's (PBCTPA) Local Initiative (LI) Grant Program. The purpose of this grant program is to help advance the completion of lower-cost, non-regionally significant transportation projects.



BOYNTON BEACH BLVD. IMPROVEMENTS

- An artistic gateway feature
- Widened sidewalks with a unique wave pattern which would echo the nautical/oceanic themes prevalent in Boynton.
- Decorative lighting & enhanced landscaping
- Accommodations for bicycles & mass transit
- Mid-block pedestrian crossing to ensure a more pedestrian friendly environment

In September 2018, the CRA's and City's BBB application was awarded \$2,232,414 in funding for this complete street project, which implements Smart Growth principles by incorporating traffic calming measures and accommodating various modes of transportation in the roadway design. The grant funds will pay for the basic roadway construction costs with the City and CRA paying for the streetscape enhancements above and beyond the basic elements such as the decorative pavement and lighting. Construction funding availability for our successful 2018 applications will be July 2023.



N.W. 11TH AVENUE

The Boynton Beach CRA and the City of Boynton Beach have collaborated on the land acquisition and roadway improvements for the Model Block project since 2012 and continued this partnership in FY 2017-18. Located within the Heart of Boynton District and the Poinciana Gardens neighborhood within the block between NW 10th and NW 11th Avenues, the Model Block project consists of the development of 16 new single-family homes and infrastructure improvements within the NW 11th Avenue right-of-way. Six homes have been built by Habitat for Humanity of South Palm Beach County (HFHSPBC) and the Boynton Beach Faith Based Community Development Corporation (CDC) along the south portion of the block. Kimley-Horn & Associates, Inc. was hired by the CRA to design roadway, utility, and pedestrian improvements and provide construction administration for the project. Once the design process is completed, the City takes over the management of the bidding and construction activities. The following events occurred in FY 2017-18 in preparation for the construction of the remaining single-family homes fronting on NW 11th Avenue:

- March 13, 2018 - CRA transferred three of its properties to the City to streamline the development of the remaining lots
- May 15, 2018 - R & D Paving, LLC was hired by the City for the NW 11th Avenue improvements
- June 2018 – The CRA also committed \$350,000 to the NW 11th Avenue improvements through an Interlocal Agreement (ILA) with the City on June 5, 2018
- Spring 2019 – Anticipated completion date for the NW 11th Avenue infrastructure improvements

DOWNTOWN REDEVELOPMENT PROJECTS



- 1** **TOWN SQUARE**
- 460 APARTMENTS
 - COMMERCIAL SPACE
 - 120 ROOM HOTEL
 - CITY HALL & LIBRARY
 - FIRE STATION
 - AMPHITHEATER
 - CULTURAL COMMUNITY CENTER



- 2** **VILLAGES AT EAST OCEAN**
- 366 APARTMENTS
 - COMMERCIAL SPACE



- 3** **CASA COSTA**
- 395 CONDOMINIUMS
 - COMMERCIAL SPACE



- 4** **OCEAN ONE**
- 231 APARTMENTS
 - COMMERCIAL SPACE



- 5** **MARINA VILLAGE**
- 338 CONDOMINIUMS
 - COMMERCIAL SPACE



- 6** **500 OCEAN**
- 341 APARTMENTS
 - COMMERCIAL SPACE
 - OFFICE SPACE



- 7** **THE CLUB OF BOYNTON BEACH ASSISTED LIVING**



- 8** **ONE BOYNTON**
- 494 APARTMENTS
 - COMMERCIAL SPACE



- 9** **RIVERWALK**
- 326 APARTMENTS
 - COMMERCIAL SPACE

SOLID WASTE AUTHORITY GRANT



In November 9, 2017, CRA staff submitted a grant application in the amount of \$73,550.75 for the 2018 SWA's Blighted and Distressed Property Clean-up and Beautification Grant Program (BDPCBGP). The grant activities include \$16,424.25 for the asbestos abatement and demolition of a deteriorating building located at 1110 N. Federal Highway, \$6,699.50 for the replacement of landscaping materials damaged by Hurricane Irma at the Boynton Harbor Marina, and \$50,427 for the roof replacement at the Historic Woman's Club of Boynton Beach, an original Addison Mizner building on the National Register of Historic Places. The estimated cost of the activities originally submitted for the grant application is \$414,930.25. The SWA grant award of \$73,550.75 helped to offset the unanticipated costs so that the critical repairs may be done to prevent further damage to the historic structure and blighted conditions in the neighborhood. This is a great example of how public agencies with common goals can do more together than what each can do alone.

