AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
2:00 p.m. Wednesday, August 12, 2026
COUNCIL CHAMBERS - 101 OLD MAIN STREET

REViSED AGENDA

Addition to Agenda is highlighted below

1. MEETING CALLED TO ORDER

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the Community Redevelopment Agency of the City of Bradenton. Comments will be accepted on the public hearings at the appropriate time.

4. CONSENT AGENDA

a) Community Redevelopment Agency: July 22, 2026, Community Redevelopment Agency Board Meeting Minutes
7-22-2026 CRA Board Meeting Minutes.pdf

b) Community Redevelopment Agency: Third Amendment to the PSA with PHGBF Ventures, LLC
Third Amendment to PSA with PHBGF Venture LLC.pdf

5. ALL CRA DISTRICTS

a) Community Redevelopment Agency: Proposed Modifications to the CRA Sustainable Redevelopment Incentives Program
CRA Redevelopment Incentives CM (BW rev)(5622594.1).pdf

6. CENTRAL/TAMIAMI TRAIL CRA DISCTRICTS

a) Community Redevelopment Agency: Public Works Interdepartmental Application: Private Lateral Replacement Program
PW Interdepartmental Application - Private Lateral Funding.PDF

7. DOWNTOWN CRA

a) Community Redevelopment Agency: Public Works Interdepartmental Funding Application - Downtown Infrastructure Development Project Phase 2

Public Works Interdepartmental Application - Downtown Infastructure Phase 2.pdf

8. CENTRAL CRA

a) Community Redevelopment Agency: Unsolicited offer to purchase CRA Owned Property located at 214-228 9th Avenue East & 916 & 918 3rd Street East.
Bryant Commons Appraisal.pdf
Bryant Commons Map.jpg

9. OTHER DISCUSSION / NEW BUSINESS

10. ADJOURN

RULES OF PROCEDURE FOR AGENDA AND PUBLIC APPEARANCES BEFORE THE CRA BOARD

Please place cell phones on silent mode!

Non-Discrimination Statement: The City of Bradenton prohibits discrimination in all of its services, programs or activities on the basis of race, color, age, disability, sex, national origin, religion, genetic information or marital status. Persons with a disability needing a reasonable accommodation to participate in, or who require assistance or an alternative means for communication of program information, should contact:

City of Bradenton
ADA/Title VI Coordinator
101 Old Main Street
Bradenton, FL 34205
ADACoordinator@cityofbradenton.com
941-932-9400
TTY: 7-1-1 or 1-800-955-8771

La ciudad de Bradenton proveera servicio de interprete a las personas quienes su primer lenguage no es el ingles. Si necesita estos servicios, usted o su representante puede comunicar al ADA/Title VI Coordinator, 101 Old Main Street, Bradenton, FL 34205. También, puede llamar al (941) 932-9470 o enviar correo electrónico a ADACoordinator@cityofbradenton.com.

AT COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING:

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, agenda item, future agenda item or topic of relevance to the CRA. Citizen comment related to any public hearing item shall be provided during the duly noticed public hearing in order to maintain an accurate record of the proceedings. All citizen comments related to quasi-judicial items are required to be under oath and such comments will be invited to be presented during the duly noticed public hearing for such items.

If an individual (or agent) wishes to address the CRA Board, they should complete a comment card available at the back of the Chamber and submit such card to the CRA Program Administrator.

At the appropriate time during the meeting, the Chair will call speakers to come forward. After being recognized by the Chair, the individual should come to the podium and, for the public record, state their name and address, and then provide any relevant comments or testimony related to the item they wish to address. In the case of an agent, they shall identify themselves and the party they represent.

The speaker should then proceed to state their position or present their information. An individual appearance for citizen comment will be limited to three (3) minutes unless additional time is permitted by the Chair or consensus of the CRA Board.

Additional time will be allowed (up to 10 minutes at the discretion of the Chair or consensus of the CRA Board) for public hearing items if the speaker is officially representing a group of five or more people, provided that written authorization is provided that the person is authorized to speak on behalf of the group.

Note: If handouts are being distributed, please provide a minimum of ten (10) copies to the Program Administrator. If you wish to display a drawing or rendering, contact Karen Kyser, as indicated above, prior to the meeting. Any submissions commented on, photographs, letters, renderings, etc. will be kept by the CRA for the official record.

AGENDA ITEM NO. 4.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: July 22, 2026, Community Redevelopment Agency Board Meeting Minutes

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
July 22, 2026, Community Redevelopment Agency Board Meeting Minutes.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Approve

ATTACHMENTS:
7-22-2026 CRA Board Meeting Minutes.pdf

CITY OF BRADENTON
COMMUNITY REDEVELOPMENT AGENCY BOARD
MEETING MINUTES
July 22, 2026
2:00 p.m.

The Community Redevelopment Agency (CRA) Board met in the City Hall Council Chamber, 101 Old Main Street, Bradenton, Florida, at 2:00 p.m. on Wednesday, July 22, 2026.

Present: Chair Kemp Schuessler, Vice Chair Lisa Gonzalez Moore, Board Member Pam Coachman, Board Member Marianne Barnebey, and Board Member Jayne Kocher.

CRA Staff: Jeff Burton, CRA Executive Director; Chris Munyon, CRA Assistant Director; Todd Campbell, CRA Coordinator; and Scott Rudacille, CRA Attorney.

The meeting was called to order by Chair Schuessler at 2:00 p.m.

CITIZEN COMMENTS: None.

CONSENT AGENDA:

a) Community Redevelopment Agency: Adjustments to the CRA Sustainable Redevelopment Grant Program
b) Community Redevelopment Agency: City Administration Accounting Department Interdepartmental Funding Application FY 2026-2027
c) Community Redevelopment Agency: June 10, 2026, Community Redevelopment Agency Board Meeting Minutes
d) Community Redevelopment Agency: Residential Redevelopment Grant Application for a property located 1217 11th Avenue West.
e) Community Redevelopment Agency: Residential Redevelopment Grant Application for a property located 1006 12th Avenue West.
f) Community Redevelopment Agency: Residential Redevelopment Grant Application for a property located 1223 12th Avenue West.

Board Member Kocher requested that Items D, E, and F be pulled from the consent agenda for further discussion.

Vice Chair Gonzalez Moore requested that Item A be pulled from the consent agenda for further discussion.

MOTION TO APPROVE THE CONSENT AGENDA WITH THE EXCEPTION OF ITEMS A, D, E AND F was made by Board Member Kocher and seconded by Board Member Barnebey. The motion passed unanimously.

