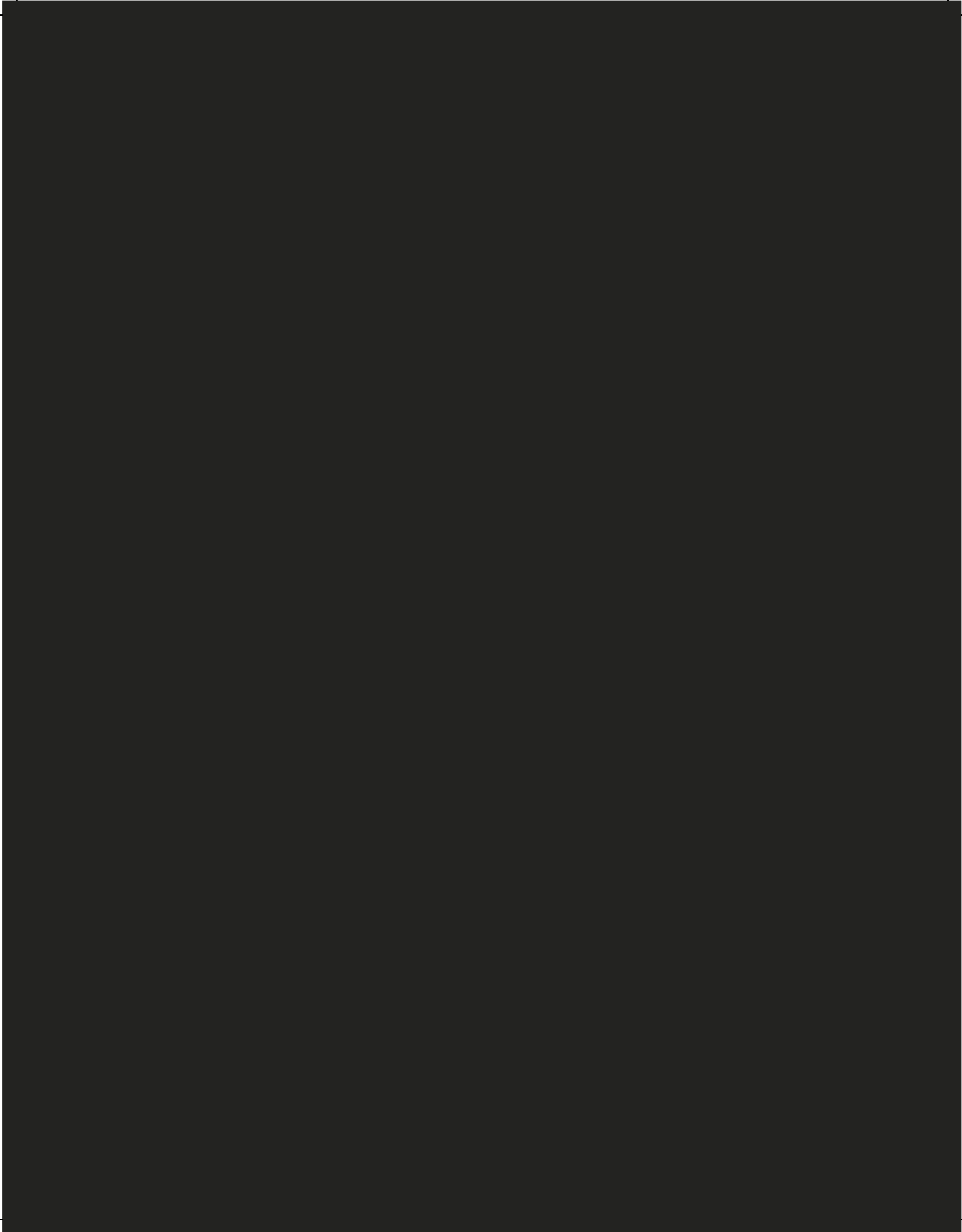


**FY
2020-
2021**

**ANNUAL REPORT
COMMUNITY
REDEVELOPMENT AGENCY
OF THE CITY OF BRADENTON**





Introduction

A Community Redevelopment Agency (CRA) is an organization that guides redevelopment activities in an effort to eliminate slum and blight, improve the economic vitality of the district(s), and enhance the tax base through redevelopment activities and the establishment of public-private partnerships.

Community Redevelopment Agencies are authorized by Florida Statute (Chapter 163, Part III) and created at the local level by cities and counties for the purpose of carrying out redevelopment activities that include revitalizing dilapidated buildings and neighborhoods, improving public infrastructure and amenities, and enhancing the quality of life for residents.

The City of Bradenton is home to three (3) CRA districts: the 14th Street CRA District, the Bradenton CRA District, and the Central CRA District. The five (5) City Council Members serve as the CRA Board and make decisions concerning the City's CRA districts.

Message from the CRA Chairman

As I ponder the CRA annual report, I also reflect on the progress this City has made since the beginning of my public service some 16 years ago. We were then referred to as a "sleepy retirement city of mostly midwestern Americana". So much has happened mostly in the urban core, which also houses the three active CRA districts.

The best way to describe a CRA is a special taxing district that makes possible (re)development that otherwise would not happen. For example, affordable, workforce, and senior housing projects are very difficult to get designed, financed, and built. Traditional builders often do not engage in such low-return projects. Our CRA has done an exceptional job at supporting and bringing forward affordable and workforce housing projects: Grand Palms, The Addison, Lincoln Village, The Met, 920 Manatee, and Riverview6 to name a few. Some have been completed, others are in the construction phase.

I am also proud of the level of professionalism we have risen to in our CRA office. For the first time ever, we have an FRA-certified Executive Director. Also for the first time ever, the entire CRA Board and staff attended the 2021 FRA Conference.



This is how professionalism happens, when state and local agencies get together and collaborate. Our plans and vision for the future are remarkable for a city our size.

Thank you for the opportunity to serve. I close with my favorite quote that describes public service: "Politics is the art of the possible".

Thank you again,

Patrick M. Roff

Message from the CRA Executive Director

We all have had to face unprecedented challenges during the last couple of years. All at once, our country has had to face the worst public health crisis and economic crisis in a century.

It is during challenging times like these that true leadership is needed more than ever before. The CRA Board and staff met the challenges head on and successfully kept the focus of improving neighborhoods and positively impacting our residents' lives.

We are working harder than ever to continue expanding our partnerships and earning the public's trust by being transparent, creative, and innovative. We are constantly reviewing our processes and programs and make the necessary adjustments to meet the current needs. We stay informed of trends and communicate with other CRAs to exchange information and learn from each other.

