

# FY 2021-2022 ANNUAL REPORT



# COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON



# ABOUT US

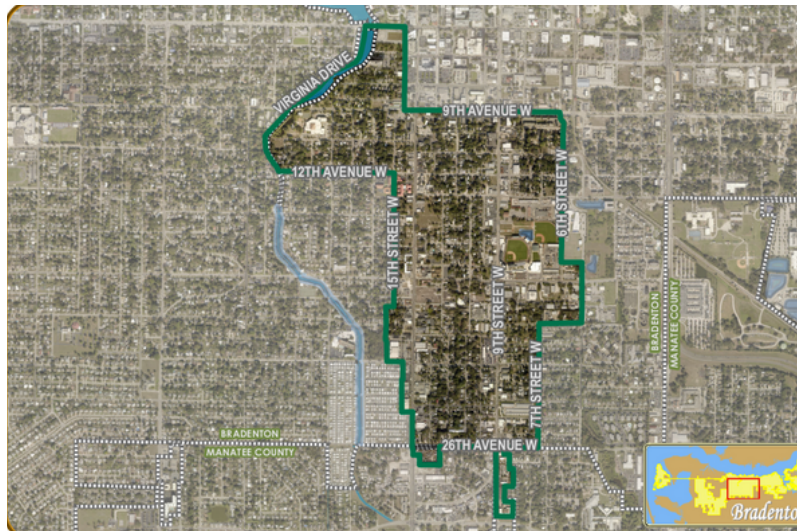
A Community Redevelopment Agency (CRA) is a dependent special district that guides redevelopment activities in an effort to eliminate slum and blight, improve the economic vitality of the area, and enhance the tax base through redevelopment activities and the establishment of public-private partnerships.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



# 14TH STREET CRA DISTRICT (TAMIAMI TRAIL)

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.



# BRADENTON CRA DISTRICT

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



# CENTRAL CRA DISTRICT

The Central CRA District is generally located between the following right-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) sub-areas: 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.



# CRA BOARD



JOSH CRAMER  
CRA CHAIR



MARIANNE BARNEBEY  
CRA VICE CHAIR



PAM COACHMAN  
CRA BOARD MEMBER



LISA GONZALEZ MOORE  
CRA BOARD MEMBER



JAYNE KOCHER  
CRA BOARD MEMBER

In FY21-22, Mr. Patrick Roff was the CRA Chairman, and Mr. Bill Sanders was the Vice Chair.



# CRA TEAM

Katerina Gerakios-Siren, CRA Executive Director  
Chris Munyon, CRA Manager  
Karen "KK" Kyser, CRA Program Administrator  
Jean G. Farmer, Public Art Coordinator



## CENTRAL CRA ADVISORY BOARD

Alexdrena "Drena" Green - Chair  
Patricia "PJ" Johnson - Vice Chair  
W. L. "Che" Barnett - Member  
Harold Byrd - Member  
Sharon Rawls - Member  
Stephen W. Thompson, Esq. - Member

## PUBLIC ART ADVISORY BOARD

Lauren Aristizabal - Chair  
Laura McKeithen - Vice Chair  
Sarah W. Colandro, FASID, IIDA, NCIDQ - Voting Member  
Joseph W.L. Collins, RLA, ASLA - Voting Member  
Kathy Simon-McDonald - Voting Member  
Alternate members: Hannah Kesten, Christine L. Turner, and Robin Singer



# GRANT PROGRAMS

## EXTERIOR BUILDING AND SITE ENHANCEMENT PROGRAM

A 50/50 matching grant opportunity for an amount up to \$20,000 for façade improvements to properties located within one of the three (3) CRA district areas with direct frontage to a publicly-owned right-of-way that is not solely used for residential purposes.

The intent of this program is to incentivize improvements to private property that go beyond what is required by the Form-Based Code and the City's Land Development Code to enhance form, function, and design quality of the three (3) districts.

## NEIGHBORHOOD PRIDE GRANT PROGRAM

This grant program was designed to incentivize homeowner associations, community associations, neighborhood organizations, as well as groups of interested CRA district residents in neighborhoods not otherwise represented by an association or organization to come together for the betterment of their community. This grant allows for up to \$5,000 for projects such as neighborhood signs, directional signs, street trees, lighting, entryway beautification, community clean up, public art, landscaping, park or playground equipment, historical landmarks, bicycle racks, benches and other pedestrian amenities.



## **RESIDENTIAL IMPROVEMENT GRANT PROGRAM**

A matching grant program for an amount up to \$10,000; 80%(CRA)/20% (Applicant) for homesteaded properties, and up to \$3,000; 50%(CRA)/50% (Applicant) for non-homesteaded properties for improvement to residential properties in all three (3) Community Redevelopment Areas in the City. Its purpose is to enhance the aesthetics, character, and vitality of the CRA districts, enhance property values, and aid in the elimination of slum and blight.

The program provides home owners with an extra means to assist with exterior home improvements. Eligible projects include repair of exterior wall, exterior painting, awnings, driveway improvements, installation of landscaping and irrigation systems, installation/repair/renovation of fences, gutters, etc.

## **RESTAURANT AND FOOD SERVICES INCENTIVE PROGRAM**

A 50/50 matching grant program for an amount up to \$35,000 for new restaurants or food service establishments in all CRA districts. The goal of this 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. Qualified projects include interior and infrastructure improvements such as electrical/plumbing upgrades, HVAC, fire suppression, ADA systems, grease traps, ventilation hoods and other attached fixtures.

## **UNCHAIN MY FENCE INCENTIVE PROGRAM**

An 80%(CRA)/20%(Applicant) matching grant up to \$6,000 available for both residential and commercial properties, with a maximum of up to \$8,000 if the property is located on a corner lot. Eligible properties must be located within one of the three (3) CRA Districts. This program's focus is to improve the overall appearance of the neighborhood, reduce front yard chain link fences and replace them with decorative fencing.