Todd Campbell, CRA Coordinator, displayed a document that provided details about the exterior only improvements included in the CRA Sustainable Redevelopment Grant Programs. He explained the adjustments to the grant program.

MOTION TO APPROVE THE ADJUSTMENTS TO THE CRA SUSTAINABLE REDEVELOPMENT GRANT PROGRAM WITH AMENDMENT TO REQUIRE BOARD APPROVAL FOR NONCONFORMING GRANTS was made by Board Member Kocher and seconded by Vice Chair Gonzalez Moore. The motion passed unanimously.

Board Member Kocher questioned if there was a conflict with awarding multiple grants to one person.

Jeff Burton, CRA Executive Director, explained that grants were based off parcel ids and each parcel within the CRA was eligible for a grant regardless of ownership.

MOTION TO APPROVE ITEMS D, E, AND F ON THE CONSENT AGENDA was made by Board Member Kocher and seconded by Board Member Barnebey. The motion passed unanimously.

ALL CRA DISTRICTS:

a) Community Redevelopment Agency: Bradenton Police Department Interdepartmental Funding Application for FY 2026-2027

Lieutenant Robert Bordin, Bradenton Police Department(BPD), gave a presentation that provided information on the services that BPD provided to the CRA areas. He submitted an interdepartmental funding application to help fund training and personnel costs for the CRA officers for Fiscal Year 2026-2027.

MOTION TO APPROVE THE INTERDEPARTMENTAL FUNDING REQUEST FROM THE BRADENTON POLICE DEPARTMENT FOR COMMUNITY POLICING FOR FISCAL YEAR 2026-2027 IN THE AMOUNT UP TO $928,618.80 was made by Board Member Barnebey and seconded by Board Member Coachman. The motion passed unanimously.

b) Community Redevelopment Agency: City's Code Enforcement Division Interdepartmental Funding Application FY 2026-2027

Volker Reiss, Compliance Manager, gave a presentation that highlighted Code Enforcement's work within all three CRA areas. He stated that the code enforcement department was starting a new pilot program in 2027 to assist homeowners with cosmetic property maintenance and removal of dangerous trees. He submitted an interdepartmental funding application to help fund code enforcement services and the costs associated with the proposed pilot program within the CRA areas.

MOTION TO APPROVE THE INTERDEPARTMENTAL FUNDING APPLICATION FROM CODE ENFORCEMENT IN THE AMOUNT NOT TO EXCEED $90,000.00 FOR FISCAL YEAR 2026-2027 was made by Board Member Coachman and seconded by Board Member Barnebey. The motion passed unanimously.

DOWNTOWN CRA:

a) Community Redevelopment Agency: Public Works Downtown Maintenance Initiative Interdepartmental Funding Application FY 2026-2027

James Mora, Division Manager for Solid Waste and Downtown Action Team (DAT) Manager, gave a presentation that showed projects that the DAT completed and ideas for proposed projects in the Downtown CRA area. He submitted an interdepartmental funding application to fund the Public Works Downtown Maintenance Initiative that includes new beautification projects in the downtown area.

MOTION TO APPROVE THE INTERDEPARTMENTAL FUNDING APPLICATION FOR THE PUBLIC WORKS DOWNTOWN MAINTENANCE INITIATIVE FY 2026-2027, IN AN AMOUNT UP TO $451,235.68 was made by Board Member Barnebey and seconded by Board Member Kocher. The motion passed unanimously.

b) Community Redevelopment Agency: Historic Preservation Grant Request for a Property Located at 530 13th Street West

Mr. Campbell summarized details of the project at 530 13th Street West. He stated that the JEM Collective Group was seeking a historic redevelopment grant to help fund the project. He added that the terms of this grant were different than the usual grant request and the funds would be reimbursed over four years.

Cecilia Haag, JEM Collective Group, introduced the members of her team and gave a presentation that included details and concept pictures of the Gather 242 project located at 530 13th Street West.

MOTION TO APPROVE THE REQUEST BY JEM COLLECTIVE 530 LLC FOR A HISTORIC REDEVELOPMENT GRANT PREAPPROVAL FOR THE PROPERTY LOCATED AT 530 13TH STREET WEST, IN A CUMULATIVE AMOUNT NOT TO EXCEED $600,000 SUBJECT TO STANDARD ANNUAL FUNDING CYCLES AND COMPLIANCE WITH ALL CRA PROGRAM REQUIREMENTS AND REIMBURSEMENT OBLIGATIONS was made by Chair Schuessler and seconded by Board Member Kocher. The motion passed unanimously.

TAMIAMI TRAIL CRA:

c) Community Redevelopment Agency: Amended Redevelopment Grant Request for AJA Business Holdings, LLC. for a property located at 2514 9th Street West.

Mr. Campbell summarized the details associated with the Redevelopment Grant for AJA Business Holdings, LLC. He stated that AJA Business Holdings was seeking additional funds to complete the project located at 2514 9th Street West.

Josh Warnock, AJA Business Holdings LLC, spoke about the building's purpose at 2514 9th Street West. He displayed before and after photographs to show proposed improvements.

MOTION TO APPROVE THE REQUEST BY AJA BUSINESS HOLDINGS LLC FOR A PHASED REDEVELOPMENT GRANT PREAPPROVAL FOR THE PROPERTY LOCATED AT 2514 9TH STREET WEST, IN A CUMULATIVE AMOUNT NOT TO EXCEED $195,000.00 SUBJECT TO STANDARD ANNUAL FUNDING CYCLES AND COMPLIANCE WITH ALL CRA PROGRAM REQUIREMENTS AND REIMBURSEMENT OBLIGATIONS was made by Board Member Coachman and seconded by Board Member Kocher. The motion passed unanimously.

OTHER DISCUSSION/ NEW BUSINESS:

Mr. Burton informed the Board that the CRA plans to present a slum and blight study to City Council regarding the creation of a new CRA. He mentioned a potential project at the old City Hall site to assist in improving local traffic flow and discussed potential investment and development opportunities for the downtown GTE Building.

The meeting was adjourned by Chair Schuessler at 3:38 p.m.

NOTE: This is not a verbatim record. An audio recording of the meeting is available upon request.

AGENDA ITEM NO. 4.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Agreement

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Third Amendment to the PSA with PHGBF Ventures, LLC

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The proposed Third Amendment to the Purchase and Sale Agreement between the CRA and PHBGF Ventures, LLC (Purchaser) introduces two primary modifications to the existing contract:

- Closing Extension: Extends the final closing date to on or before January 8, 2027.
- Increased Deposit: Requires the Purchaser to increase the earnest money deposit by $135,000.

