



CITY OF BRADENTON COMMUNITY REDEVELOPMENT AGENCY

FY 2017-2018 ANNUAL REPORT



bradenton
The Friendly City

PHOTO BY
FAWLEY BRYANT
ARCHITECTURE

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INTRODUCTION

The City of Bradenton's (City) Community Redevelopment Agency (Agency) is pleased to present its Annual Report for Fiscal Year 2017-2018 (October 1, 2017 – September 30, 2018). This report highlights a few of the projects, programs, initiatives, and the budgets for the Agency's three Community Redevelopment Areas (CRAs).

AGENCY ADMINISTRATION

The City's Economic Development (ED) Department is responsible for managing the three CRAs, including planning, administration of various capital projects, and coordination and implementation of marketing and development activities.

The ED Director oversees economic development initiatives, administration, assistance with and maintenance of various strategic alliances and programs for the department and works in both local and regional collaborative efforts with developers, investors and business owners to promote the economic growth and future vision of the City and the Agency.

COMMUNITY REDEVELOPMENT AGENCY

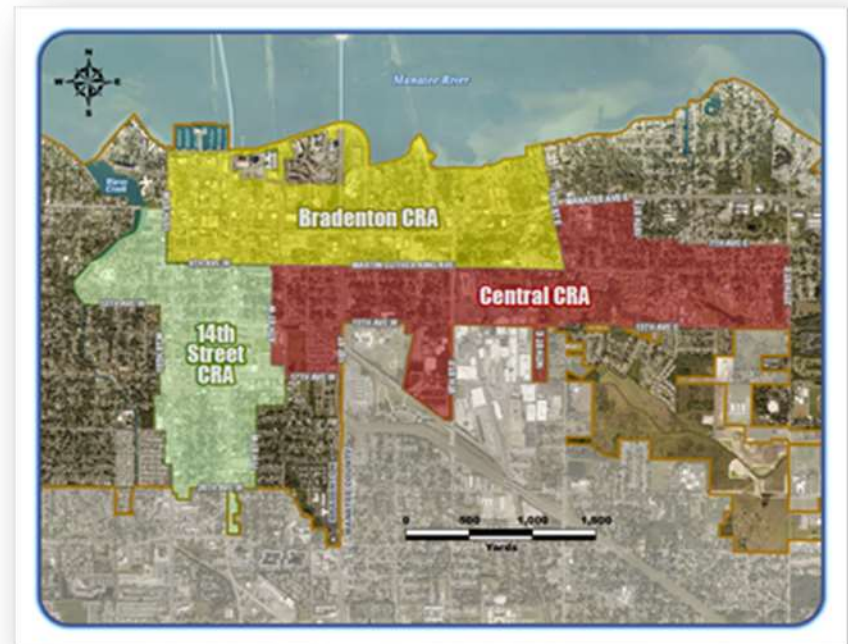
The Agency is a legal entity, separate, distinct, and independent from the governing body, which is the City of Bradenton. The Bradenton City Council serves as the Agency.

In 1980, the City created the Agency and its first redevelopment area the Bradenton CRA. In 1993, the City

created the 14th Street CRA, and in 2000 created the Central CRA. Each area is an independent taxing district and each area has their own respective trust fund for redevelopment. CRA designation provides for a dedicated funding source (Tax Increment Finance Funds or TIFF) to support targeted economic development projects/programs within each CRA.

THE CITY'S THREE COMMUNITY REDEVELOPMENT AREAS

Currently the Agency oversees three Community Redevelopment Areas, which include the Bradenton, 14th Street, and Central Areas.



AGENCY BOARD OF DIRECTORS

(City Council, the governing body, serves as the Board of Directors)



Patrick Roff
Chairman



Harold Byrd Jr.
Vice Chairman



Gene Brown



Bemis Smith



Gene Gallo



Mayor Wayne Poston
(Non-Board Member)

On January 1, 2016, in accordance with Resolution 15-17 and Ordinance No. 2967, the City Council declared itself be the Community Redevelopment Agency.

The Mayor (Wayne Poston) is not a voting member, but presides over the Agency Board meetings (Resolution No. 15-17).

BRADENTON COMMUNITY REDEVELOPMENT AREA (BCRA)

The Bradenton CRA is located between 15th Street West and 15th Street East, and between the Manatee River and 9th Avenue East and 9th Avenue West).



The following is a brief summary of projects that occurred during the year within the Bradenton CRA.

Exercise Pad on the Riverwalk

The City and its partner, Together Manatee, worked together to create this new exercise area on the Riverwalk. Individuals of all ages can now workout and stay in shape on the new

artificial turf exercise pad. The pad area is located across from Veterans Plaza, east of the skate park, on the Riverwalk.