NEIGHBORHOOD OFFICER PROGRAM

The Neighborhood Officer Program was created to assist in reducing crime, disorder, and improving the quality of life within historically blighted neighborhoods where it requires the development of productive and meaningful relationships between the citizens and the police department. After three years of success, the Boynton Beach CRA continues to budget monies to fund the NOP as it has proven to help develop relationships which transform the confines of ordinary policing activities and instead focuses upon building sustainable partnerships within the community. Below are some of the accomplishments and activities for the Neighborhood Officer Program in the three years since inception of the program.

"The only effective way to reduce and prevent crime is to balance enforcement measures with targeted, effective and innovative policing initiatives." - Sergeant Henry Diehl, Boynton Beach Police Department

- Read with a Cop Program
- Palm Beach Post recognition for crime reduction in FY 2018
- Assist with the Back-to-School/Health Fair at St. John's Church
- Feeding the community in partnership with Food Bank
- Mentor Program at Galaxy & Poinciana Elementary Schools
- Mentor children in Cub Scout Pack #243
- Facilitate the back-to-school book bag give-away
- Distribute food in the community in partnership with Farm Share
- Facilitate Early Child Leadership Collaborative Meetings
- Attend all CRA-related events
- Assist with the Habitat for Humanity Home Dedications
- Attend Healthier Boynton Caregiver meetings
- Attend meetings in the Heart of Boynton



ECONOMIC DEVELOPMENT GRANTS

\$ 492,401
GRANT DOLLARS AWARDED

35
GRANTS

\$2,637,357
PRIVATE FUNDS MATCHED

Another successful year of operation! The Boynton Beach CRA's Economic Development Grant Programs assisted 12 new businesses, adding over 18,900 square feet of new retail, restaurant, and professional office space to the District. Additionally, five existing businesses were able to expand and/or make façade improvements totaling just over 18,400 square feet of commercial space. These grants, which act as 50% matching, reimbursable grants, continue to further the CRA's mission to activate vacant commercial space, assist businesses, create jobs, and develop a vibrant downtown.

RESTAURANT RECIPIENTS

That's Amore Pizzeria	\$40,601
Driftwood	\$27,705
Marina Café	\$22,200
Wakey, Wakey Eggs & Bakey	\$65,800
Banana Boat	\$86,170

OFFICE, RETAIL & INDUSTRIAL SPACE RECIPIENTS

Beacon Consulting Engineers	\$10,800
Alexis Knight Architects	\$10,200
Stretch Zone	\$10,800
By Cycle	\$10,800
Fashion Shoppes Boutique	\$ 1,110
Music Strings	\$ 8,400
Home Racer	\$10,800
Bruno's Auto Body & Paint	\$22,340
E. Ocean Mural	\$ 1,750
South Florida Marine	\$66,500

SPECIALTY BUSINESS RECIPIENTS

Monarch Pet Memorial	\$ 62,751
The King's Learning Center	\$ 35,174

\$181,274
Commercial
Interior Build-Out
Grant Program

\$140,855
Commercial
Façade Improvement
Grant Program

\$129,501
Commercial
Rent Reimbursement
Grant Program

\$40,771
Commercial
Construction Permit
Grant Program

For more information on the CRA Economic Development Grant Programs visit our website at CatchBoynton.com or contact Bonnie Nicklien, the Administrative Services and Grant Manager at 561-600-9090 or nicklienb@bbfl.us.



BEFORE



AFTER

**BANANA
BOAT
INTERIOR
BUILD-OUT**



BEFORE



AFTER

**MARINA CAFE
INTERIOR
BUILD-OUT**



BEFORE



AFTER

**MONARCH
COMMERCIAL
FACADE**

BUSINESS PROMOTION & COMMUNITY BUILDING PROGRAMS



HOLIDAY TREE LIGHTING & CONCERT

Festive holiday décor and twinkling lights illuminated East Ocean Avenue, as it was transformed into a winter wonderland for the 47th Annual Boynton Beach Holiday Tree Lighting and Concert. The cultural enhancement event was the perfect kick-off to the holiday season with the lighting of a 50-foot holiday tree, which was complimented by displays of a giant Menorah and Kwanzaa Kinara. Holiday cheer filled the air as approximately 3,000 community guests laughed, danced, played, and enjoyed the offerings of the event which featured live music, children's activities, local vendors, and photo opportunities with Santa Claus and other jovial characters. The food court featured a variety of tasty options, including food offerings from four local CRA District restaurants – Hurricane Alley's Chowder Truck, Troy's Bar-Be-Que, Tijuana Flats, and the Boardwalk Italian Ice & Creamery – which were part of the business development component to promote and showcase the offerings of area merchants.