Community feedback is critical to us and that is why we reestablished the Central CRA Advisory Board and we are in the process of creating the Public Art Advisory Board. Feedback from the citizens is essential to guide and inform our decision making and that's why we will be engaging the public in future visioning sessions.

Finally, I want to acknowledge our wonderful team! We rose above all uncertainties and we worked on more projects than ever before. It is with great enthusiasm that we submit the Annual Progress Report for the period commencing October 1, 2020 and ending September 30, 2021 (FY 2020-2021).

Regards,

Katerina Gerakios-Siren



CRA Board



Patrick Roff
CRA Chair



Bill Sanders
CRA Vice Chair



Marianne Barnebey
CRA Board Member



Pam Coachman
CRA Board Member



Jayne Kocher
CRA Board Member

CRA Staff



Katerina Gerakios-Siren
CRA Executive Director

Karen "KK" Kyser
Program Administrator

Grant Programs

Building and Site Enhancement Program

A 50/50 matching grant opportunity for up to \$10,000 in improvements to properties with direct frontage to a publicly-owned right-of-way that is not solely used for residential purposes. This type of grant incentive supports the implementation of the adopted community redevelopment plans for the Bradenton CRA and the 14th CRA. The program has been very successful at incentivizing the private sector to make building and site improvements that create a positive, long-lasting visual impact on the image and character of the City and the CRA.

Residential Improvement Grant Program

A 50/50 matching grant opportunity for an amount up to \$2,500 for exterior improvements to residential properties in all CRA districts. Its purpose is to improve property condition and values and to aid in the elimination of slum and blight.

Business Enhancement Grant Program

A 50/50 matching grant opportunity for an amount up to \$2,500 for improvements to business properties in all CRA Districts. Its purpose is to improve structural and site improvements to the property.

Neighborhood Pride Grant Program

A grant that allows for up to \$5,000 for projects such as neighborhood signs or directional signs, street trees and/or lighting, entryway beautification, community clean up, public art, landscaping, park or playground equipment, historical landmarks, bicycle racks, benches and other pedestrian amenities. This grant program is to provide funding to homeowner associations, community associations, neighborhood organizations, as well as other groups in the CRA districts not otherwise represented by an association or organization.



Restaurant and Food Services Incentive Grant Program

A matching grant that allows for up to \$25,000 for improvements to new restaurants and food service establishments in all CRA districts. The goal of the grant program is to attract and assist experienced full-service restaurants and other food service establishments to locate within the CRAs. The program aims to strengthen the districts' competitiveness, and promote the areas as a vibrant business, dining and entertainment destination. This grant incentivizes interior and infrastructure improvements such as electrical/plumbing upgrades, HVAC, fire suppression, ADA systems, grease traps, ventilation hoods and other attached fixtures.

Upstairs Residential Conversion Grant Program

This program is designed to encourage, through the use of matching grants, the conversion of upper floors of existing commercial structures to residential units. Eligible conversions may receive grant awards of up to \$6,250 per unit for up to four (4) units for a total of \$25,000. Eligible properties must be in the Bradenton Community Redevelopment and the 14th Street Community Redevelopment districts. Funding is used to assist with plumbing, HVAC, fire suppression, ADA systems and other attached fixtures.

Unchain My Fence Grant Program

This program's focus is to reduce front yard chain link fences and replace them with decorative fencing in order to improve the overall appearance of neighborhoods and subsequent business districts. This is an 80%/20% grant up to \$2,000 available for both residential and commercial properties, with a maximum of \$3,000 if the property is located on a corner lot. Eligible properties must be located in the 14th Street Community Redevelopment district.



Creation of new CRA Logo

In February 2021, the CRA Board approved a new logo that reflects the agency's goals and vision. The CRA Executive Director presented four (4) different logos that were developed in conjunction with Realize Bradenton, a non-profit organization that focuses in the promotion of Downtown Bradenton.

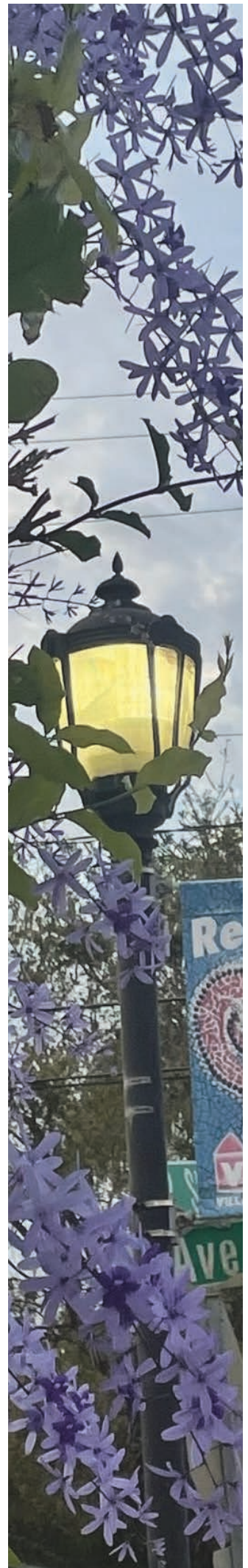
The new logo aims to reinforce that the three (3) CRA districts are truly the heart of the City of Bradenton. The design and colors of the logo connect the CRA districts with the City of Bradenton's most treasured assets (water, vibrancy of the community, and nature).



Public Art

The City of Bradenton CRA Board recognizes the importance and impact that public art has for a community. It sets a community apart by showcasing its uniqueness. It allows people from different cultures and different backgrounds to communicate with each other through images and stories. It is also economically viable because they generate tax revenue, attract tourism, and create more jobs.

The CRA Board directed the CRA Executive Director to hire a part-time Public Art Coordinator and reestablish the Public Art Advisory Board.



Community Policing

Community policing is a crucial tool towards the revitalization of CRAs. The City of Bradenton CRA and the Bradenton Police Department (BPD) continue to foster a lasting partnership in order to offer the CRA neighborhoods more police presence, increased engagement with residents and businesses, and faster response times to calls for service. During FY 2020-2021, the CRA contributed \$300,257 towards Community Policing Innovations.

The five (5) CRA Community Policing Officers are responsible for establishing relationships with the community residents and businesses to resolve any issues, as well as responding to calls for service when not assigned to other duties. Officers also work special events, attend community meetings, adjust their schedule to deal with any special assignment that may arise, promote the Business Trespass Program, and work closely with other City departments to creatively resolve issues affecting their assigned area.