The extension of the closing date requires corresponding updates to the project milestones outlined in Section 2.5 of Exhibit C-1, the Land Use Restriction Agreement (LURA). The revised deadlines are as follows:

- Construction Commencement: Adjusted from December 31, 2026, to

February 5, 2027.
- Certificate of Occupancy / Project Completion: Adjusted from on or before December 31, 2028, to on or before February 5, 2029.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, CRA Attorney has reviewed the Third Amendment and supporting Documents.

SUGGESTED MOTION:
Move to approve the Third Amendment to the PSA with PHGBF Ventures, LLC.

ATTACHMENTS:
Third Amendment to PSA with PHBGF Venture LLC.pdf

THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT

THIS THIRD AMENDMENT TO PURCHASE AND SALE AGREEMENT (this "**Amendment**") is made as of the ____ day of August, 2026 ("**Amendment Effective Date**"), by and between, **THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON successor in interest to THE BRADENTON DOWNTOWN DEVELOPMENT AUTHORITY OF THE CITY OF BRADENTON**, a public body of the State of Florida ("**Seller**"), and **PHBGF Ventures, LLC,** a Florida limited liability company ("**Purchaser**").

RECITALS

WHEREAS, Seller and Purchaser have entered into that certain Purchase and Sale Agreement, with an Effective Date of October 30, 2024, as amended by that certain First Amendment to Purchase and Sale Agreement, dated May 14, 2025, and as further amended by that certain Second Amendment to Purchase and Sale Agreement, dated June 24, 2026 (collectively, the "**Agreement**"), with respect to certain real property located in Manatee County, Florida; and

WHEREAS, Seller and Purchaser have agreed to modify certain terms of the Agreement, as well as the form of the LURA as originally attached to the Agreement; and

WHEREAS, Seller and Purchaser desire to amend the Agreement in the manner set forth herein.

AGREEMENT

NOW, THEREFORE, for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, Seller and Purchaser hereby agree as follows:

1. Recitals; Capitalized Terms. The foregoing recitals are true and correct. All capitalized terms not otherwise defined in this Amendment shall have the meanings ascribed to them in the Agreement.

2. Closing Date. Notwithstanding anything to the contrary in the Agreement, Seller and Purchaser agree that the Closing Date shall be January 8, 2027. As a result of the foregoing extension, Seller and Purchaser each hereby waive its respective right under Section 7(b) of the Agreement to terminate the Agreement based upon the failure of the applicable conditions precedent to have been satisfied by the previously applicable Contingency Deadline.

3. SIP. As of the Amendment Effective Date, Purchaser has not yet obtained the City of Bradenton's approval of Purchaser's SIP. Such approval shall remain a condition precedent to both Seller's and Purchaser's obligation to close. If such approval has not been obtained on or before January 8, 2027, either party may terminate the Agreement by written notice

to the other party. Purchaser shall continue in good faith to pursue approval of the SIP. Following Purchaser's receipt of approval by the City of Bradenton of the SIP, the Deposit and the Additional Deposit (as defined below) shall be deemed non-refundable to Purchaser, subject only to an event of default by Seller. For the avoidance of doubt, the Extension Deposits shall remain nonrefundable in accordance with Section 7(b) of the Agreement.

4. Additional Deposit. In consideration of the foregoing extension of the Closing Date, within five (5) business days after the Amendment Effective Date, Purchaser shall deposit with Escrow Agent an additional deposit in the amount of One Hundred Thirty-Five Thousand and 00/100 Dollars ($135,000.00) (the "**Additional Deposit**"). The Additional Deposit shall be credited towards the Purchase Price and, except in the event of Seller default, or Purchaser's inability to obtain approval of the SIP as set forth in Section 3 above, shall be non-refundable to Purchaser.

5. LURA. The agreed upon form of the LURA, originally attached as Exhibit "C" to the Agreement, is hereby replaced in its entirety with an updated form attached hereto as **Exhibit "C-1"**. Changes made from the initial form of the LURA are shown in tracked changes for purposes of this Amendment; however, at Closing, a clean copy of the LURA shall be executed.

6. Ratification. Except as expressly modified herein, all other terms, covenants and provisions of the Agreement shall remain in full force and effect.

7. Miscellaneous. In the event of a conflict between the terms and provisions of the Agreement and the terms and provisions of this Amendment, the terms and provisions of this Amendment shall control. This Amendment may be executed in one or more counterparts, the signature pages of which may be combined to constitute one instrument. Signatures transmitted by facsimile or e-mail, through scanned or electronically transmitted .pdf, .jpg or .tif files, or electronically signed documents, shall have the same effect as the delivery of original signatures and shall be binding upon and enforceable against the parties hereto as if such facsimile or scanned documents or electronically signed documents were an original executed counterpart.

[Signatures appear on the following pages]

IN WITNESS WHEREOF, the parties hereto, intending legally to be bound hereby, have executed this Amendment as of the date first above written.

PURCHASER:

PHBGF VENTURES LLC,
a Florida limited liability company

By: PEARL HOMES HOLDINGS, LLC, a Delaware limited liability company, its Member

By: _____
Marshall S. Gobuty, as Manager
Date of Execution: _____

By: BG FRAMEWORK, LLC, a Florida limited liability company, its Member

By: Framework Development, LLC, a Florida limited liability company, as Manager

By:_____
Phillip A. Smith, as Manager
Date of Execution: _____

SELLER:

THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, a public body of the state of Florida

By:_____
Print Name:_____
Title:_____

Date of Execution:_____

Exhibit C-1

LURA
LAND USE RESTRICTION AGREEMENT

FOR: PHBGF VENTURES, LLC

THIS LAND USE RESTRICTION AGREEMENT (hereinafter "Agreement") is made and entered into as of the ____ day of _____, 20___, by and between the Community Redevelopment Agency of the City of Bradenton, a dependent special district of the City of Bradenton (hereinafter referred to as the "CRA"), and PHBGF Ventures, LLC, a Florida limited liability company (hereinafter referred to as the "Owner").