# GRANTS IN THE BRADENTON CRA DISTRICT

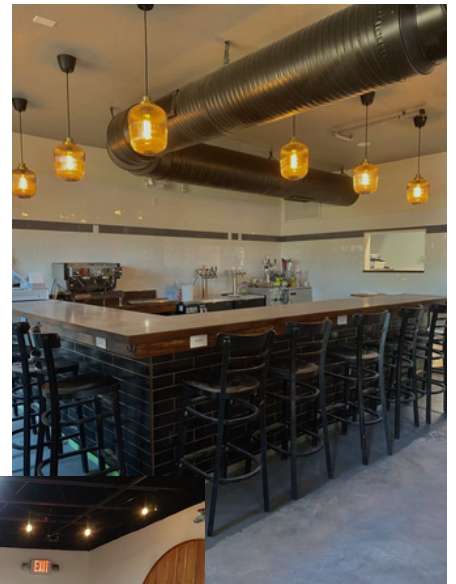
## 711 Manatee Ave. E. - J & P Café 77, Inc. (Theresa's Restaurant)

Restaurant and Food Service grant in the amount of \$22,500. Eligible interior improvements included new flooring, electrical and plumbing.



## 816 Manatee Ave. E. - Oscura, LLC

Restaurant and Food Service Incentive grant in the amount of \$35,000. Eligible interior improvements included updated electrical and plumbing as well some buildout.





**1001 Manatee Ave. W. – Mr. Gene Keene, property owner**  
Exterior Site Enhancement Grant in the amount of \$10,000.  
Eligible improvements included all new exterior windows.



**1201 6th Ave W. – Kefi Streetside Café**

Exterior Site Enhancement Grant in the amount of \$10,000. Eligible exterior improvements included painting, mural, fencing and plants. The grand opening of Kefi took place on February 11, 2022 (pictures below).





# GRANT IN THE CENTRAL CRA DISTRICT

**417 10th Avenue Drive W. – Timothy and Viola Posthuma**

Building and Site Enhancement Grant in the amount of \$10,000. Eligible exterior improvements included painting, trim and window.



*Before (left) and After (below)*

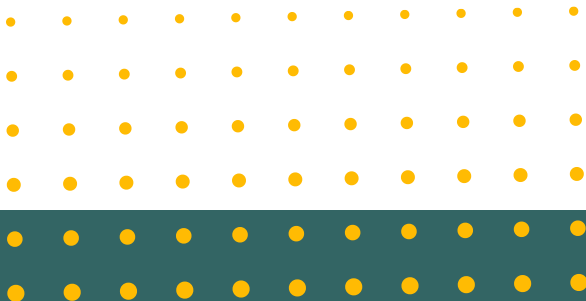


# GRANT IN THE 14TH STREET CRA DISTRICT

**1418 13th St. W. – Ortygia Restaurant, LLC**

Building and Site Enhancement Grant in the amount of \$2,500.

Eligible exterior improvements included exterior painting and refurbishing of ADA ramp into the facility.



# PUBLIC ART

Public Art reflects and reveals who we are as a society. It adds meaning to the CRA Districts and enhances our urban core. Public art is freely accessible. It provides an intersection between past, present and future, between disciplines, and between ideas. It is also economically viable because the arts generate tax revenue, attract tourism, and create more jobs. According to the Americans For The Arts, “In Florida, arts and culture is a \$39 billion industry—3.1% of the state economy—and supports 244,510 jobs... Manatee County’s nonprofit arts industry alone generates \$47.4 million in economic activity annually (2017)—spending by organizations and their audiences—which supports 1,260 jobs and generates \$5.8 million in local and state government revenue.”

In November 2021, Jean G. Farmer was hired as the CRA’s part-time Public Art Coordinator in order to develop, plan, and implement projects, initiatives, programs, and events to support and promote public art and coordinate meetings and activities of the Public Art Advisory Board.

The first item of business that the Public Art Coordinator tackled was the creation of the Public Art Advisory Board (PAAB), which was established through Resolution CRA 22-02 on February 23, 2022. The PAAB consists of five (5) voting members and up to three (3) alternate members. The PAAB began meeting in March 2022 and adopted its by-laws, and established its mission, vision, and values.

The PAAB's very first meeting  
March 29, 2022



Some of the projects immediately undertaken by the Public Art Coordinator and the Public Art Advisory Board are the following:

### 1.City Entrance Signs

On the very first meeting of the PAAB, Lance Williams, the City’s Assistant Director of Finance, asked for suggestions on a design for new entrance signs for the City of Bradenton. The PAAB recommended duplicating (on a smaller scale) the Riverwalk Tower and possibly using banners that could be changed out. The City could use the banners to inform citizens and visitors of upcoming events and reinforce the branding from the Riverwalk.

### 2.Soofa Signs

The CRA Board asked the PAAB for feedback on the design of the newly purchased Soofa Signs. Using the City’s and the CRA’s logos as inspiration, the PAAB recommended using the sunglasses from the City’s logo as main focus on the top and the waves from the City’s logo as inspiration for the bottom of the screen. Also, they recommended using the City’s color theme (teal, orange and green) and place the CRA logo on the sides of the sign. The Soofa signs were installed in three areas in Sept. 2022: in the downtown by the City’s Parking Garage, at the Riverwalk close to the splash pad, and in the Central CRA, by the entrance of the 13th Ave. Dream Center.





### 3. Mineral Springs Park at Riverwalk East Public Art Project

April 2022 - PAAB began discussions.

May 2022 - Special meeting and site visit to the Mineral Springs Park, which was under construction at the time. Public Works and Reflections of Manatee presented the history of the area and of the park to the advisory board. There was consensus among the PAAB to create a cohesive, unifying theme.