In 2020, the Bradenton Police Department was awarded the Community Oriented Policing (COPS) Hiring Grant with the assistance and support of the Community Redevelopment Agency. The COPS Hiring Grant awarded \$375,000 of federal dollars to the City of Bradenton with a required match of \$334,622 over 36 months to hire and train three (3) new officers. On August 12, 2020, the CRA Board unanimously approved for each CRA to provide matching funds for the next three fiscal years, which is an investment of additional resources into the community in order to meet our residents' and stakeholders' needs. The COPS Hiring Grant is designed "to enhance BPD's current community policing efforts with additional resources while confronting violent crimes, domestic violence, opioid overdoses/deaths, and human trafficking." These three additional officers have enhanced BPD's current enforcement activity and community policing activities and build lasting partnerships. This initiative would not have been possible without the support and resources of the CRA. The three new (3) officer positions were filled in the second quarter of 2021.

Officers trained local businesses (such as Paddy Wagon Irish Pub and Fit Crew) with CRASE Training (Civilian Responds to Active Shooting). The training detailed how employees should react in the event of an active shooter event.



Several CRA Officers have provided CPTED (Crime Prevention Through Environmental Design) security surveys to several businesses and apartment complexes within the CRA. Main Street Condominiums and Turning Points are just two examples of buildings who received CPTED surveys, and both of these have taken steps to address issues brought up in their surveys in an effort to detour crime.

Some observations
from Turning Point's
CPTED analysis



On August 25, 2021, the CRA Board approved the purchase of two (2) all-terrain vehicles to be used by CRA officers during patrol hours and special events. The total purchase cost was \$21,507, with 75% allocated from the Bradenton CRA and 25% from the 14th Street CRA. These 4-wheelers have allowed officers to quickly patrol the CRA area outside of their vehicles, and move in areas previously only accessible by foot. They have also had an unexpected benefit of being a conversation starter with the general public when they are used during daytime events.

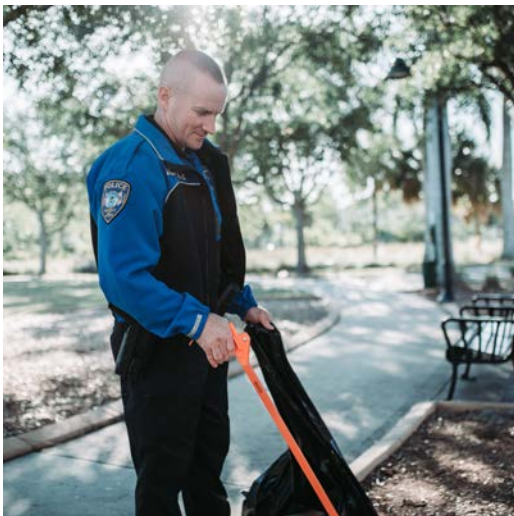


From left to right: Sgt. Anthony Cerniglia, Ofc. Jonathan Then, Ofc. KB Magown, Ofc. Eric Williams, and Ofc. Jason Nuttall

During FY 2020-2021, CRA Officers conducted approximately 1,700 close patrols (observing businesses and locations) and 4,500 walk-the-beats (during which residents and business interactions took place). Twenty-nine (29) businesses in the CRA districts were added to the Business Trespass Program in 2021 (not counting renewals).

Notable Events and Activities

- CRA Officers assisted with thirteen (13) special events requiring street closures, such as the Bradenton Farmer's Market.
- Bradenton RiverWalkers: CRA Officers met with the Bradenton RiverWalkers (a group of concerned and engaged citizens who volunteer to clean the Riverwalk area and adjacent neighborhoods) where several key issues were discussed about the Riverwalk and the Bradenton CRA. The group was given contact numbers for all of the Bradenton CRA Officers.
- Safety Patrol Events: During 3Q of 2021, CRA Officers attended Safety Patrol Badge Events for G.D. Rogers Elementary, Ballard Elementary, and Manatee Elementary Schools. Officers assisted with recognizing and pinning the badge on students that were assigned to assist the school with safety patrol.
- School Back Pack Program: In August 2021, CRA Officers assisted with handing out back packs to school kids during the first week of school. Officers went to elementary schools within their areas and handed out back packs with school supplies to children that needed basic items. Over ninety (90) back packs were distributed to kids throughout the entire city.
- Riverwalk / 12th St Cameras: CRA Officers collaborated with the CRA and the City of Bradenton IT Department to review the needs of the Riverwalk camera system and bring forward a proposal for new infrastructure.



Code Enforcement

Code enforcement’s mission is to improve neighborhoods through code compliance and therefore improve the quality of life for all residents. Properties are inspected in response to a complaint and/or proactively. Currently, there two (2) code enforcement officers who work in parts of the CRAs.

<i>Inspections</i>		<i># of Cases that went to the Special Magistrate</i>	
14th Street CRA	526	14th Street CRA	27
Bradenton CRA	173	Bradenton CRA	8
Central CRA	364	Central CRA	27

Top Violations

The types of violations in the CRA’s are similar to the top violations found in the entire City of Bradenton. The top five (5) violations are:

- Exterior walls are dirty and/or need to be painted
- Outside storage of items
- Trash in the yard
- Exterior siding rotted and/or exterior walls in disrepair
- Overgrown yards

This fiscal year, Code Enforcement officers focused in the Washington Park neighborhood in the Central CRA (1st St. E. to 9th St. E. and MLK to 13th Ave. E.), which includes the area surrounding Lincoln Village. Emphasis was placed on yards and their appearance, especially outside storage or items and trailers etc. Below are “before” and “after” photographs illustrating these efforts.



Realize Bradenton

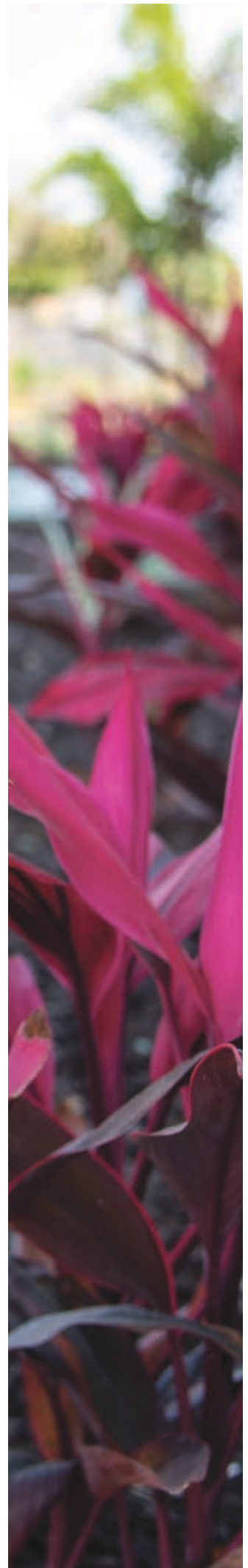
Realize Bradenton is a non-profit organization that was created in 2009 with a mission to promote Downtown Bradenton and make it a unique cultural destination. During FY 2020-2021, the CRA contributed a total of \$369,366 to Realize Bradenton (\$303,222 from the Bradenton CRA and \$66,144 from the 14th Street CRA).