RECITALS

WHEREAS, the Owner has acquired from the CRA the land legally described in Exhibit A (hereinafter, the "Land") for the purpose of constructing a Project (as defined herein) inclusive of workforce multifamily rental housing for low- to moderate-income households, as defined herein; and

WHEREAS, Owner submitted a proposal and presented information to the CRA (collectively the "Proposal"), and was selected for purchase of the Land for the specific purpose of constructing and operating the Project, inclusive of workforce multifamily rental housing, consistent with the terms of such Proposal; and

WHEREAS, the Owner requested, as part of the Proposal, financial incentives from the CRA in order to construct the Land with workforce multifamily rental housing, and the CRA has agreed to provide these financial incentives for this purpose, subject to the provisions of this Agreement; and

WHEREAS, the Owner has requested, as part of the Project, a waiver of certain impact fees from the City in order to construct the Project with workforce housing, and the CRA has agreed to reimburse a portion of the impact fees paid for this purpose; and

WHEREAS, the Owner agreed to comply with certain use restrictions as provided in this Agreement.

NOW, THEREFORE, in consideration of the above premises and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the parties agree as follows:

SECTION 1
DEFINITIONS

1.1 Definitions and Interpretations. Unless otherwise expressly provided herein or unless the context clearly requires otherwise, the following terms shall have the respective meanings set forth below for purpose of this Agreement.

(a) Project: the improvements to be constructed on the Land, which include approximately 114 units of multifamily rental housing, with a minimum of 70% of the units being workforce housing, and the Land and all moveable property and fixtures from time to time attached thereto.

(b) Rental Housing: housing units made available for rental, and not ownership, each of which units shall contain complete living facilities that are to be used other than on a transient basis and facilities that are functionally related and subordinate to the living facilities. The housing units shall at all times be constructed or substantially rehabilitated and maintained in substantial accordance with applicable building code standards of the City in which they are located.

(c) Workforce Housing: housing for low- to -moderate income households, with rents based on the rent limits applicable to 80 to 120 percent of Area Median Income ("**AMI**"), as posted annually by the Florida Housing Finance Corporation ("**FHFC**") and adjusted based on revised local data for Manatee County.

SECTION 2

REPRESENTATIONS, COVENANTS AND COMMITMENTS

2.1 Residential Workforce Housing Rental Project. The Owner shall develop and maintain during the Term of this Agreement the Project as a multifamily Rental Housing development consisting of approximately one hundred and fourteen (114) dwelling units, with a minimum of 70% of the units being designated and set aside for Workforce Housing. The Project shall be constructed in substantial accordance with the design elevations and/or renderings approved by CRA staff. All dwelling units in the Project shall be Rental Housing available for occupancy at all times in accordance with the terms of this Agreement. The Project shall be required to obtain all necessary permits and approvals for construction, including applicable permits of the City, and nothing contained herein shall be construed as development approval. Upon execution of this Agreement, Owner shall diligently and in good faith pursue all applicable permits for construction of the Project, and upon issuance shall diligently and in good faith pursue and complete construction thereof.

2.2 Certain Owner Commitments and Agreements. At all times during the Term, Owner shall comply and cause the Project to comply with the following commitments, which commitments shall be considered covenants running with the land under State law:

The Project shall be constructed and operated as a Workforce Housing Rental Project. The Project shall contain approximately 114 units of Rental Housing with a minimum of 70% of those units being made affordable to low- or moderate-income households, with rents set by Owner based on the AMI levels and rent limits, not to exceed rent limits of 120% of AMI. The rents for those Workforce Housing units shall be in accordance with the definition of Workforce Housing contained herein, and calculated based on the rent limits posted annually by FHFC by unit type and AMI percentage category. The rents set by Owner for the Project shall be permitted to increase as AMI increases and as adjusted by FHFC, but in no instance shall the rents be set lower than those rent limits set forth in the FHFC rent limits for the calendar year in which this Agreement is recorded.

2.3 **Reimbursement of Impact Fees.** The CRA shall reimburse the Owner for 70% of the impact fees paid for the Project for Parks, Police, Fire, Roads, Water and Sewer ("CRA Impact Fee Reimbursement"), as provided for herein. Upon issuance of a Certificate of Occupancy ("CO") for the Project and payment of all applicable impact fees by the Owner, the Owner shall submit a reimbursement request to the CRA which request shall include a copy of the Certificate of Occupancy for the Project and

proof of payment of impact fees for the Project. The CRA shall issue the CRA Impact Fee Reimbursement to Owner within thirty (30) days following receipt of same.

2.4 CRA Incentives. The Project is approved for Sustainable Redevelopment Incentives, in accordance with the CRA's Sustainable Redevelopment Plan ("Plan"), with the maximum incentive amount being twelve (12%) percent of the value of the taxable Project improvements. The estimated value of the Project is Twenty Million ($20,000,000.00) Dollars, which would result in a maximum total potential incentive of approximately Two Million Four Hundred Thousand ($2,400,000.00) Dollars. However, the factors and procedures described in the Plan will determine the final incentive amount (the "CRA Incentive Payment") and the percentage of the CRA Incentive Payment that will be paid by the CRA each year (the "Annual Payment"). Once the CRA Incentive Payment and Annual Payment figures have been established in accordance with the terms of the Plan, the parties shall execute and record an addendum to this Agreement to memorialize those final terms. Annual Payments shall commence on the first tax year in which the Project improvements are included as taxable improvements on the tax roll, with such Annual Payments continuing until the CRA Incentive Payment has been paid in full or until the CRA sunsets, whichever occurs first, and unless otherwise modified pursuant to the terms contained in this Agreement.

During the term of this Agreement, the Owner shall be prohibited from making any application for ad valorem tax exemptions on the Land and/or Project improvements. However, should any ad valorem tax exemptions or reductions (collectively, the "Reductions") be applied to the Land and/or Project improvements in any tax year, the Annual Payment and the CRA Incentive Payment shall be reduced in an amount equal to the reduction in ad valorem tax revenues received by the CRA due to the application of said Reductions in such tax year. The preceding sentence shall not be deemed to require Owner to expend any funds, provide any new tests or reports, conduct any new studies, reduce or limit the increase of any Project rents, contest or appeal any adverse decision, or agree to any limitations or restrictions beyond those in the Agreement to obtain the Reductions. Upon Owner's delivery to the CRA of written proof of payment by the Owner of all taxes due and payable for the Project Site, as well as the Annual Report referenced in Section 3 herein, the Annual Payment shall be paid to Owner annually on or before February 28th of each applicable tax year.