June through September 2022 Themes for public art were decided to focus on history, the “Singing River” folklore, and Nature. Timelines, budgets, and the first draft of a call for artists through a Request for Qualifications (RFQ) was created. The choice to use CaFE, a widely-used online platform used by artists, was determined to be the best way to go with. The September 2022 Board Meeting was cancelled because of Hurricane Ian.





# COMMUNITY POLICING

Community policing officers play an essential role in 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 2021-2022, the CRA contributed \$126,218 towards Community Policing Innovations.



The members of the CRA policing team are specially-trained Officers who deal with issues in their areas that are out of the scope of traditional police service. One such example is the work that the team puts in toward the homeless community in their respective areas. Over the past year, the team has focused on helping those in our community get off of the streets and reestablish themselves. One way in which the officers have been able to accomplish this is through BPD's Homeless Outreach Program. Using the funding from this program, the team has helped seventeen (17) homeless individuals reconnect with family and find housing. Aside from using the Bradenton Police Department's Homeless Outreach Program, the team frequently works with Manatee County social workers to find shelter and government assistance to those who qualify.

The 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, promote the Business Trespass Program, and work closely with other City departments to creatively resolve issues affecting their assigned area.

All members of the CRA Policing team are trained in CPTED (Crime Prevention Through Environmental Design), which helps them to guide businesses and residential complexes in making changes to their lot layouts, providing a safer environment. The CRA Sgt. sits on the Development Review Committee and provides CPTED analysis for all new residential and commercial construction and redevelopment. This valuable input has helped developers in the CRA Districts invest in projects which will be safe for the community as well as contribute to the redevelopment of blighted areas.

#### Notable Events and Activities:

- CRA Officers participated in and assisted with dozens of special events, such as the Drug Free Manatee Candlelight Vigil, Winter Wonderland, New Year's Eve Celebration, the Bradenton Downtown Public Market, the monthly ArtWalk in the Village of the Arts, Design Your Park, and many more.
- Bradenton Riverwalkers: On December 7, 2021, CRA Officers met with the Bradenton Riverwalkers, a group of concerned and engaged citizens who volunteer to clean the Riverwalk area and adjacent neighborhoods. During the meeting, they discussed homeless issues in the CRAs.
- Chat With An Officer: During the month of February 2022, Officer Williams went on numerous occasions to the Small World Daycare and participated in the "Chat with an Officer" event. He read books to the children and talked to them about his role as a Police Officer. He answered questions from the children and provided them with police stickers.
- Ministers for Justice - On August 1, 2022, Officer Telles attended the Ministers for Justice monthly meeting held at the 13th Ave Dream Center. Bishop Dexter MacDonald (the host of the meeting) discussed issues that the CCRA communities are facing, and he discussed events, meetings and events to engage the community and those issues.
- During FY 2021-2022, CRA Officers conducted approximately 444 close patrols (observing businesses and locations) and 910 walk-the-beats (during which residents and business interactions took place).

# CODE ENFORCEMENT

In cooperation with Bradenton Police Department (BPD), the Code Enforcement division focused its efforts on the area between 1st St. W. and 9th St. W. to the east and west and MLK and 13th Ave. W. to the north and south. This area almost equally divided between the 14th Street CRA District and the Central CRA District. The root causes of the area's deterioration are manifold and cannot be fully resolved by BPD and/or Code Enforcement. Despite all the challenges, significant progress was made during FY 2021-2022.

Code Enforcement had three (3) areas of focus:

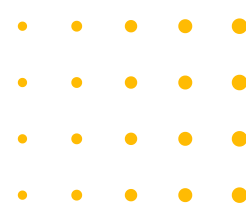
- 17th Ave. W. to the southern city limits between 14th St. W. and 9th St. W. in the 14th Street CRA District.
- The Village of the Arts north of 14th Ave. W. in the 14th Street CRA District.
- Manatee Ave. E. to MLK between 15th St. E. and 27th St. E. in the Central CRA District.

These areas were chosen because Code Enforcement had received a number of complaints from residents. The housing stock in these areas is aging, yet not deteriorated to a point where the structures are compromised.

Vagrancy remained a serious problem in the CRA. Vacant lots are especially problematic and a constant cause for code enforcement activities.

The Code Enforcement officers handed out numerous pamphlets outlining the different CRA grant programs. They explained the basics of the available assistance to the residents and referred additional questions to the CRA staff.

# REALIZE BRADENTON



Realize Bradenton is a non-profit organization which was founded in 2009 with a mission to promote Downtown Bradenton and make it a unique cultural destination. During FY 2021-2022, the CRA contributed a total of \$136,120 from the Bradenton CRA District.



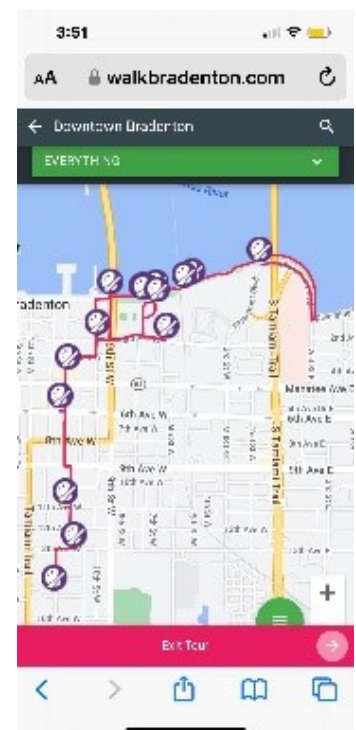
## Branding and Marketing

**Walk Bradenton** is a business promotion tool that highlights 170 places to eat, shop, and play, 71 public artworks, and 35 historic sites. It connects the Riverwalk, the downtown core, Village of the Arts, and Old Manatee District encouraging walking to increase business knowledge, as well as directing spending to businesses. Since the site can be used anywhere in the nation or the world, many realtors and developers use Walk Bradenton as an informational source. Its GPS feature allows people in downtown to find Bradenton's many assets and use the recommended walking trails. In FY 2021-2022, Walk Bradenton had a reach of 262,246 with the most viewed categories of Eat/Drink, Public Art, and Shops/Galleries.