Branding and Marketing

- Walk Bradenton is a business promotion tool that showcases 170 places to eat, shop, stay, and play, 71 public artworks, and 35 historic sites. It connects the Riverwalk, the downtown core, Village of the Arts, and Old Manatee encouraging walking to increase business knowledge, as well as directing spending to businesses. Since the site can be used anywhere in the nation or world, many realtors and developers use Walk Bradenton as an informational source. Its GPS feature allows people in downtown to find our many assets and use the recommended walking trails. In FY 2020-2021, Walk Bradenton had a reach of 224,468 with the most viewed categories of Eat/Drink, Public Art, and Shops/Galleries.



- Social Media: Newsletter subscribers were 7,140 for newsletters sent three times a month. Facebook reached 517,000 people with 23,000 followers, a 24% increase over FY 2019-2020. Instagram followers were 5,341.
- Videos: Realize Bradenton created the John and Rebecca Neal Park Community Garden video for Earth Day www.youtube.com/watch?v=ULPrd3gZ2fs . It featured City Councilman/CRA Chair Patrick Roff and Mack Lessig from UF/IFAS Extension who together share the story of the community garden and its importance to the 14th Street CRA community.



- Tri-fold printed maps: To reach residents and visitors about where to eat, drink, shop, stay, and play downtown, 100,000 tri-fold printed maps were distributed locally, as well as throughout Florida in rack card stands. These maps were also used in the New Resident Welcome packets and requested by the Bradenton Area Convention and Visitors Bureau, Manatee Chamber of Commerce, HOAs, and civic groups, as well as for college student orientation packs and family reunions. The map is the basis of the kiosk map on Barcarrota Blvd. at Pier 22. An encouraging note – between 2011 and 2020, there was a 300% increase in the map's listings (from 60 to 186).
- New CRA Logo: Realize Bradenton designed several logo options for the CRA (please refer to page 6, "Creation of new CRA Logo" section for more details).



Events

Events activate public places by connecting people in parks, streets, and parking lots to build community connections and further enhance quality of life. In addition to directing consumer spending to restaurants, bars, and shops, positive experiences at quality events reap both short and long-term benefits, including word-of-mouth advertising, content for strategic marketing, and boosts to downtown's reputation.

Bradenton Farmer's Market

The Bradenton Farmers' Market re-opened on Old Main Street and practiced COVID-19 safety measures for 35 events from October 3, 2020 through May 29, 2021. The market served as both a community gathering place and an incubator for new independent businesses.

The overall attendance for the season was 65,800 with an average of 45 vendors. Usage of the food access programs at the market increased 280% during the pandemic. Food access partners included the Manatee Department of Health and Feeding Florida. Community tents were limited due to COVID-19 with the exception of those that were focused on health and wellness. For several months, the Healthy Teens Coalition handed out masks and COVID-19 information. Over several Saturdays, the Blood Mobile was present and Blue Cross Blue Shield distributed nutrition information.





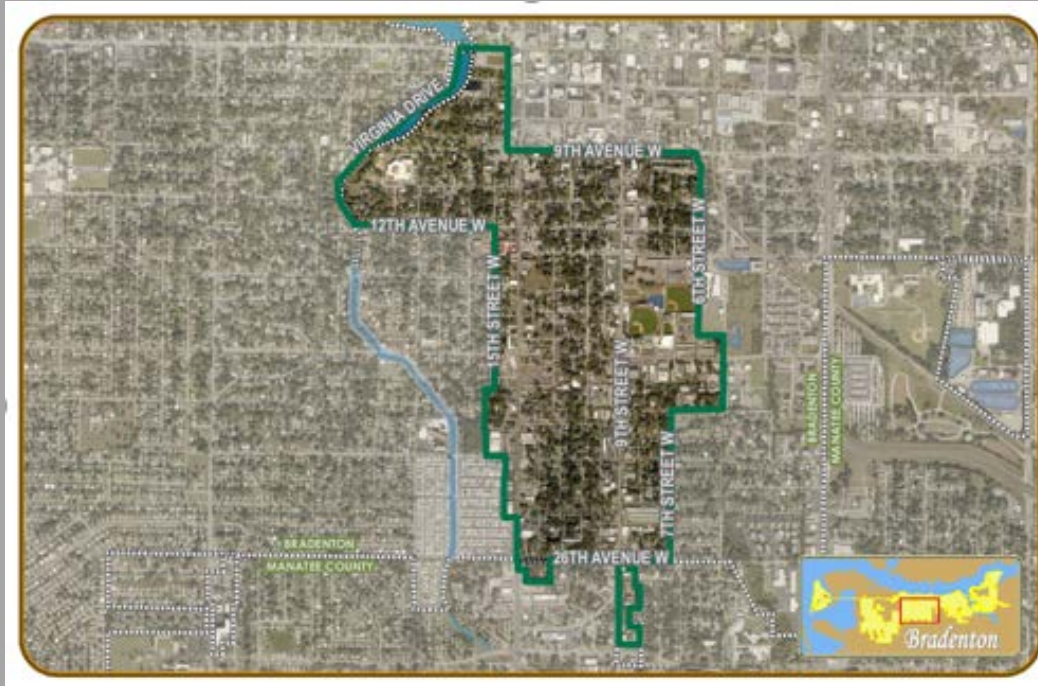
The Children's Book Fair at the market on April 17, 2021 attracted 200 children and parents to learn more about local children's book authors and illustrators emphasizing the importance of reading together as a family.

Music In the Park(ing) Lot

Due to the COVID-19 pandemic, Music in the Park at the Mosaic Amphitheater was transformed to Music in the Park(ing) Lot at the Manatee Performing Arts Center parking lot to allow for social distancing. These seven events from March 19 – April 30, 2021 had an overall attendance of 1,400 people.