Should the Bradenton Code Enforcement Board (the "Board") or Special Magistrate make a finding that a violation of the City's Code exists on the Land and has not been brought into compliance within the time frame as set forth by the Board or Magistrate, then the next Annual Payment due shall be reduced by ten percent (10%), and the CRA Incentive Payment shall be reduced accordingly. If a "repeat violation" finding is entered against the Land by the Board or Magistrate, the CRA shall not be obligated to make any further Annual Payments, and this Section 2.3 shall be null and void.

The cure provisions described in Section 4 herein shall not be applicable to the obligations and timeframes described in this Section 2.3. Should the Owner be in default of other terms under this Agreement as of the scheduled date of the Annual Payments and not cure the default as set forth in Section 4.1 below, the Annual Payment and the CRA Incentive Payment shall be reduced in accordance with Section 4.1(b) below. This remedy is in addition to other remedies described in Section 4 herein.

2.5 Construction Schedule. The Owner shall use Owners' best efforts to commence construction of the Project on or before ~~December 31, 2026~~February 5, 2027, and complete construction of the Project within twenty four (24) months following such commencement, subject to extension for Force Majeure described herein. Should the Owner not commence construction on or before February 5, 2027~~December 31, 2026~~, subject to extension for Force Majeure described herein, the CRA shall have the

option to purchase the Land from the Owner upon commercially reasonable terms, for a purchase price of Five Hundred Thirteen Thousand ($513,000) Dollars, plus the cost of Owner's improvements completed on the Land as of the date of notice of exercising such option. For the purposes of this section, "commencement of construction" shall occur when the Owner has obtained all required site development permits for the Project and commenced earthmoving on the Land in accordance therewith. Should the Owner not receive a Certificate of Occupancy (the "CO") for the Project on or before February 5, 2029 ~~December 31, 2028~~ (the "CO Deadline"), subject to extension for Force Majeure described herein, the CRA Incentive Payment shall be reduced by one (1 %) percent, and thereafter shall be reduced by one percent (1 %) at the beginning of each successive month until a Certificate of Occupancy is issued for the Project, with the Annual Payments being reduced accordingly. Provided further, however, that if application for a CO is filed by the CO Deadline, or prior to the first of a month after the CO Deadline, but the CO is received after the CO Deadline or after the first of that month, as applicable, and no material amendment of the application or material remedial work was required to obtain the CO, the date the CO application was filed shall be considered the date upon which the CO was received. The remedies provided in this Section shall be in addition to those described in Section 4 herein, but the cure provisions of Section 4 shall not be applicable to the obligations and timeframes described in this Section. As additional assurance of performance in accordance with this Section, certain of Owner's principals (owing a direct or indirect ownership in Owner) shall execute a guaranty of completion of construction or construction completion agreement with Owner's mortgage lender, guaranteeing that construction of the Project will be completed. Owner shall provide the CRA with a copy of such agreement within ninety (90) days following the effective date of this Agreement. In the event Owner satisfies the foregoing requirements, including but not limited to timely commences construction of the Project prior to the aforementioned deadline, Owner shall have the right to request a written acknowledgment from the CRA, confirming that the Owner has satisfied such requirements, including waiving the CRA's option to purchase the Land as set forth above. The CRA agrees to execute such acknowledgement and waiver, in recordable form, upon written request from Owner or Owner's project lender.

2.6 Prohibited Discrimination. The Owner shall not discriminate on the basis of race, religion, color, sex, familial status, national origin or disability in the lease, use or occupancy of the Project. Age discrimination and discrimination against minor dependents, except when units are specifically being held for the elderly, are also not permitted.

2.7 Successors Bound – Run with the Land. This Agreement and the covenants and conditions contained herein shall run with the Land and shall bind, and the benefits shall inure to, respectively, the Owner and its successors and assigns and all subsequent owners of the Land and the Project, and to the CRA for the Term of this Agreement.

2.8 Compliance. The Owner shall comply with all requirements of the City's Comprehensive Plan, all standards and requirements of the City's Land Use Regulations, the Florida Building Code, and shall maintain the Project in compliance with the aforementioned requirements.

2.9 No Conversion. During the term of this Agreement, the Owner shall not use the Project for any use other than a multifamily Rental Housing with workforce housing developed as described herein.

2.10 Burden and Benefit. The CRA and the Owner hereby declare their understanding and intent that the burden of the covenants set forth herein touch and concern the Land in that the Owner's legal interest in the Project is rendered less valuable thereby. The CRA and the Owner hereby further declare

their understanding and intent that the benefit of such covenants touch and concern the land by enhancing and increasing the enjoyment and use of the Project as a Workforce Housing project.

2.11 Advertisement. The Owner hereby covenants and agrees that it will promptly withdraw from circulation any advertisement published by Owner and determined by the CRA to violate or be inconsistent with this Agreement with respect to promoting Workforce Housing. However, this Agreement does not require the Owner to market the units in any specific manner or any specific representation that the Project is or contains units that are designated Workforce Housing.

2.12 Maintenance. The Owner shall maintain the Project in a condition consistent with the City's Land Use Regulations and any applicable housing quality standards.

SECTION 3

ADMINISTRATION

3.1 Annual Report. The Owner shall, during the term of this Agreement, provide an Annual Report to the CRA between November 1 and March 31 each year. The Report shall provide the following information regarding each Workforce Housing unit in the Project during the preceding year: (a) the unit number, (b) the number of people living in the unit, (c) the combined income of the people living in the unit, and (d) the monthly rent charged.

3.2 Omission. The omission of any regulatory requirement in this Agreement shall not relieve the Owner from the necessity of complying with any and all applicable State, City, and Federal laws, rules and regulations regarding the Project. In particular, the development and maintenance of the Project shall be governed by the provision of the City's Land Use Regulations. In interpreting any applicable requirements, the more stringent provisions shall apply.

3.3 CRA Review; Audit. The CRA shall have the right to review and audit the records of the Owner relating to the Project to determine compliance with this Agreement. The Owner shall be required upon written notification, to provide the necessary information to perform an audit to the reasonable satisfaction of the CRA. This information may include without limitation, all tenant lists, applications, leases, waiting lists, income examinations and re-examination relating to the Workforce Housing units. During the term of this Agreement, these materials shall at all times be kept separate and identifiable from any other business of Owner which is unrelated to the Project, and shall be maintained in reasonable condition for a proper audit, subject to examination and photocopying during business hours by representatives of the CRA. The CRA shall provide at least five (5) business days prior written notice before performing such audit or examination.