During the summer of 2022, initiatives were taken to encourage business owners to update their business profiles. The systems database was updated, and business owners were surveyed.

## **Social Media**

- Realize Bradenton's e-newsletters were distributed twice per month. Newsletter subscribers increased from 7,140 to 8,258.
- The Realize Bradenton Facebook page has 36,000 followers and Instagram followers increased from 5,341 to 7,000 followers.
- Videos: Realize Bradenton produced 59 reels (:30 seconds – 1:00 minute) and 4 videos (3:00+ minutes).





## Bradenton Public Market and Market Event Sponsorship

The Bradenton Public Market kicked off on Saturday, October 2, 2021 and ended on May 29, 2022 (35 weeks). The market served as both a community gathering place and an incubator for new independent businesses.

The average weekly attendance during this reporting period was approximately 2,200 people. Approximately 70 vendors were present each week, representing a 33% increase in vendors over the previous market season. Food access partners included the Manatee Department of Health and Feeding Florida. The CRA logo was placed on the Market Information tent, website, bags, banners, and advertisements.



**LOVE THIS CITY**  
BRADENTON

**Valentine Celebration**  
SATURDAY, FEBRUARY 5, 2022  
9:00 am-2:00 pm, Old Main Street  
Downtown Bradenton Public Market

LOVE THIS CITY FUN INCLUDES:  
Bradenton Valentine Cards  
Valentine Treats  
The Love This City Community Poem  
Scavenger Hunts with Prizes  
Chef at the Market  
Live Music  
Over 60 Public Market Vendors

**CRA**  
Bradenton  
COMMUNITY REGENERATION AUTHORITY  
OF THE MANATEE COUNTY, FLORIDA

**REALIZE BRADENTON**  
ARTS - CULTURE - HERITAGE - FOOD

**BRADENTON HERALD**  
Bradenton.com

The Love This City initiative is made possible thanks to the Knight Foundation  
Donor Advised Fund at the Manatee Community Foundation.



The **Love This City Valentine Celebration** took place on Saturday, February 5, 2022. Attendance that day reached 3,000 people. The Bradenton love poem was read and recorded and refreshments and cookies were distributed free of charge.

## 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.

The 10th Annual **Bradenton Blues Festival** took place on December 3-4, 2021 at LECOM Park. The COVID-19 pandemic concerns for large events kept the event at the stadium, which allowed for optimal social distancing. Just over 1,000 people attended.



**Music in the Park** - The ever-popular Music in the Park (MITP) returned to the Riverwalk Pavilion in 2022. Local bands were featured on Friday evenings from March 18, 2022 through April 29, 2022. The CRA logo was placed on the MITP advertisements, website, and signage.





# PROJECTS

## 14TH STREET CRA DISTRICT

### **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 2021-2022 was \$16,356.67.



### **Economic Impact Study**

Due to the City Council's discussions on the potential sale of City Hall and the subsequent need to find an alternate location for a City Hall, the CRA Board engaged with the Regional Economic Consulting Group to determine the economic impact and opportunity cost of a potential move of City Hall from 101 Main St. W. to the properties that the CRA owns in the 14th Street District (1404, 1424, and 1444 14th St. W.) On August 10, 2022, the CRA Board authorized the engagement proposal in the amount of \$22,350. The economic impact study was scheduled to take approximately 5 weeks, however, due to Hurricane Ian, the final product and presentation had to be postponed to October of 2022.





## The Met

The Metropolitan ("The Met") is a 199-unit apartment community to be located on the site of the former Manatee Inns. The project will consist of approximately 179 studios and one-bedroom units 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 (the developer) 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 multi-family rental housing project for 15 years from the date of the agreement.

On June 23, 2021, the CRA Board approved a \$2.78 million 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 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. On August 11, 2021, the original LURA was amended and restated to reflect the new agreed upon terms.

On November 2, 2021, a well-attended groundbreaking ceremony took place. The excitement from government officials and residents/business owners from the Village of the Arts for the project was evident.



On December 21, 2021, the City Council and the CRA Board approved the First Amendment to the Amended and Restated LURA with two changes to the original LURA and on March 9, 2022, the City Council and the CRA Board approved the Second Amendment to the Amended and Restated LURA. Construction is in full swing and is expected to be completed in summer of 2023.



### Land/Real Estate Acquisition - Five parcels in the Village of the Arts

After obtaining historical information from Mr. Roff, the CRA Chair at the time, and receiving feedback from several stakeholders (residents and business owners) in the Village of the Arts ("VOTA"), it became evident to the CRA Executive Director that purchasing five (5) adjacent parcels in the heart of the VOTA was critical for the future and redevelopment of the 14th Street CRA District. Three (3) of the properties were vacant lots and the other two (2) were single-family homes that created slum and blighted conditions that had adverse effects to the area.





On December 21, 2021, the CRA Board unanimously voted to purchase all five (5) properties for \$735,000. After doing its due diligence, the CRA purchased the properties and demolished all three structures, leaving the site (approximately 1.6 acres) ready for redevelopment.

The CRA will work closely with the community to receive feedback as to the desired future use(s) of the site.



**Land Acquisition - 1444 14th Street W.**

The CRA owns two properties (1404 and 1424 14th Street W.) that are across from The Met and on the Tamiami Trail, a principal commercial thoroughfare that is ripe for redevelopment. In order to create a larger land assembly and own the entire frontage to 14th Street W., the CRA purchased the vacant lot located on 1444 14th Street W. for \$255,000. The vacant lot added 0.36 acres to the existing 1.6 acres, making the three (3) parcels a combined 2-acre redevelopment site.