Riverwalk Eastward Expansion

Planning for the Riverwalk's eastward expansion continued throughout the year. The focus of the expansion will be family oriented, health and wellness, and arts and culture. The expansion will begin from the Manatee Memorial Hospital area for about a mile and a half to 14th Street East. Taking the lead, Realize Bradenton collected data from community conversations and surveys. Using the data, Realize Bradenton and Kimley-Horn, a planning and design company, developed a Riverwalk Eastward Expansion Preliminary Master Plan that will be presented to the City for review once complete. Cost and construction dates have not been determined.

City Centre Structure

We are extremely excited that on April 16, 2018, the City broke ground for the new City Centre (parking garage, retail space, and Chamber of Commerce home). The project is well into construction, with most of the structure taking form. When complete, this project will dramatically change the image of the downtown. As part of the original purchase agreement, between the City and the Spring Hill Suites Marriot Hotel, the City agreed to provide 100 dedicated parking spaces for the hotel guest. The parking garage will not be any ordinary garage, but a well-designed, aesthetically pleasing structure that looks like three different buildings, depending on the side of the street where you stand. The building will encompass space along 3rd Avenue West from Old Main Street to 10th Street West. The new multi-story garage will be will provide 500 spaces and 5,000 square feet of retail space on Old Main Street. In addition, the structure will be home to the Manatee Chamber of Commerce providing them with 7,500 square feet of space for a new home on the 10th Street side of the structure.



PHOTO BY:
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ARCHITECTURE

Spring Hill Suites Marriott Hotel

Construction on the new \$17 million Spring Hill Suites Marriott hotel commenced early in 2018 and continues to move forward. The hotel is being built on a 0.6-acre site, in the 100 block of Old Main Street, downtown Bradenton across the street from City Hall and Pier 22 Restaurant. The grand opening is expected sometime in April or May of 2019. The hotel will include a roof top pool, restaurant, and tiki lounge. These are just a few of the amenities planned for the seven-story, 120-room hotel. NDC Construction Company, a Bradenton based construction firm, is the contractor of record for the project.



Bradenton Streetscape Master Plan

The City and CRA were mostly in the planning and cost analysis stages for this project during the year. City Administration and Economic Development continue to work with Kimley-Horn and Associates (planning and design company) for the purposes of developing a master plan for new streetscape enhancements in the downtown core. Once complete, the final design concepts, options, phasing strategies, and cost breakdowns will be presented to the CRA and City Council for their review. Kimley-Horn presented several times to Council, providing updates and receiving critical input from them. The main target area will be Old Main Street (other abutting streets may be included) making it a more welcoming street and better connecting the downtown with the Village of the Arts. Kimley-Horn, with the aid of a special project steering committee and Realize Bradenton, went through an extensive stakeholder and public engagement process to develop design ideas for streetscape enhancements. The design will include such amenities as new landscaping, public art, decorative lighting, traffic calming techniques, shade structures, street furniture, sidewalk beautification, and will promote a pedestrian friendly and safe atmosphere. No dates or decisions were scheduled on when this project will begin. Stay tuned for more information.

Twin Dolphin Marina

This \$5.2 million expansion and renovation project is under construction but expected to be complete by mid-2019. Twin Dolphin Marina is located on the water abutting the edge of

Downtown by the Riverwalk and City Hall. Partial cost of the project was covered by a \$1.3 million grant, applied for by the City, through the Florida Fish & Wildlife's Boating Infrastructure Grant program. The City owns the marina but has a long-term lease with the owner of the Pier 22 restaurant to operate the marina. That owner is paying for the remainder of the cost for the project. The project includes dredging, reconfiguring the eastern part of the marina with 129 new slips and improving the floating docks with full amenities.



South Florida Museum

The South Florida Museum, located in downtown Bradenton near the Riverwalk, was deep into construction for a major expansion. Construction began on January 16, 2018 and is expected to be complete by May of 2019. The \$14.6 million expansion will include an addition to the museum on its

northern side on land donated by the City. The project will include 12,600 square feet of new and renovated classrooms and exhibition space, and 15,300 square feet of improved outdoor space with the centerpiece called Mosaic Backyard Universe. The project was designed by dmdg2, a nationally known design company, in partnership with local architectural firm Fawley-Bryant, the architect of record. Construction is being led by Willis A. Smith Construction, Inc. of Lakewood Ranch. Part of the project funding was provided by Mosaic which initiated the ideas for the expansion and provided a \$1.3 million grant. Other sources of funding included New Market Tax Credits, donations, grants, and traditional financing. The addition will provide a unique educational experience targeting children, but will be enjoyed by adults alike, both indoor and outdoor of the museum.