3.4 Monitoring and Inspection. The Owner shall permit the CRA, or designees, to inspect all records, including but not limited to financial statements pertaining to Workforce Housing units upon reasonable notice and within normal working hours, and shall submit to the CRA the above-referenced documentation as required by the CRA. The Owner also acknowledges that the Land must comply with the City's Land Use Regulations upon completion of the Project and for the duration of the term of this Agreement.

Subject to any notice requirements under any unit leases, the CRA may, from time to time, make or cause to be made inspections of the Workforce Housing units and Land rental records to determine compliance

with the conditions specified herein. The CRA shall notify the Owner prior to scheduled inspections, and the Owner shall make any and all necessary arrangements to facilitate the CRA's inspection. The CRA may make, or cause to be made, other reasonable entries upon and inspections of the Land and Project, provided that the CRA shall give the Owner (and its property manager, as applicable) reasonable notice prior to any inspection, specifying reasonable cause therefore, related to the CRA's interest in the Project.

The Owner shall comply with restrictions herein regarding the use or occupancy of the Project and shall ensure that all requirements are being satisfied on a continuing basis in accordance with this Agreement. Owner staff will remain updated and knowledgeable regarding Owner's procedures for filing tenant income certification forms, and compliance certificates, and for verifying compliance with this Agreement.

SECTION 4

ENFORCEMENT AND REMEDIES

4.1 **Default**. If Owner defaults in the performance of an obligation under this Agreement or a restriction set forth herein, including, but not limited to, overcharging a tenant for rent or renting to a tenant whose income exceeds 120 percent of AMI, and if such default remains uncured for a period of thirty (30) days after written notice thereof, the CRA may terminate all rights of the Owner under this Agreement and may take any other action at law or in equity, or otherwise, as may be deemed most beneficial by the CRA to enforce the obligations of the Owner with respect to the Project, provided, however, that if the default is one that cannot reasonably be cured within thirty (30) days, Owner shall have a reasonable amount of additional time to cure the default, if Owner institutes action to cure the default within the thirty (30) day period, and if Owner then proceeds with reasonable diligence thereafter to cure the default. Such actions at law or in equity, or otherwise, include, without limitation the following:

(a) To compel specific performance by the Owner of its obligations under this Agreement, it being recognized that the beneficiaries of Owner's obligations hereunder cannot be adequately compensated by monetary damages in the event of Owner's default; and

(b) To cause the Owner to pay to the CRA an amount (the "Recoupment Amount") equal to the CRA Incentive Payment provided for any Workforce Housing unit which the Owner has failed to maintain as a Workforce Housing unit during the term of this Agreement, with interest calculated at the rate equal to the yield earned on the Florida State Board of Administration statewide government investment pool during the period of default. The Recoupment Amount for each Workforce Housing unit not so maintained shall be calculated by dividing the annual CRA Incentive Payment by the number of units in the Project, then dividing by the number of days in the year and multiplying by the number of days the unit was not so maintained.

(c) To cause the Owner to pay to the City an amount equal to the CRA Impact Fee Reimbursement provided for any Workforce Housing unit which the Owner has failed to maintain as a Workforce Housing unit during the term of this Agreement, with interest calculated at the rate equal to the yield earned on the Florida State Board of Administration statewide government investment pool during the period of default.

All fees, costs and expenses of the CRA incurred in taking any action pursuant to this Section 4 shall be the sole responsibility of the Owner, and the Owner, as security for the payment of any such fees, costs and expenses, hereby grants, bargains, sells and conveys to the CRA a lien on the Project. The parties acknowledge and agree that the cure provisions of this Section 4 shall not be applicable to the obligations and timeframes described in Sections 2.3 and 2.4 herein.

4.2 Acceptable Cures. Notwithstanding any provisions of this Agreement to the contrary, the CRA agree to the following cures:

(a) If Owner inadvertently enters into, or renews, a lease to a tenant whose income exceeds 120 percent of the AMI, the Owner shall not have to evict or otherwise remove the tenant as long as Owner does not renew the said lease, which shall be the cure (the "Excessive Income Cure"), provided, however, if the tenant has misrepresented the tenant's or tenant family's combined income, the tenant shall not be allowed to remain in the unit until the expiration of the lease, and Owner shall commence to evict the tenant within sixty (60) days of discovery of the tenant's excessive income and pursue the eviction action diligently.

(b) If the Owner inadvertently overcharges rent to a tenant, Owner may cure this oversight by refunding all excess amount of rents collected over the rent amount agreed upon in this Agreement within sixty (60) days following discovery of the oversight (the "Overcharge Cure").

Notwithstanding the allowance of the preceding cures, Owner shall not be allowed to exercise either the Excessive Income Cure for more than 5 percent of the rented units per year or the Overcharge Cure for more than 5 percent of the rented units per year.

SECTION 5

INDEMNIFICATION

5.1 Indemnification. The Owner hereby covenants and agrees that it shall indemnify, hold harmless and defend the CRA and its directors, officers, members, officials, employees and agents from and against (a) any and all claims arising from any act or omission of the Owner or any of its agents, contractors, servants, employees or licensees in connection with the Project, or arising out of the construction, operation and/or management of the Project; and (b) all reasonable costs, counsel fees, expenses or liabilities incurred in connection with any such claim or proceeding brought thereon as such fees, costs, expenses or liabilities become due. In the event that any action or proceeding is brought against the CRA, or any of its directors, officers, members, officials, employees, or agents with respect to which indemnity may be sought hereunder, the Owner, upon written notice from the indemnified party, shall assume the investigation and defense thereof, including the employment of counsel and the payment of all expenses. This provision shall survive the termination of this Agreement. The indemnified party shall have the right to participate in the investigation and defense thereof and may employ separate counsel with or without the approval and consent of the Owner.

SECTION 6

TERM

6.1 **Term.** This Agreement shall become effective upon execution hereof by the parties and recordation as provided in Section 7.1 ("Effective Date"), and shall remain in full force and effect until the date that is fifteen (15) years following the issuance of a Certificate of Occupancy for the Project, provided, however, that all rights, benefits, remedies, payments, duties, and obligations of the parties (other than to maintain the Project as Workforce Housing or to limit the amount of the rents) shall survive the termination until all payments, duties, and obligations of the parties under this Agreement have been performed.

SECTION 7

RECORDING AND FILING

7.1 **Recording and Filing.** Within ten (10) days following execution and delivery by the parties hereto, the Owner shall cause this Agreement and all amendments and supplements hereto to be recorded and filed in the Public Records of Manatee County, Florida, and shall pay all fees and charges incurred in connection therewith. The original document shall be returned to the CRA within ten (10) days following the receipt of the recorded document.