## Astoria on 9th

HTG Astoria, Ltd., an affiliate of Housing Trust Group, LLC (“HTG”) had the opportunity to develop 120 units of affordable housing reserved for seniors with incomes of ranging from 22%, 30%, and 60% of the AMI. The site consists of 1.99 acres located at the northwest corner of 9th street W and 23rd Ave W.

Due to the unexpected and explosive increases in construction costs and interest rates from application through underwriting paired with the worsening affordable housing crisis within Florida, on September 14, 2022, HTG Astoria, Ltd. requested assistance from the CRA in the form of a subordinate, zero-interest, non-amortizing, forgivable loan in the amount of \$600,000. The CRA Board unanimously supported the request and the City Council also approved to waive City impact fees.

Amenities will include a clubroom and a dog park. Programs for adult literacy, along with daily activities and assistance with light housekeeping will be offered to the residents. Construction is slated to start the fall of 2023, with 14 months scheduled for construction.



## BRADENTON CRA DISTRICT

### Riverview6

Riverview6 will be a 5-story, 80-unit new construction residential multi-family development that will be located at 601 9th St. W. Riverview6 will be leased to working individuals and families (not age-restricted) who earn 30%, 60% and 70% of the Area Median Income (AMI). The development will consist of one-, two-, and three- bedroom units.

On February 23, 2022 the CRA Board approved a long-term, zero interest, forgivable loan in the amount of the difference between \$800,000 and the total amount of impact fees waived by the City of Bradenton.



Due to the rising costs of land acquisition, materials and labor, Housing Trust Group, LLC informed the CRA that, without additional funding, the project was in jeopardy. On July 20, 2022, CRA Board approved additional funding for the project in the amount of the difference between \$1,300,000 and the total amount of impact fees waived by the City.

The increase in funding by the CRA, along with the City's commitment/assistance and Manatee County's financial contribution, assisted in moving the project forward with construction starting in the first quarter of 2023.

## NINE20 MANATEE

The site was owned by Manatee County and housed a 5-story building that had been vacant for many years. The County decided to surplus the property through a competitive bid process and the Manatee Board of County Commissioners chose NDC Construction Company.



In FY 2021-2022, NDC received a Site Improvement Permit from the City of Bradenton for a 12-story apartment complex containing 137 units of workforce housing, office space, and retail. In 2021, 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.

The project will feature top-of-the-line amenities including a rooftop cabana deck, fitness center, business center, enclosed bike storage, and private storage. Demolition began in June of 2022 and concluded in September of 2022. On September 9, 2022, a groundbreaking was held. Representatives from NDC, the City of Bradenton, Manatee County, and the CRA were in attendance.





**SUNZ Insurance Company Inc. - 301 6th Ave. W.**

They received a Tax Increment Financing (TIF) rebate of \$32,908.39 (Project "Able"). This was the last incentive payment for this project/initiative.



**Hampton Inn and Suites - 309 10th Street W.**

They received a reimbursement of \$83,087.74 per the incentive agreement.



**SpringHill Suites by Marriott - 1001 3rd Ave. W.**

They received a reimbursement of \$112,326.39 per incentive agreement.



## Maintenance of the Riverwalk - City of Bradenton Public Works & Utilities

- Completed repairs to the Day Dock to address damage
- Replaced the dumpster enclosure adjacent to the Pavilion Building
- Removed and replaced exhaust fans in Pavilion Building to address condensation issues
- Replaced canopy shade over playground area
- Completed annual concrete maintenance of Skatepark
- Contracted with outside company to maintain the landscape along Riverwalk
- Repaired roof of the Pavilion building
- Replaced damaged equipment handles at Exercise pad
- Repaired the Oodle Swing at the children's playground
- 17,400 square feet of new sod at the Pavilion Circle
- Replenished mulch
- Replaced 300 jet injectors for irrigation system of park
- Replaced LED Flood Lights for Skatepark
- Installed plantings at volleyball courts for sand retention
- Removed graffiti at skate park







## Riverwalk Extension

The CRA provided funding assistance for the construction of the Riverwalk Extension in the amount of \$500,000. The first phase of the extension, Riverwalk East at Mineral Springs, was completed and a grand opening was held in September 2022. This phase of the park extension celebrates nature and the original mineral spring located at the park. The new phase of the Riverwalk includes a water feature centered around the original “spring”, which is now equipped with a handpump that discharges onto a water table that includes a replica of the Manatee river watershed. In addition, a living shoreline was constructed to replace the old concrete seawall. The living shoreline includes roughly 200 feet of oyster habitat restoration within the Manatee River. This phase of the Riverwalk also includes a new boardwalk over the river and vista frames for sunrise and sunset photographs.









## CENTRAL CRA (CCRA)

### CCRA Advisory Board / Minnie L. Rogers site

The CRA Board created the CCRA Advisory Board on June 23, 2021 through Resolution CRA 21-3. 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.

On September 30, 2021, the Board elected its officers: Ms. Alexdrena "Drena" Green for Chair and Ms. Patricia "PJ" Johnson for Vice Chair. Two of the items that the CCRA Advisory Board has focused on have been the redevelopment of the Minnie Rogers site and community outreach.

On May 10, 2022, the advisory board held its first post-COVID pandemic Townhall Meeting at the Ward Temple AME Church. The main topics of the meeting were the introduction of the new board to the community, presentation from Mr. Peter D'Addeo, developer of the Minnie Rogers property, and feedback from the community regarding the future uses of the property.

Central CRA Advisory Board  
Town Hall Meeting  
May 10, 2022 at 5:30 pm  
Ward Temple AME Church

#### AGENDA

- Welcome and Introductions - Chairwoman Drena Green
- Update from CRA Executive Director - Katerina Gerakios-Siren
- Presentation/Update on Minnie L. Rogers property - Peter D'Addeo, developer
- Q&A / Citizen Comments





On February 9, 2022 the CRA Board and Opportunity Fund Florida One, LLC entered into a First Amendment and Restatement to the Ground Lease for the Minnie Rogers site, something that the CCRA Advisory Board also supported. The developer has proposed for a McDonald's to occupy the north side of the site. On September 14, 2022, the City Council approved the Special Use Permit for a Drive-Thru by adopting Resolution 22-40.