Photo provided by South Florida Museum

The Addison Apartments

Construction began early in the year on this new apartment complex located at the SW corner of 6th Avenue East and 9th Street East, near Tropicana and the Antique District. After winning an allocation of very competitive Low Income Housing Tax Credits (LIHTC) from the Florida Housing Finance Corporation, developer Housing Trust Group (HTG) immediately moved forward with development of a mixed income (affordable and market rate) housing project to be called “The Addison” on 3.5 acres of land located at the corner of 6th Avenue East and 9th Street East. The LIHTC program is a dollar-for-dollar tax credit in the United States for affordable housing investments. It was created under the Tax Reform Act of 1986 and gives incentives for the utilization of private equity in the development of affordable housing aimed at low-income Americans. When complete, the housing project will include 54 two-bed room apartments, 26 one-bedroom apartments, and 10 three-bedroom apartments for 90 units. Amenities will include a fitness center, dog-park, pool, playground, media center and much more.

“New” Restaurant and Food Services Incentive Program

This new program is open to all three of the Agency’s redevelopment areas. It aims to expand the dining and food service options available to residents and visitors within the City’s CRAs. The goal of the program is to attract experienced full service restaurants, and other food service establishments, to locate within the CRAs. The Program provides grant funds of up to \$25,000 for improvements to new restaurants or food

service establishments that want to move into an existing building. To qualify for grant funds, the applicant must match the grant amount by an equal or greater investment of private funds for the renovation of qualifying commercial space located within one of the three CRAs.

Chateau 13 Restaurant & Wine Bar – During the year, Perle Fine, LLC, applied for the grant to allow for the opening of Chateau 13 Restaurant & Wine Bar. The fine dining establishment is located at 535 13th Street West, downtown Bradenton. The establishment opened at the end of the fiscal year and seats up to 50 individuals.



14TH STREET COMMUNITY REDEVELOPMENT AREA (14TH CRA)

The 14th Street CRA is generally located between 15th Street West and 6th Street West, and between 9th Avenue West and 26th Avenue West.



The following is a brief summary of projects that occurred during the year within the 14th Street CRA.

The John and Rebecca Neal Park

On May 2 of this year, a Grand Opening was held officially opening the park to the public. A few years ago, the City

acquired several properties, located in the Ballard Park area, from Neal Communities, home building developers, headquartered in Lakewood Ranch. Several of the properties allowed for the development of a community waterfront park with amenities including a community garden, access for canoe and kayak launch, and much more. The Neal family requested the park named The John and Rebecca Neal Park. This park is now an asset for the community for years to come.

Manatee Inns Site

The Manatee Inns site, located in the 1400 block of 14th Street West, remains vacant. The City's Economic Development Department is marketing the site more aggressively than in the past. A "Development Opportunity" sign is posted on the site along 14th Street. As a result, individuals and development companies have expressed interest. Stay tuned on this site.



Grant Programs for the Community

The Agency approved four grant programs for all three CRAs. These programs include the Residential Improvement Grant Program, the Business Enhancement Grant Program, the Neighborhood Pride Program, and the Restaurant & Food Services Incentive Program. These programs have proven to be extremely successful. Over thirty individuals have taken advantage of the programs. The programs are designed to increase access to redevelopment funding for residential and business improvements in the three CRAs for the purpose of improving property conditions and beautifying the areas. The Residential and Business Enhancement programs provide up to \$2,500, the neighborhood pride program up to \$5,000, and the restaurant program up to \$25,000. The 14th Street CRA, especially in the Village of the Arts area, has really taken advantage of the program benefits to improve their homes and small businesses.



Residential Improvement Grant Program

CENTRAL COMMUNITY REDEVELOPMENT AREA (CENTRAL CRA)

The Central CRA is generally located between 6th Street West and 27th Street East, and between MLK Avenue East and 13th Avenue East.