SECTION 8

INTENTIONALLY DELETED

SECTION 9
INTENTIONALLY DELETED

SECTION 10
GOVERNING LAW

10.1 **Governing Law.** This Agreement shall be governed by and construed in accordance with the substantive and procedural laws of the State of Florida. Venue for any litigation pertaining to the subject matter hereof shall be exclusive in Manatee County, Florida unless prohibited by law.

SECTION 11
NOTICE AND EFFECT

11.1 **Notice and Effect**. All notices and other communications to be made or permitted to be made hereunder shall be in writing and shall be delivered to the addresses shown below or to such other addresses that the parties may provide to one another in accordance herewith. Such notices and other communications shall be given by any of the following means: (a) personal service; or (b) national express air courier, provided such courier maintains written verification of actual delivery. Any notice or other communication given by the means described in subsection (a) or (b) above shall be deemed effective upon the date of receipt or the date of refusal to accept delivery by the party to whom such notice or other communication has been sent.

OWNER:

PHBGF VENTURES, LLC

1211 N. WESTSHORE BLVD., SUITE 801

TAMPA, FL 33607

WITH A COPY TO:

HILL WARD HENDERSON

ATTN: JERILYN REED

101 E. KENNEDY BLVD., SUITE 3700

TAMPA, FL 33602

CRA:

JEFF BURTON, CRA EXECUTIVE DIRECTOR

CITY OF BRADENTON

101 OLD MAIN STREET

BRADENTON, FL 34205

WITH A COPY TO:

SCOTT E. RUDACILLE, ESQ.

BLALOCK WALTERS, P.A.

802 11TH STREET WEST

BRADENTON, FL 34205

SECTION 12

MISCELLANEOUS PROVISIONS

12.1 No General Obligation. The obligations of the CRA hereunder are subject to annual appropriation of legally available funds by the CRA board, and shall not constitute or create a pledge, lending of credit or lien, either legal or equitable, of or on any of the CRA's revenues or funds, as may be construed under the laws or the constitution of the State of Florida. Neither the Owner nor any other person or entity shall ever have the right to compel any exercise of the budgeting authority of the CRA Board to make the payments herein provided, nor shall this agreement constitute a charge, lien or encumbrance, either legal or equitable, upon any property or funds of the CRA. Notwithstanding anything contained herein, the CRA reserves the right, in its sole discretion, to pay the obligations contained in this Agreement from any funds legally available for such purpose.

12.2 No Partnership or Joint Venture; Owner's Risk. This Agreement is solely for the benefit of the parties hereto and no right or cause for action shall accrue to, or for the benefit of, any third party not a party hereto. This Agreement shall not be construed to create a joint venture or partnership between the parties hereto. By execution of this Agreement, the Owner expressly acknowledges and agrees that the CRA Incentive Payment and CRA Impact Fee Reimbursement provided by the CRA pursuant to this Agreement are provided solely to serve the public purpose set forth in Chapter 420, Florida Statutes, to provide Workforce Housing to the community, and the redevelopment purposes described in Chapter 163, Florida Statutes, to eliminate slum and blight, and the CRA assumes no responsibility to assure the financial feasibility or success of the Owner's Project. Owner acknowledges that it is a sophisticated developer of housing projects, and has entered into this Agreement, and committed to develop its Project, based upon its independent business judgment and experience and its independent assumption of risk and responsibility for the financial feasibility and success of its Project.

12.3 Force Majeure. No party shall be liable for any failure to perform, or delay in the performance of, any obligation under this Agreement if such failure is caused directly by hurricane, tornado, fire, flood, earthquake, war, military or usurped power, sabotage, terrorist acts, civil commotion or failure or disruption of utility services, epidemics or pandemics, other casualty, or acts of God or other like causes beyond the reasonable control of the party obliged to perform, and which reasonably prevents the party seeking relief from being able to perform their obligations under this Agreement (each, a "Force Majeure"). A party adversely affected by a Force Majeure must provide written notice of such to the other party, identifying the Force Majeure and its adverse effect within fifteen (15) business days following commencement of the Force Majeure condition. If a party suffers a failure to perform or a delay in performance as a result of a Force Majeure, and provides notice thereof in accordance with this Section, that party shall be entitled to a day-for-day extension of the applicable deadline(s) herein for each day of delay.

[SIGNATURES ON FOLLOWING PAGE]

IN WITNESS WHEREOF, the Owner and CRA have read and understand the terms set forth and agree to meet the obligations contained herein by execution of this Agreement this _____ day of _____, 20____.

PHBGF VENTURES, LLC a Florida limited liability company

By: _____

Name:

Title: _____

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was subscribed and acknowledged before me by means of ☐ physical presence or ☐ online notarization by _____, _____ for PHBGF Ventures, LLC, a Florida limited liability company, on behalf of said company, [_] who is personally known to me or [ ] who has produced _____ as identification this _____ day of _____ 20___.

[Notary Seal]

Notary Public:

Sign: _____

Print:_____

Date:_____

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON

By: _____

Name: Kemp Schuessler

Its: Board Chair

ATTEST: _____

Name: _____

Title: CRA Board Clerk

STATE OF FLORIDA

COUNTY OF MANATEE

The foregoing instrument was subscribed and acknowledged before me by means of ☐ physical presence or ☐ online notarization by **Kemp Schuessler, Chair of the Board of the Community Redevelopment Agency of the City of Bradenton** [_] who is personally known to me or [ ] who has produced _____ as identification this _____ day of _____ 20___.

[Notary Seal]

Notary Public:

Sign: _____

Print:_____

Date:_____

EXHIBIT A

LEGAL DESCRIPTION OF THE LAND

Parcel 1 (PID 4408900059):

Lots 1 through 6, Block A, Tyler's Subdivision, according to the map or plat thereof recorded in Plat Book 1, Page 221, together with ½ of the alley in said Block A adjacent to each of said Lots, LESS the Right-of-Way for 14th St. W. (US 41) and LESS the portion conveyed to the City of Bradenton in Deed Book 99, Page 498, Public Records of Manatee County, Florida.

Parcel 2 (PID 4409300052):

Lots 8, 9 AND 12, Block A, TYLER'S ADDITION, and the East ½ of vacated alley West of said lands, as per plat thereof recorded in Plat Book 1, Page 221, of the Public Records of Manatee County, Florida.

Parcel 3 (PID 4409900000):

Lots 13 and 16, Block A, LESS the East 10 feet of said lots, Tyler's Subdivision, according to the map or plat thereof, as recorded in Plat Book 1, Page 221, of the Public Records of Manatee County, Florida.