14th Street CRA District



The 14th Street CRA District is generally located between the following right-of-way boundaries: Virginia Drive and 15th Street West and 12th Avenue West; 15th Street West and 6th Street West; 9th Avenue West and 26th Avenue West; and following the southern City boundary between 14th Street West and 17th Street West.

The redevelopment area was adopted by the City of Bradenton through Resolution 93-62 on October 27, 1993. The Community Redevelopment Plan was adopted in 1994 and the overall goals are:

- To eliminate the adverse effects of slum and/or blighting conditions on sound growth and economic development in the redevelopment area.
- To strengthen the tax base in the redevelopment area and enhance the long-range fiscal resources of the City of Bradenton and Manatee County to meet public service requirements.
- To create an environment conducive to private investment and to provide for maximum feasible participation by private enterprise in the redevelopment effort.
- To provide the public facilities and services necessary to improve the physical environment, overcome service level deficiencies, and eliminate conditions of slum and/or blight.



Basic Financial Statements for the 14th Street CRA District

	Final Budget	Actual
Revenues		
Interest Earnings	\$ 5,000.00	\$ 4,604.30
Land/Disposition of Fixed Assets	\$.00	\$.00
Manatee County Contribution	\$ 426,464.00	\$ 424,996.81
Other Sources of Revenue	\$ 1,879,680.00	\$.00
City of Bradenton Contribution	\$ 390,791.00	\$ 390,790.48
TOTAL REVENUES	<u>\$ 2,701,935.00</u>	<u>\$ 820,391.59</u>
Expenses		
Legal Fees	\$ 11,398.00	\$ 11,397.59
Consulting Fees	\$ 3,000.00	\$.00
Contractual Services	\$ 431,125.00	\$ 108,495.73
Audit Fees	\$.00	\$ 333.33
Water/Utility	\$ 6,606.00	\$ 6,605.96
Land- Capital Outlay	\$ 750,000.00	\$.00
Building Repair	\$ 30,000.00	\$ 8,961.43
Administrative	\$ 49,527.00	\$ 49,859.85
Park Improvements	\$ 66,717.00	\$.00
Public Art-Capital Outlay	\$ 250,000.00	\$.00
Infrastructure- Capital Outlay	\$ 500,000.00	\$.00
Aid to Private Organizations	\$ 603,562.00	\$ 18,469.79
TOTAL EXPENSES	<u>\$2,701,935.00</u>	<u>\$ 204,123.68</u>

Grand Palms Apartments - 1715 14th Street W.

In September of 2016, the CRA entered into a five-year incentive agreement with JIC Grand Palms LLC, the developer of this project. The project consists of 72 new units of affordable senior housing. Total reimbursement for FY 2020-2021 was \$13,562.99.



Residential – 1207 11th Avenue W.

Residential Improvement grant in the amount of \$2,500 was dispersed for façade improvements consisting of fascia replacement, pressure washing and painting.



Building and Site Improvement – 1207 13th Avenue W.

Business and Site Improvement grant was approved and dispersed in the amount of \$4,907.50 for improvements that included installation of brick pavers, landscape, irrigation, painting and a new deck.



The Metropolitan ("The Met")

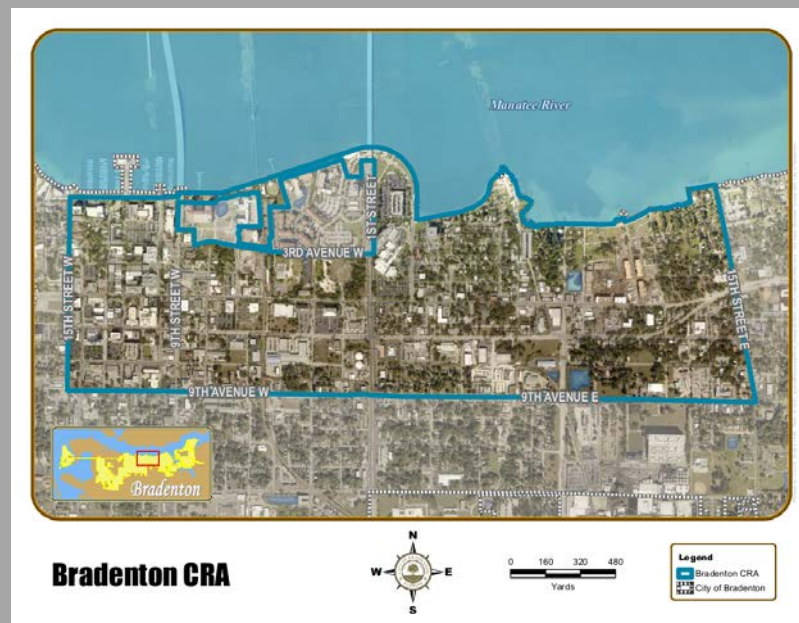
The Met will be a 199-unit apartment community on the site of the former Manatee Inns. It will consist of approximately 179 studios and one-bedrooms ranging in size from 549 sq. ft. to 749 gross sq. ft. and 20 two-bedroom units at 1,079 sq. ft.

Through a competitive bid process that took place in September 2019, Pearl Homes acquired four (4) parcels from the CRA in August 2020 in the amount of \$550,000. On August 27, 2020, the City entered into a Land Use Restriction Agreement (LURA) with Pearl Homes to construct and operate a workforce multifamily rental housing project for 15 years from the date of the agreement.

On June 23, 2021, the CRA Board approved a TIF incentive for the project due to the negative impact that COVID-19 has had on the prices of construction materials. As part of the negotiations, Pearl Homes agreed to add vehicular access point from 13th Avenue West in order to alleviate traffic concerns, extend the workforce housing stipulation to 15 years following the issuance of a Certificate of Occupancy, and provide an annual report to the CRA. Because of the new terms, the original LURA had to be amended and restated on August 11, 2021.



Bradenton CRA District



The Bradenton CRA extends from the Manatee River/riverfront to 9th Avenue E. and from 15th Street E. to 15th Street West.

The overall goal of the Bradenton CRA is to “enhance the Riverfront Downtown as a beautiful, high-density, mixed-use area that is livable and walkable for residents and visitors.”