### "Design Your Park" Community Events

The CRA partnered with Public Works and the Bradenton Police Department to put together two community events in the Central CRA in an effort to increase the community outreach efforts and receive feedback from the local stakeholders about what improvements they would like to see at the Dr. Martin Luther King Jr. Park (June 2, 2022) and at Love Park (June 7, 2022).

These meetings were well attended and provided guidance to the City and the CRA regarding the type of improvements that will ultimately be installed at these parks in 2023/2024.

**HELP DESIGN YOUR COMMUNITY PARK**

Come meet with CRA and City staff and share your ideas about what new features you'd like your park to have

- Playground equipment
- Landscaping
- Public Art
- Benches
- Chairs
- And more

**FREE HOT DOGS AND DRINKS FOR PARTICIPANTS**

- THURSDAY, JUNE 2 - MLK JR. PARK - 6 PM
- TUESDAY, JUNE 7 - LOVE PARK - 6 PM





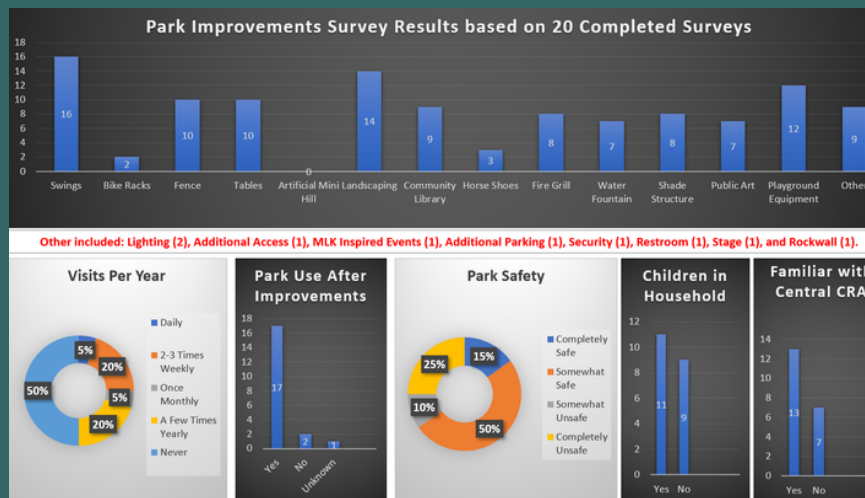
Love Park is named after former City Councilman Clarence L. Love, pictured on the left with CRA staff



CRA staff created a survey and, at each community event, they collected the surveys from the participants.

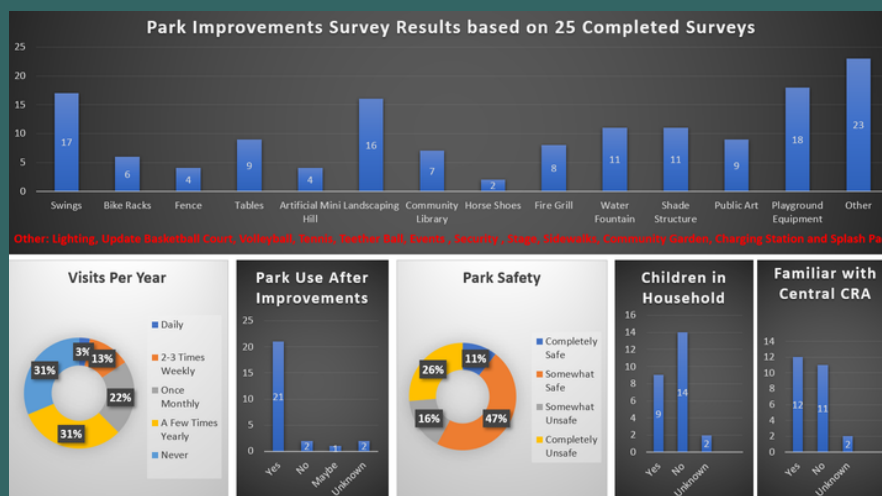
Dr. Martin Luther King Jr. Park Survey Results:

- 20 surveys were collected
- Top 3 improvement priorities were swings, landscaping, and playground equipment.
- 85% of the participants said that they would use the park more after the improvements have been completed.



Love Park Survey Results:

- 25 surveys were collected
- Top 3 improvement priorities were playground equipment, swings, and landscaping.
- 84.6% of the participants said that they would use the park more after the improvements have been completed.

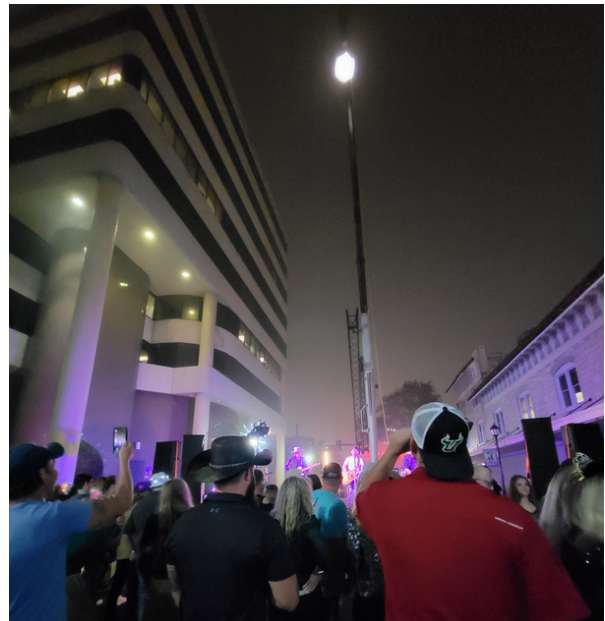




# EVENTS

## New Year's Eve Ball Drop (Bradenton CRA District)

The Old Main Street Merchants Association wanted to bring back this event to downtown Bradenton but could not do it without the support from the CRA. On December 15, 2021, the CRA Board approved \$5,000 to go towards this special event. The event attracted a crowd of approximately 3,000-4,000 people who enjoyed the performance of the Derek Lersch Band and an exciting ball drop.