MLK CELEBRATION OF UNITY

The CRA hosted the 3rd Annual MLK Celebration of Unity to honor the life and legacy of Dr. Martin Luther King, Jr. The community event which celebrated the diversity of the city's population was held in the Heart of Boynton District at the Carolyn Sims Center. Guest speakers spoke on the importance of peace and unity in the community, as well as how to fortify Dr. King's vision for justice and equality through intentional acts of kindness. The free celebration also included live music, children's activities, and a selection of food and beverages from local vendors.

MOVIES IN THE PARK

On the first Friday of each month, between October and June, the Ocean Avenue Amphitheater was transformed into an outdoor theater for Movies in the Park, a free event series that showcased a variety of classic and newly released movies. Prior to the screening of the feature films, event patrons viewed business development videos that were produced by the CRA that spotlighted local CRA Area businesses. In an effort to encourage patronage of the featured businesses, moviegoers were entered into a free drawing to win gift certificates and special offers to the highlighted merchants.



BLARNEY BASH

The 4th Annual Boynton Beach Blarney Bash business development event drew approximately 3,500 guests to the City's Downtown District to celebrate St. Patrick's Day. This family-friendly event featured a variety of live entertainment, such as Celtic music and Irish dance performances, Irish cuisine, and festive costumed characters clad in green. Police personnel from the CRA funded Neighborhood Officer Program (NOP), were onsite to engage patrons and provide information about their community initiatives.

MUSIC ON THE ROCKS

The Music on the Rocks concert series took place on the third Friday of the month between October and June. This free, family-friendly event was a hit with residents of all ages and attracted thousands of visitors to the City's Downtown District for a free concert under the stars. Guests were encouraged to bring lawn chairs and a picnic to the Ocean Avenue Amphitheater, to enjoy musical styling from some of South Florida's most popular bands.



BOYNTON BEACH HAUNTED PIRATE FEST & MERMAID SPLASH

Each year the Boynton Beach Haunted Pirate Fest & Mermaid Splash, which is the CRA's signature business development event, continues to grow in popularity and reputation. The 6th annual event attracted upwards of 60,000 visitors to the City's Downtown. At its core, the festival showcases the primary initiative of the CRA's Business Promotions and Events Department; to create unique activations that attract patrons to the CRA Area while providing local merchants with an opportunity to showcase their products and services. Festival attendees were encouraged to partake in a fun and engaging treasure hunt, which put them in direct contact with 15 local CRA Area businesses that were showcased at the event.

SOCIAL MEDIA OUTREACH PROGRAM

"Social media is ideal for small business like us because advertising is so expensive and unaffordable."
 - Amanda Johnson, co-owner of Amanda James Boutique Art Gallery

Social media is rapidly changing the way companies market and promote their businesses. This wave of interactive technology has transformed our knowledge of day-to-day communication and business operations. Small businesses are unable to compete with the national brands who are interacting with customers more than ever on social media.

Recognizing that need, the Boynton Beach CRA developed a Social Media Outreach Program (SMOP.) This program is free of charge to businesses located within the CRA boundaries. SMOP aids in supplementing businesses' marketing efforts, and provides an understanding of how social media may be used to customize strategies for business promotion to increase customer engagement through a professional online identity. SMOP has assisted businesses by offering one-on-one training and group classes.

Not only does the program educate small business owners on how to engage the younger and tech-savvy audience, but also allows businesses to connect with each other through the BBCRA's social media resources to bring awareness to the community of the goods and services that are available within the Boynton Beach CRA Area.

REVIEWS



"My husband and I went here a couple weeks ago and absolutely loved the place. Dena was so friendly as was her mom and the food was amazing! We both can't wait to get back there and love supporting small businesses in our community. Highly recommend it!!!"



"I'd like to order the chocolate cake... I could pick up at 2 on 2/14."



ENGAGEMENT



RETENTION

AMANDA
JAMES
GALLERY



"It's a must! You have to stop in every time you are in town because this shop just keeps evolving! It has a life of its own. Beautiful and inspirational!"