The action items listed in the "Downtown by Design: The Bradenton CRA Master Plan" that was adopted in 2007 are the following:

- Develop a regulatory structure to support the plan
- Act on catalytic sites to identify development opportunities
- Support the economic centers as vital community assets
- Commit to a pedestrian oriented infrastructure model
- Complete a great downtown parks and cultural systems plan
- Adopt a partnership approach to achieve success



Basic Financial Statements for the Bradenton CRA District

	Final Budget	Actual
Revenues		
Interest Earnings	\$ 12,000.00	\$ 9,005.75
Manatee County Contribution	\$1,970,192.00	\$1,970,192.22
City of Bradenton Contribution	\$1,807,592.00	\$ 1,807,591.75
Other Sources of Revenue	\$1,429,056.00	\$.00
TOTAL REVENUES	<u>\$5, 218,840.00</u>	<u>\$ 3,786,789.72</u>
Expenses		
Legal Fees	\$ 7,000.00	\$ 6,798.93
Consulting Fees	\$ 5,000.00	\$ 3,333.34
Contractual Services	\$ 952,777.00	\$ 807,693.26
Audit Fees	\$.00	\$ 333.34
Bank Fees	\$ 8.00	\$ 8.00
Misc. Charges	\$ 2,500.00	\$ 808.92
Administrative Charges	\$ 112,068.00	\$ 111,767.92
Land-Capital Outlay	\$ 519,707.00	\$.00
Improvement Capital	\$.00	\$ 50,000.00
Streetscape	\$ 1,360.00	\$ 1,360.24
Public Art -Capital Outlay	\$ 300,000.00	\$.00
Mach & Equipment	\$ 610,177.00	\$.00
Principal Debt	\$ 185,000.00	\$ 185,000.00
Interest Debt	\$ 222,319.00	\$ 222,318.76
Aid to Private Org	\$ 350,924.00	\$ 272,158.72
Interfund Transfers- Out	\$1,950,000.00	\$1,537,859.59
TOTAL EXPENSES	<u>\$5,218,840.00</u>	<u>\$3,199,441.02</u>

SUNZ Insurance Company, Inc. - 1301 6th Avenue W.

In 2016, SUNZ Insurance Company, Inc. entered into a 15-year economic development incentives agreement with the Bradenton CRA. SUNZ was contemplating relocating their headquarters from Sarasota to Bradenton, which would include renovating a deteriorating, blighted six-story commercial building. This incentive was crucial to attract this successful business to the Bradenton CRA. During FY 2020-2021, the CRA reimbursed the company \$16,521.26 in applicable ad valorem property taxes that accounted for year 3 of the 15-year agreement.

Additionally, that same year, SUNZ Insurance entered into a 5-year Jobs Incentive grant. The purpose of this incentive grant is for continued creation and retention of quality jobs within the company. During the 2020-2021 fiscal year, SUNZ did not receive any funding due to the negative impact COVID-19 had to the workforce, so the CRA Board committed to a one-year extension of the program.

***Galatians 6:2 Inc. - 518 13th Street W.***

In 2016, Galatians 6:2 Inc. was granted a 5-year property tax rebate. The commercial building was vacant and deteriorating and the developer wanted to renovate and refurbish it. During FY 2020-2021, Galatians 6:2, Inc. received \$680.81.



Widewaters Bradenton, LLC (Hampton Inn and Suites) - 309 10th Street W.

In 2016, the developer was granted a 15-year annual property tax reimbursement. This facility was a circa 1920's hotel and was completely renovated to maintain its historic design. During FY 2020-2021, the developer received \$112,840.90.

***Residential - 1411 4th Avenue E.***

Residential Improvement grant in the amount of \$2,500 was awarded to 1411 4th Avenue East for exterior repairs including pressure washing, painting and new window screens.



Polish the Park

The Polish the Park event took place on April 3, 2021. The event put together by the Bradenton Police Department, the CRA, the City of Bradenton, Realize Bradenton, and Bradenton Blue was a great success. Approximately 80 people volunteered, despite the cold temperatures in the morning. People of all ages showed up and completed a variety of tasks (picked up trash, removed tape from the light poles, raked tons of sand, and painted the amphitheater area).



Mayor Gene Brown participated in the cleanup event



Maintenance of the Riverwalk

The CRA has been maintaining the Riverwalk, a 1.25-mile park that spans downtown Bradenton. This is a CRA project that has transformed the downtown and is being used by thousands of residents and visitors each year.

Below is a summary of some of the larger expenditures related to the maintenance of the Riverwalk during FY 2020-2021:

- Pressure washing and resealing of the brick pavers along the entire Riverwalk
- Structural Repairs to the Banner Tower
- Repainting of the Banner Tower
- New banners for the Banner Tower
- Replaced drinking water fountains
- Updated/replaced faucets and toilets in the Pavilion restrooms
- Replaced damaged handles on the equipment at the Exercise Pad
- Replaced the sod in the lawn area west of the Banner Tower
- Replaced the sod in the great lawn by the Pavilion
- Replaced landscape curbing at multiple locations throughout the Riverwalk
- Annual maintenance of the Skatepark by Team Pain that repaired damaged concrete and cracks in the bowl
- Removal of graffiti within the Skatepark Bowl
- Multiple repairs to Skatepark restrooms due to vandalism
- Replenished sand for the volleyball courts
- Seawall railing repair (caused by boat hitting it)
- Day Dock Finger Dock Repair (caused by boat hitting it)
- Refurbishment of the shell walkways
- Playground equipment repair
- Pressure washing of the Amphitheater
- Installation of gabion baskets for slope stabilization at the Skatepark



Repairs of Banner Tower (left) and mulch replenishment (top)



*Pavillion
restrooms
(before and
after)*



Downtown Streetscape Project

The last phases of the approximately \$4.5 million construction project for the Downtown Streetscape project were completed in June of 2021. The last items completed were installation of the stamped asphalt crosswalks throughout the project area, as well installation of the final hardscape components, including the Moon Benches along 12th St. W.



920 Manatee

On February 10, 2021, the CRA partnered with 920 Manatee Associates, LLC for the construction of a 12-story, mixed-use building containing approximately 5,000 square feet of office and/or retail space on the first floor and approximately 130 workforce residential apartment units.

The CRA Board found that this project would also promote economic development by providing jobs and income to the Bradenton CRA district and agreed to provide a seven (7) year Real Property Tax Reimbursement. Construction is expected to begin in FY 2021-2022.



Springhill Suites by Marriott (Players Point Hotel, LLC) - 102 12th Street W.

Construction of the new \$21,780,000 hotel commenced in 2018 and was completed in 2019. The hotel was built on a 0.6-acre site across the street from City Hall and the Pier 22 Restaurant. The 131-suite hotel operates as a Marriott franchise, owned by Players Point Hotel, LLC and managed by North Star Lodging Management, Inc. The hotel includes a rooftop swimming pool and a rooftop bar and restaurant operated by Oak & Stone. The developer received a total of \$139,615.75 in tax abatement payment for FY 2020-2021.