## Earth Day Event (Bradenton CRA District)

The Earth Day 2022 event took place on April 23, 2022 and it was a partnership between the CRA, Keep Manatee Beautiful (KMB), and Reflections of Manatee. The event started with a neighborhood cleanup from Manatee Ave. to the Manatee River and from 15th St. E. to 9th St. E.

A vegetable garden with ADA-compliant beds was created in front of the visitor center at Reflections of Manatee. Tree stumps already on location were used to make a children's education circle. The scope of work included landscaping as well as tree removal and pruning.

In the afternoon, Reflections of Manatee opened their properties and volunteers gave educational tours. KMB volunteers set up tents for taste testing of food that would have been on the property originally, such as sugarcane chew sticks, jellies, jams, and homemade butter.

The event was a great success!



KEEP MANATEE BEAUTIFUL  
**Earth Day 2022**  
April 23  
9 am to 2 pm  
Location: Reflections of Manatee  
1302 4th Ave East, Bradenton 34208

**Morning of Service**

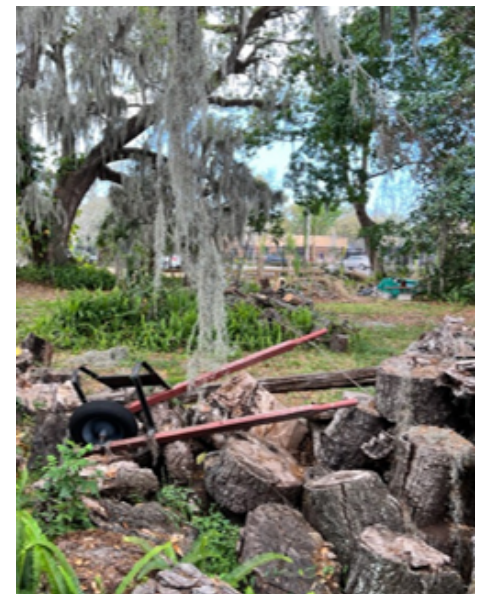
- Neighborhood Cleanup
- Build Raised Garden Beds
- Clear Landscaping
- Build Children's Learning Circle
- Lay ADA Walkway

**Afternoon of Celebration**

- Free Food and Drinks
- Free Music
- Tasting Tents, Historical Food Samples
- Tours of Historical Museum Buildings
- Stories from Reflections of Manatee

**VolunteerSignup:** [www.ManateeBeautiful.com](http://www.ManateeBeautiful.com)

**Sponsors:**





## Main Street Live (Bradenton CRA District)

On May 25, 2022, Independent Jones came forward with a funding request to put together six (6) special events from October 2022 thru April 2023 on Old Main Street. The CRA Board supported the funding request in an effort to bring more people to the downtown core, support the local businesses, and expand partnerships.



### Proposed Branding



Bradenton  
Central Region Association

BOOKMANIA

Bookmania Black Italic BOOKMANIA

Atrament ATRAMENT

### Vibe

*energy, exciting, fun,  
creative, inspiring, supportive,  
welcoming, friendly, anticipated,  
cherished, quality.*

## TEDx Bradenton (Bradenton CRA District)

Thanks to support from the City of Bradenton CRA, TED Talks launched in the Friendly City this year with TEDx Bradenton. TEDx Bradenton took place on September 9, 2022 at the Bishop Museum of Science and Nature. It was a locally-produced extension of the globally popular TED Conference, where diverse voices collaborate to create meaningful dialogue about issues that matter to our community. Evelyn Almodovar and Catherine Ferrer were the organizers of this event.

This daylong event featured speakers from a wide range of experiences: artists, CEOs, doctors, parents, neighbors, entrepreneurs, students, and retired people. The topic was “access” in both personal and community settings.

All of the speakers' talks from TEDx Bradenton are available online at their YouTube and provide you food for thought 15 minutes at time.

<https://www.youtube.com/@tedxbradenton3825>



## Back to Angola Festival (Bradenton CRA District)

This annual event began in 2017, but did not take place in the last 2 years due to the COVID-19 pandemic. It is both a cultural and historic experience for people of all ages. Back to Angola highlights the rich history of this area, the Manatee River, Manatee Mineral Springs, Reflections of Manatee, as well as the Riverwalk and Riverwalk Extension. The event is meant to celebrate Bradenton's cultural heritage that runs deep in our community. The special event application was reviewed by the City's Events Review Committee and was approved by City Council on August 24, 2022. On September 14, 2022, the CRA Board approved funding for this cultural event. The event will take place in October of 2022.

## Neighborhood Cleanup (Central CRA District)

On April 20, 2022, approximately thirty-three (33) volunteers and staff from various departments of the City of Bradenton and the CRA conducted a neighborhood cleanup starting at Dr. Martin Luther King Jr. Park. The workers were joined by over 100 students and staff at GD Rogers Garden-Bullock Elementary who participated in the clean-up on and around their school campus. The cleanup efforts spread throughout the neighborhood to the south of the park from 2nd St. W. to 9th St. W. and from Dr. Martin Luther King Jr. Ave. W. to 13th Ave. W. and continued into Love Park. CRA Community Policing Officer Eric Williams was instrumental in coordinating this large-scale cleanup with assistance from the Sanitation Department and Code Enforcement. The cleanup resulted in over 9,000 pounds of trash and debris being removed from the streets and parks. Officer Williams and Officer Small have already begun connecting with community leaders in the area to conduct monthly community meetings to empower the community to continue these efforts.