SOCIAL MEDIA FOR SMALL BUSINESS



There are **3.4 billion** active social media users



\$3.3 billion was earned through social media shopping by the top 500 retailers



81% of all small and medium businesses use some kind of social media platform



S.M.O.P. for Mom & Pops

Assisting local businesses in navigating social media as a marketing platform

Source: <http://www.brandwatch.com>

AWARDS & RECOGNITIONS



THE FLORIDA REDEVELOPMENT ASSOCIATION (FRA) 2018 ROY F. KENZIE AWARDS FOR OUTSTANDING REDEVELOPMENT ACHIEVEMENTS

The FRA presents awards annually to projects that exhibit the best practices in Florida redevelopment over the past year. The FRA awards committee carefully selected the winners from over 60 entries from CRAs throughout the state.



THE BOYNTON BEACH CRA RECEIVED TWO FRA ROY F. KENZIE AWARDS



The FFEA awards program recognized members' innovation, individuality, and creative collaboration. A total of 140 events with 400 applications of their materials were submitted for consideration.

THE BOYNTON BEACH CRA RECEIVED TWELVE FFEA/SUNSATONAL AWARDS

1ST PLACE

Best Social Media Campaign

Haunted Pirate Fest & Mermaid Splash

Best Facebook Campaign

Haunted Pirate Fest & Mermaid Splash

Best Event Photo

Holiday Tree Lighting & Concert

Best Outdoor Banner

Haunted Pirate Fest & Mermaid Splash

2ND PLACE

Best PR / Media Campaign

Haunted Pirate Fest & Mermaid Splash

Best Promotional Poster

Holiday Tree Lighting & Concert

3RD PLACE

Annual Report Event Recap / Annual Report

Best Stage Banners

Blarney Bash

Best Radio Ad

Haunted Pirate Fest & Mermaid Splash

Best Promotional Item (Flask)

Haunted Pirate Fest & Mermaid Splash

Best Stage Back Drop

MLK Celebration of Unity

Best Outdoor Signage (4x4 street sign)

Holiday Boat Parade



IFEA recognizes outstanding accomplishments and top quality creative, promotional, operational and community outreach programs and marketing materials from agencies around the world.

THE BOYNTON BEACH CRA RECEIVED SEVENTEEN IFEA HAAS & WILKERSON PINNACLE AWARDS

GOLD

Best Radio Promotion

Haunted Pirate Fest & Mermaid Splash

Best Single Newspaper Display Ad

Haunted Pirate Fest & Mermaid Splash

Best Event Promotional Photograph

Haunted Pirate Fest & Mermaid Splash

Best Give-Away Item (Flask)