Central CRA District



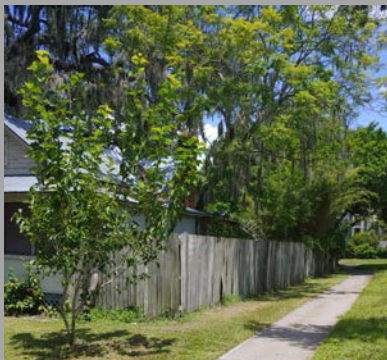
The Central CRA District is generally located between the following rights-of-way boundaries: between 6th Street W. and 27th Street E; 9th Avenue W. and 17th Avenue W.; 9th Avenue E. and 13th Avenue E; Manatee Avenue E. and 13th Avenue E.; 7th Avenue E. and 13th Avenue E.; and following the southern City limit boundary between 1st Street E. and 15th Street E.

The Central CRA is divided among three (3) subareas: Singletary, Washington Park, and East Bradenton.

The Central CRA's overall philosophy is "transforming a community – transforming lives." Some of the goals of the Central CRA master plan are business attraction and development, community facilities, landscaping and community appearance, crime prevention and community safety.

Residential - 303 9th Street E.

Residential Improvement grant in the amount of \$2,500 was issued for replacement of an old privacy fence with new pressure-treated pine fence panels.



The CRA partnered with Keep Manatee Beautiful for the first ever Earth Day clean up and celebration in the Central CRA District. The event took place on April 24, 2021 at the Ward Temple AME Church (1005 5th Street West).

111 volunteers participated in the event. A total of four (4) homes were painted, 18 homes were landscaped, and two (2) large community gardens were planted. The trash pickup produced over 1,000 lbs. 100 trees were donated, and COVID-19 vaccines were available to the community.



Left to Right: CRA Board Member Jayne Kocher doing some heavy lifting / CRA Program Administrator Karer Kyser proudly pointing to the CRA logo / CRA Vice Chair Bill Sanders doing some digging for the new community garden



Lincoln Village is the redeveloped site of the former Love Apartments, which were purchased by the Central CRA as a key acquisition in its efforts to revitalize the Washington Park neighborhood. When the CRA purchased the 38 apartment units, they had fallen into despair and added slum and blight conditions to the area.

In 2016, the Central CRA partnered with Norstar Development USA, LP to develop affordable housing on the site that is owned by the Central CRA and ground leased to Lincoln Village, LLLP. Development financing included low-income housing tax credit equity from Bank of America CDC, construction and permanent loans from Bank of America, and a tax credit award from the Florida Housing Finance Corporation with credit underwriting by First Housing.

Construction of the project was finalized in August 2021 and all units were 100% occupied by September 2021. A ribbon cutting ceremony took place on December 1, 2021.

Lincoln Village is constructed on a 1.94-acre site and it includes 50 family apartments in seven (7) buildings (12 one-bedroom, 28 two-bedroom, and 10 three-bedroom units). 10% percent of the units are set aside for residents earning at or below 33% of the Area Median Income (AMI), 80% for residents earning at or below 60% of the AMI, and 10% are market rate.

Amenities include a community center, fitness center, and playground. Resident programs include employment assistance, financial management, and a homeownership opportunity program. Lincoln Village achieved Silver level NGBS Green certification.



Central CRA (CCRA) Advisory Board

On June 23, 2021, the CRA Board passed and adopted Resolution CRA 21-03 that created the Central CRA Advisory Board and appointed 4 members to the board (Patricia "PJ" Johnson, Cliff McDerment, Stephen Thompson, and Alexdrena "Drena" Green). On July 28, 2021, the CRA Board appointed Ms. Sharon Rawls through Resolution CRA 21-04 and on September 22, 2021 the CRA Board appointed Mr. Harold Byrd Jr. and Ms. Wendy "Che" Barnett" through resolution CRA 21-06 and CRA 21-07 respectively.

The purpose of the CCRA Advisory Board is to provide input and make written recommendations to the CRA Board on the following issues:

- CCRA initiatives, incentive applications, plans and programs, and studies;
- CCRA audits, annual report, budget capital improvement projects, and other projects, including special projects;
- Comprehensive Plan and land development code proposed amendments that impact the CCRA area; and,
- Any other issues as may be directed by the CRA Board.

Minnie L. Rogers site

On December 30, 2020, the CRA entered into a 15-year ground lease with Opportunity Fund Florida One, LLC for the development of this site.

Throughout the fiscal year, per the direction of the CRA Board and the community's feedback, the developer tried to secure a grocery store operator and distributor to the site. The developer approached several national chains and local operators (Aldi, Trader Joe's, Detwiler's Farm Market, Acapulco Tropical, to name a few) but with no success. This market area is considered risky to permanent food retailers, like full-service grocery stores, because it services a lower-income, underserved community.

The developer will continue the development efforts in FY 2021-2022. Meanwhile, the CRA Board understands that additional financial incentives may be necessary in order to encourage reluctant developers to take a risk in an underserved area.



Basic Financial Statements for the Central CRA District

	Final Budget	Actual
Revenue		
Interest Earnings	\$ 1,500.00	\$.00
Manatee County Contribution	\$ 566,726.00	\$ 566,726.31
Rent	\$ 21,600.00	\$ 53,901.33
City of Bradenton Contribution	\$ 522,380.00	\$ 522,380.44
Other Revenue Sources	\$1,580,048.00	\$.00
TOTAL REVENUE	<u>\$2,692,254.00</u>	<u>\$ 1,143,008.08</u>
Expenses		
Legal Fees	\$ 25,000.00	\$ 20,040.23
Consultant Fees	\$ 3,000.00	\$ 1,666.66
Audit Fees	\$.00	\$ 333.33
Contractual Services	\$ 194,566.00	\$ 88,540.96
Bank Fees	\$ 1,800.00	\$ 851.23
Water/Utility	\$ 2,500.00	\$ 1,176.99
Insurance & Bonds	\$ 25,000.00	\$ 17,564.87
Building Repair	\$ 22,000.00	\$ 9,538.19
Printing and Binding	\$ 665.00	\$ 664.97
Administrative	\$ 86,672.00	\$ 87,004.71
Property Tax	\$ 1,900.00	\$.00
Land – Capital Outlay	\$ 397,508.00	\$.00
Parks Improvement - Capital Outlay	\$ 150,000.00	\$.00
Public Art – Capital Outlay	\$ 100,000.00	\$.00
Principal Debt	\$1,338,061.00	\$ 953,248.52
Interest Debt service	\$ 137,132.00	\$ 137,132.25
Aid to Private Org	\$ 206,450.00	\$ 12,500.00
TOTAL EXPENSES	<u>\$2,692,254.00</u>	<u>\$1,330,262.91</u>