## 2022 Juneteenth Community Festival (Central CRA District)

Juneteenth is a national holiday celebrated on the 19th of June to commemorate the emancipation of enslaved people in the US. As an education nonprofit organization, The Rosalyn Walton Education and Enrichment Services (RECESS Education) seeks to engage the community in history and cultural heritage as well as to leverage community resources through collaboration with stakeholders to increase equitable opportunities for marginalized communities.

Dr. Sharon Jefferson, its President, thanked the CRA for its increased involvement in the community and asked the CRA to be a sponsor. The CRA Board approved funding for up to \$10,000 that went towards “hard costs” for the event.

The 2022 Juneteenth Community Festival took place on Saturday, June 18, 2022 at the 13th Ave. Dream Center. Over 350 visitors came out to celebrate. The event hosted over 70 food, clothes, and craft vendors as well as several non-profits and local, minority-owned businesses.



**CITY OF BRADENTON, FLORIDA**  
**COMBINING BALANCE SHEET**  
**NONMAJOR GOVERNMENTAL FUNDS**  
September 30, 2022

	Special Revenue		
	Central Community Redevelopment Area	Bradenton Community Redevelopment Area	14th Street Community Redevelopment Area
<b>Assets</b>			
Cash and cash equivalents	2,443,771	4,410,732	1,980,609
Accounts receivable	-	-	-
Prepaid items	1,945	-	-
Other receivables	1,827	-	-
Due from other funds	-	5,377	-
Due from other governments	-	-	-
<b>Total assets</b>	<b>2,447,543</b>	<b>4,416,109</b>	<b>1,980,609</b>
<b>Liabilities</b>			
Accounts payable	62,224	466,877	59,814
Accrued salaries, wages and benefits	3,973	4,079	3,973
Advances from other funds	166,617	-	-
Due to other funds	61,016	62,117	63,346
<b>Total liabilities</b>	<b>293,830</b>	<b>533,073</b>	<b>127,133</b>
<b>Deferred inflows of resources</b>			
Unavailable revenue	-	-	-
<b>Fund balances</b>			
Non-spendable			
Non-spendable prepaid items	1,945	-	-
Restricted for			
Debt service	-	-	-
Grants	-	-	-
Impact fee programs	-	-	-
Public safety	-	-	-
Committed to			
Capital projects	2,151,768	3,883,036	1,853,476
Emergency and disaster reserve	-	-	-
<b>Total fund balances</b>	<b>2,153,713</b>	<b>3,883,036</b>	<b>1,853,476</b>
<b>Total liabilities, deferred inflows, and fund balances</b>	<b>2,447,543</b>	<b>4,416,109</b>	<b>1,980,609</b>



**CITY OF BRADENTON, FLORIDA**  
**COMBINING STATEMENT OF REVENUES, EXPENDITURES**  
**AND CHANGES IN FUND BALANCES**  
**NONMAJOR GOVERNMENTAL FUNDS**  
**For the Fiscal Year Ended September 30, 2022**

	Special Revenue		
	Central Community Redevelopment Area	Bradenton Community Redevelopment Area	14th Street Community Redevelopment Area
<b>Revenues</b>			
Taxes	597,078	2,246,711	391,652
Intergovernmental grants	-	-	-
Impact fees	-	-	-
Charges for services	-	-	-
Fines and forfeitures	-	-	-
Interest and investment earnings (losses)	-	6,533	3,203
Rents	51,045	-	-
Miscellaneous	15	-	-
Special assessments, property owners	-	-	-
<b>Total revenues</b>	<b>648,138</b>	<b>2,253,244</b>	<b>394,855</b>
<b>Expenditures</b>			
<b>Current</b>			
General government	-	-	-
Public safety	-	-	-
Economic environment	214,664	738,433	296,974
<b>Debt service</b>			
Principal	69,089	190,000	-
Interest	20,056	215,381	-
Fees and expenditures	-	725	-
Capital outlay	-	-	1,016,430
<b>Total expenditures</b>	<b>303,809</b>	<b>1,144,539</b>	<b>1,313,404</b>
Excess (deficiency) of revenues over (under) expenditures	344,329	1,108,705	(918,549)
<b>Other financing sources (uses)</b>			
Transfers from other funds	554,367	2,078,213	363,851
Transfers to other funds	(138,109)	(1,320,620)	(88,109)
<b>Total other financing sources (uses)</b>	<b>416,258</b>	<b>757,593</b>	<b>275,742</b>
<b>Net change in fund balances</b>	<b>760,587</b>	<b>1,866,298</b>	<b>(642,807)</b>
Fund balances, beginning	1,393,126	2,016,738	2,496,283
<b>Fund balances, ending</b>	<b>2,153,713</b>	<b>3,883,036</b>	<b>1,853,476</b>

# ACKNOWLEDGEMENTS

The City of Bradenton CRA Board and Staff 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

Dr. Christophe St. Luce, Assistant City Administrator

## **City of Bradenton Departments:**

**The CRA could not accomplish its goals and objectives  
without your ongoing support and contributions!  
We are truly thankful for everything you do!**

## **Manatee County**

Kevin Van Ostenbridge, Chairman, District 3

Vanessa Baugh, First Vice Chair, District 5

Mike Rahn, Second Vice Chair, District 4

Amanda Ballard, Third Vice Chair, District 2

George Kruse, Port Authority Chair, At Large

James Satcher, Port Authority Vice Chair & TDC Chair, District 1

Jason Bearden, Port Authority Second Vice Chair, At Large

Lee Washington, Acting County Administrator

Economic Development Department

And last but not least, a huge THANK YOU to all our wonderful partners and volunteers! Your contribution, passion, and efforts make our community an amazing place to live, work, and play! We couldn't do it without you!







CITY OF  
**Bradenton**

COMMUNITY REDEVELOPMENT AGENCY

THE HEART OF THE CITY

