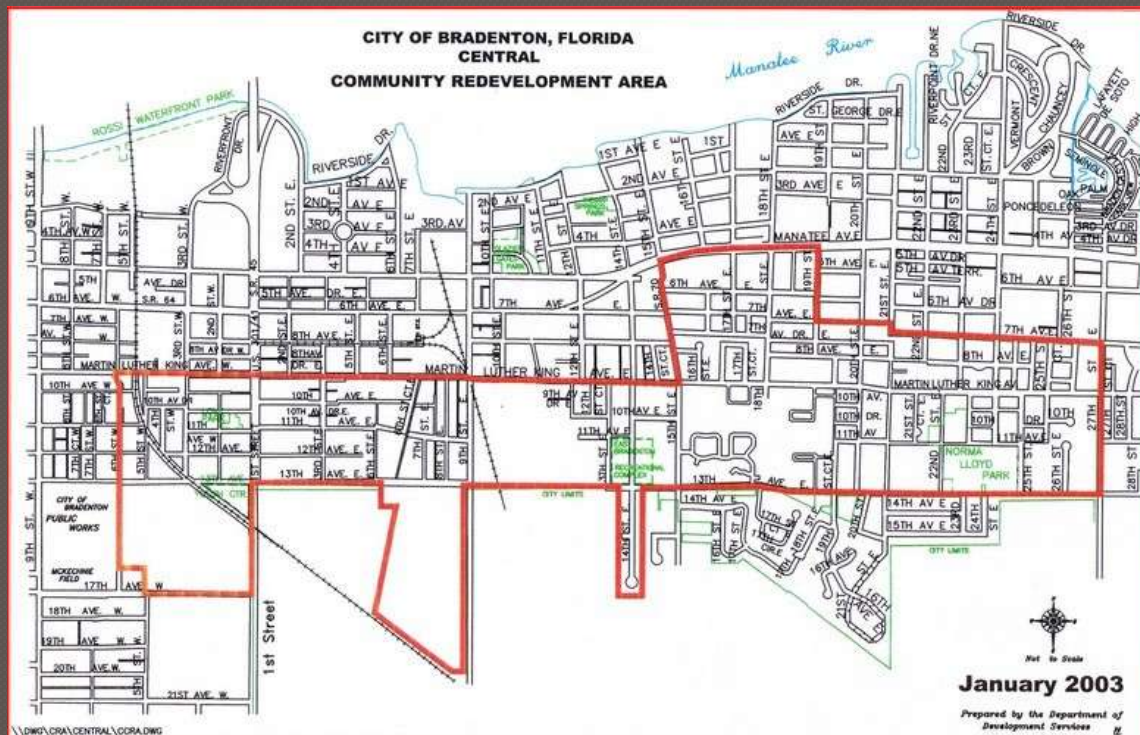


Central Community Redevelopment Agency: *A Catalyst Grocery Store Project in Development*



CCRA Facts

- Created in July 2000
- Acres – 598
- Residents - 4,506
- Low income, minority population



CRA Capital Project Development: A 3 Leg Stool

Capital Projects

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graph TD; A[Capital Projects] --- B[Public Partners]; A --- C[Private Partners]; A --- D[Non-Profit Support];
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Public Partners

Private Partners

Non-Profit Support

Role of the CCRA

- Initiating a land swap with the City of Bradenton.
- Supporting the existing tenant in their move to a new location
- Building community and stakeholder support for a grocery store at this location.
- Serving as a broker between the community, government, and development community interests.
- Participating in the developer and tenant search.
- Facilitating creative financing options.
- Managing the interests of stakeholders throughout each phase of the project

Incentives & Alternate Funding Possible Through CRA Partnership

- Strategic planning and use of incentives allows for the completion of capital projects in challenging times.
 - CED Grants
 - OCS Grants
 - CDBG Funding for Site Infrastructure
 - Donated / Low Cost Land
 - Tax Rebates
 - New Market Tax Credits
 - Brownsfield Incentives
 - Section 108 Loans
- Catalytic land investments combined with creative funding solutions, make this project a win for the CRA, the developer, and the community.

Additional Information

- **CED Grant through the Office of Community Services**
 - Support employment and commercial development projects designed to provide economic self-sufficiency for low-income residents and their communities.
- **CDBG**
 - Can be used for “prevention or elimination of slums or blight” in low to moderate income communities.
- **New Market Tax Credits**
 - Department of the Treasury tax rebate credit, returning 39% of the project investment over a 7 year period
- **Brownsfield Incentives**
 - Brownfield Redevelopment Bonus Refund (\$2,500/job created)
- **Section 108 Loans**
 - Loans secured by future CDBG allocations