Acknowledgements

The City of Bradenton CRA would like to acknowledge the following agencies and individuals for their support of the CRA's efforts:

City of Bradenton

Mayor Gene Brown

Rob Perry, City Administrator

City of Bradenton departments and staff:

***The CRA could not accomplish its goals and objectives
without your continued support and contributions!***

Manatee County

Kevin Van Ostenbridge, Chairman, District 3

James Satcher, First Vice Chair, District 1

George Kruse, Second Vice Chair, At Large

Carol Whitmore, Third Vice Chair, At Large

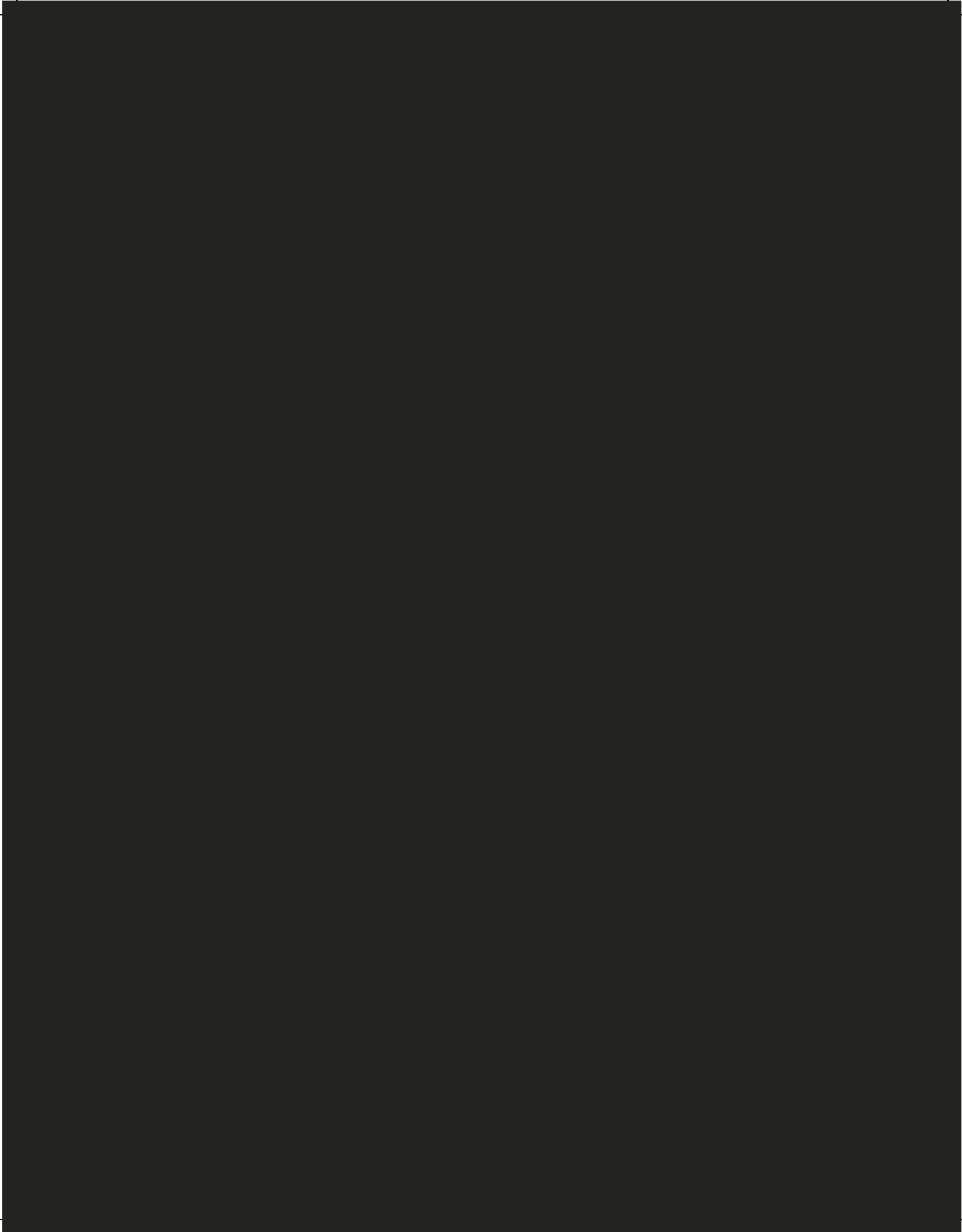
Vanessa Baugh, District 5

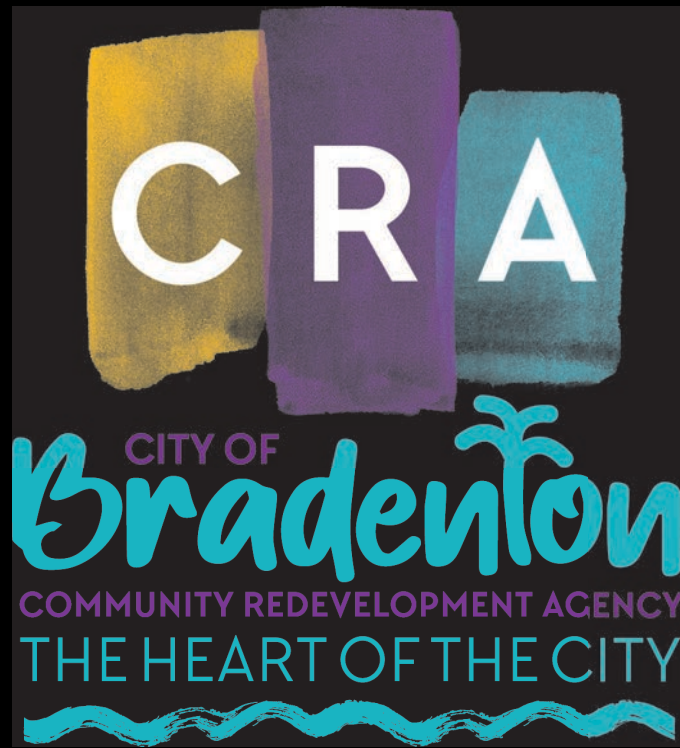
Reggie Bellamy, District 2

Misty Servia, District 4

Dr. Scott Hopes, County Administrator

Economic Development Department





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