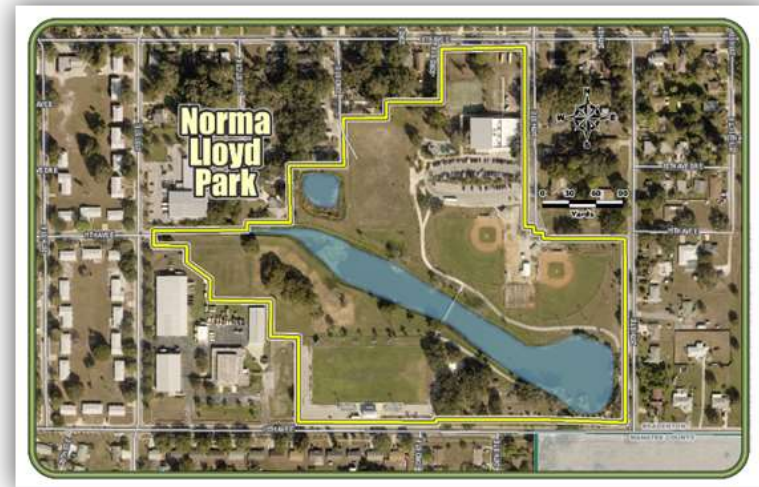


The following is a brief summary of projects that occurred during the year within the Central CRA.

Norma Lloyd Park

The CRA and the City made significant improvements to this beautiful park located at 2305 13th Avenue East.

Improvements included enhanced lighting throughout the park, new aluminum bleachers for the baseball fields, better timing for irrigation systems, football field sprigging with new grass, soccer field improvements, fixing fencing and benches, and much more.



Minnie L. Rogers

The Minnie L. Rogers site is located at 201 13th Avenue West or the southwest corner of First Street and 13th Avenue West. The property is vacant and approximately 3.4 acres in size. Recently the City posted a "Development Opportunity" sign on the site to attract interested developers. The City removed the chain-link fence from around the property and removed existing concrete and asphalt slabs from the property to better prepare for future development. Last year, in order to make the site more desirable to developers, the City initiated a

successful Future Land Use Map amendment for the property, from Urban Commercial to Urban Village. The change allows for a higher density of residential units, while still allowing for commercial uses. In addition, the property is a designated State of Florida Brownfield Area. Because of the designation, the property may qualify for numerous federal and state economic development incentives. Stay tuned.



Love Apartments (AKA Lincoln Village)

The CRA purchased the 38-unit Love Apartments site in 2006 with the intention of redevelopment. The CRA is working with nationally renowned affordable housing developer Norstar Development USA in order to facilitate the redevelopment of

the site. If successful, the new multifamily project (Lincoln Village) will be composed of affordable housing units and market rate units that will help offset the cost of financing the project. It's anticipated the Lincoln Village project will be developed through a mix of funding sources, one of which will include equity from the sale of Low Income Housing Tax Credits (LIHTC) to an equity investor. Staff and Norstar are continuing to move forward with the application process for tax credits through the Florida Housing Finance Corporation (FHFC). The next round of LIHTC applications are due to the FHFC sometime at the end of October of this year.

Fire Damaged House Repaired and Sold

We are happy to report the single family home located at 1009 6th Street East was sold to a family who are now proud homeowners in the City of Bradenton. Originally, the home was a rental property owned by the CRA. Last year, the home sustained extensive fire damage. After the home was repaired the CRA put the home up for sale. On June 6, 2018 the property was sold by a local real-estate firm.

Central CRA Owned Properties

The CRA currently owns 21 parcels of land, which includes Love Apartments (34 units), Minnie L. Rogers site, Bryant Commons site, several rental homes, and several vacant lots. The ED Department is currently evaluating each property for long-term opportunities for development or sale.

CRA BUDGETS

Bradenton CRA Budget FY 2017-2018

County TIF Funding	1,307,328
City TIF Funding	1,201,363
Interest Income	4,600
Funds Carryover from 16/17 FY	<u>2,200,000</u>

Total Revenues 4,713,291

Administrative Costs	137,000
Contractual Services	365,220
Debt Service and Other Obligations	412,563
Public Spaces Upkeep & Infrastructure	3,342,365
Private Partnerships	<u>456,143</u>

Total Expenditures 4,713,291

14th Street CRA Budget FY 2017-2018

County TIF Funding	255,465
City TIF Funding	234,551
Interest Income	800
Funds Carryover from 16/17 FY	<u>110,000</u>

Total Revenues 600,816

Administrative Costs	25,000
Contractual Services	85,352
Debt Service and Other Obligations	109,300
Public Spaces Upkeep & Infrastructure	63,750
Private Partnerships	<u>317,414</u>

Total Expenditures 600,816

Central CRA Budget FY 2017-2018

County TIF Funding	449,275
City TIF Funding	415,312
Housing Rental Income	205,000
Interest Income	500
Funds Carryover from 16/17 FY	<u>242,939</u>

Total Revenues 1,313,026

Administrative Costs	125,600
Contractual Services	71,247
Economic Development	535,559
Debt Service and Other Obligations	398,232
Rental Property Expenses	88,180
Public Spaces Upkeep	65,208
Reserve for Contingencies	<u>29,000</u>

Total Expenditures 1,313,026



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