Haunted Pirate Fest & Mermaid Splash

SILVER

Best Single Newspaper Display Ad

MLK Celebration of Unity

Best Outdoor Billboard

MLK Celebration of Unity

Best Single Digital/Social Ad

Holiday Boat Parade

Best Miscellaneous Printed Materials

Haunted Pirate Fest & Mermaid Splash

Best Ad Series

Haunted Pirate Fest & Mermaid Splash

Best Event Promotional Photograph

Haunted Pirate Fest & Mermaid Splash

Best Outdoor Billboard

Haunted Pirate Fest & Mermaid Splash

BRONZE

Best Single Newspaper Ad

Holiday Boat Parade

Best Promotional Poster

Holiday Tree Lighting & Concert

Tie Best Event Promotional Photograph

Holiday Tree Lighting & Concert

Best Event Video Promotion

Blarney Bash

Best Event Program Event Map/Schedule

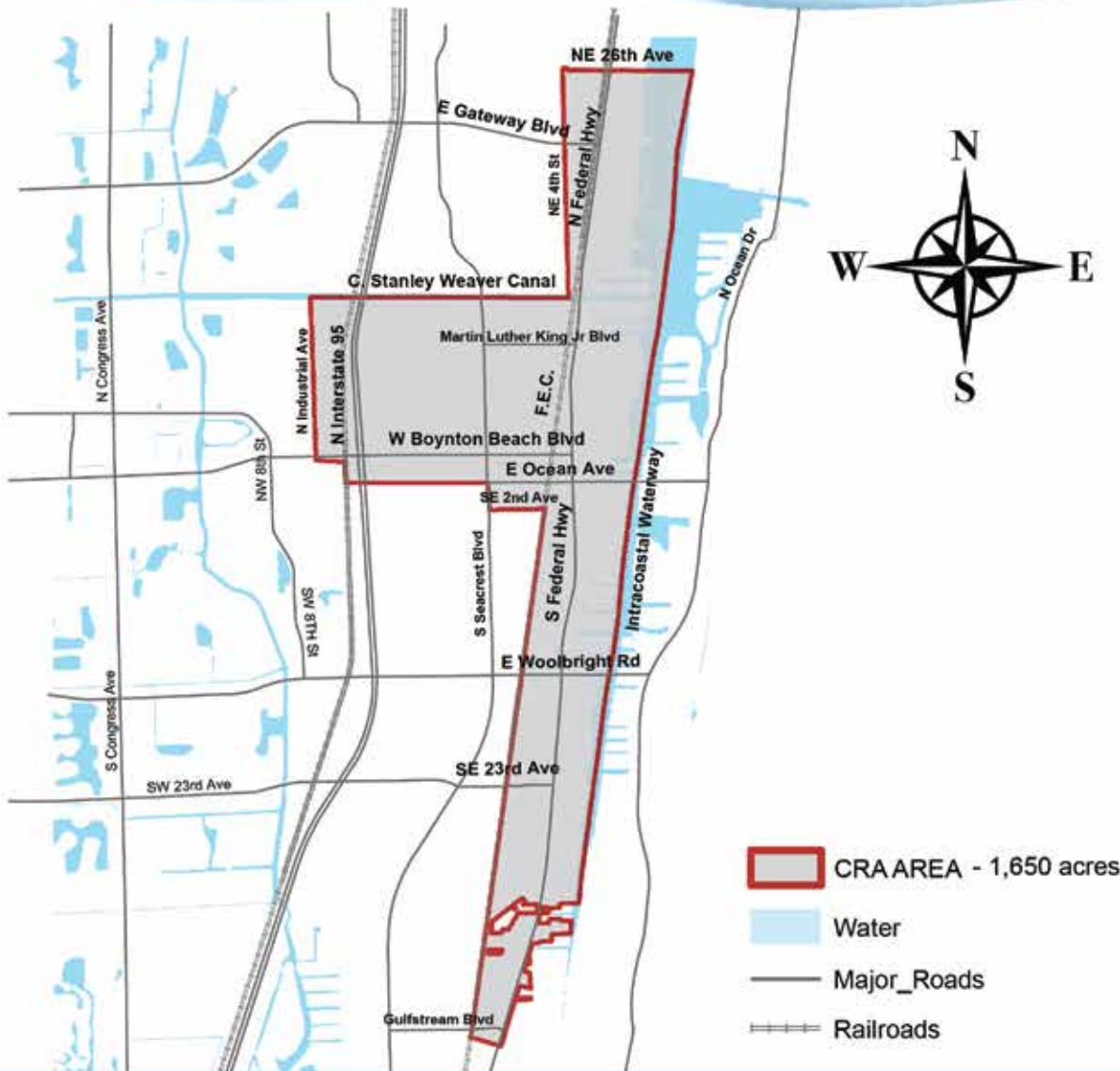
Haunted Pirate Fest & Mermaid Splash

Best Give-Away Item (Tumbler)

Haunted Pirate Fest & Mermaid Splash

CRA DISTRICT

CRA STAFF



- MICHAEL SIMON**
EXECUTIVE DIRECTOR
- THUY SHUTT**
ASSISTANT DIRECTOR
- VICKI HILL**
FINANCE DIRECTOR
- THERESA UTTERBACK**
DEVELOPMENT SERVICES MANAGER
- BONNIE NICKLIEN**
ADMINISTRATIVE SERVICES & GRANT MANAGER
- JOBARA JENKINS**
ACCOUNTING & FINANCE MANAGER
- TRACY SMITH-COFFEY**
MARKETING & BUSINESS DEVELOPMENT SPECIALIST
- MERCEDES COPPIN**
BUSINESS PROMOTIONS & EVENTS MANAGER
- AZIM HUSSAIN**
MARKETING, EVENTS, & ECONOMIC DEVELOPMENT ASSISTANT
- RENEE ROBERTS**
SOCIAL MEDIA & COMMUNICATIONS SPECIALIST



BOYNTON BEACH CRA
COMMUNITY REDEVELOPMENT AGENCY

REDEVELOPMENT WORKS