AGENDA ITEM NO. 5.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **ALL CRA DISTRICTS**

SUBJECT: Proposed Modifications to the CRA Sustainable Redevelopment Incentives Program

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
CRA staff is proposing a set of modifications to the CRA's Sustainable Redevelopment Incentives program. Under the current structure a maximum incentive of 12% of a property's appraised value gain, repaid through a 50/50 split of annual increment, most projects cannot be fully paid the total incentive amount prior to the CRA sunset date of 2040. To correct this, the maximum cap is to be reduced from 12% to 8%, and the base reimbursement split is to be raised from 50/50 to 70/30 in the developer's favor. Together these changes allow a full incentive to be disbursed within roughly nine to ten years. The program remains self-funded, with no additional draw on the trust fund.

The modifications also simplify the program. The prior add-on incentives are consolidated into four clearly defined accelerators Historic Preservation, Affordable Housing, Workforce Housing, and Public Art, each adding a 5% to the base split, with a project able to stack up to three for a maximum additional 15% (moving the split as far as 85/15 in the developer's favor). Fourteen accelerators across the Economic, Environmental, and Social categories are retired, and the definitions that existed only to support them are removed. The program will be

renamed simply to the CRA Redevelopment Incentives Program.

These proposed changes align the interests of the CRA and its development partners. Developers gain predictability, and timely return on their investment, the CRA secures continued private investment, strengthening our community and the quality of life for our residents.

ATTORNEY REVIEW/RECOMMENDATION:
Yes, CRA Attorney has reviewed

SUGGESTED MOTION:
Move to approve the modifications to the CRA Redevelopment Incentives program.

ATTACHMENTS:
CRA Redevelopment Incentives CM (BW rev)(5622594.1).pdf

Redevelopment Incentives

Downtown, Central, and Tamiami Trail



The Met under Construction on Tamiami Trail

Bradenton Community Redevelopment Agency
101 Old Main Street, Bradenton, Florida 34205
(941) 932-9439
CRA@bradentonfl.gov.
https://cityofbradenton.com/cra

CHAIR
Kemp Schuessler



VICE-CHAIR
Lisa Gonzalez Moore

BOARD OF COMMISSIONERS
Marianne Barnebey
Pam Coachman
Jayne Kocher



LEGAL
Scott Rudacille, Esquire

AGENCY
Jeff Burton, PhD, FRA-RA
Christopher Munyon, FRA-RP
Karen Kyser
Todd Campbell, FRA-RP



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1. DEFINITIONS

1.1. Act

1.1.1. The Community Redevelopment Act of 1969.[1]

1.2. Affordable Housing

Affordable housing is defined in terms of the income of the people living in the home. The family must be income-eligible, and the rent must be limited based on income level. Income eligibility is determined by area median income (AMI), adjusted for family size and local data for Manatee County.

1.2.1 Extremely low income describes a family at or below 30% of the AMI.
1.2.2 Very low income describes a family at or below 50% of the AMI.
1.2.3 Low income describes a family at or below 80% of the AMI.
1.2.4 Moderate [workforce] income describes a family at or below 120% of the AMI (at or below 100% of median income for federal programs).

The Department of Housing and Urban Development (HUD) determines the AMI by county or Metropolitan Statistical Areas (MSAs). AMIs are updated annually by HUD.[2]

1.3. Area

A Florida Statute designated *redevelopment* area.[3]

1.4. Blighted Area or Blight

An Area in which there are a substantial number of *deteriorated* or *deteriorating* structures; in which conditions, as indicated by government-maintained statistics or other studies, endanger life or property or are leading to *economic distress*; and in which two or more of the following factors are present:

1.4.1 The predominance of *defective* or *inadequate* street layouts, parking facilities, roadways, bridges, or public transportation facilities.
1.4.2 Aggregate assessed values of real property in the Area for ad valorem tax purposes have yet to show any appreciable increase over the five years before the finding of such conditions.
1.4.3 Faulty lot layout concerning size, adequacy, accessibility, or usefulness.
1.4.4 Unsanitary or unsafe conditions.
1.4.5 *Deterioration* of site or other improvements.
1.4.6 More adequate and updated building density patterns.
1.4.7 Falling lease rates per square foot of office, commercial, or industrial space compared to the remainder of the county or municipality.
1.4.8 Tax or special assessment delinquency exceeding the fair value of the land.
1.4.9 Residential and commercial vacancy rates are higher in the Area than in the remainder of the county or municipality.
1.4.10 Fire and emergency medical service calls to the Area are proportionately higher than in the remainder of the county or municipality.
1.4.11 The Area's crime incidence is higher than in the remainder of the county or municipality.
1.4.12 A more significant number of violations of the Florida Building Code in the Area than those recorded in the remainder of the *Governing Body*.

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1 FLORIDA STATUTE 163.330
2 THE FLORIDA HOUSING COALITION'S AFFORDABLE HOUSING IN FLORIDA (1)
3 FLORIDA STATUTES 163.362 (1)

1.4.13 Diversity of *ownership* or *defective* or unusual conditions of title that prevent the free alienability of land within the *deteriorated* or hazardous area.

1.4.14 Governmentally owned property with adverse *environmenta*l conditions caused by a public or private entity.

1.4.15 A substantial number or percentage of properties damaged by sinkhole activity have yet to be adequately repaired or stabilized.

However, the term "Blighted Area" also means any area in which at least one of the factors identified in items 1.4.1 through 1.4.15 is present and all taxing authorities subject to Florida Statute 163.387(2)(a) agree, either by interlocal agreement with the Agency or by resolution, that the *Area* is blighted. Such agreement or resolution must be limited to a determination that the *Area* is blighted to qualify for the tax credits authorized in Chapter 220, Florida Statutes.[4]

1.5. Board of Commissioners (the "Board")

Oversite group for the Agency and is appointed by the *Governing Body*. The Bradenton City Council appointed itself as the Board for this *Agency* on June 24, 2015.[5]

1.6. Community Advisory Committee (the "CAC")

An advisory committee to the *Board*.

1.7. Community Redevelopment ("Redevelopment")

Undertakings, activities, or projects of a county, municipality, or the *Agency* in the *Area* for the elimination and prevention of the development or spread of *slums* and *blight*, for the reduction or prevention of crime, or the provision of *affordable housing*, whether for rent or sale, to residents of low or moderate income, including the *elderly*, and may include, *slum* clearance and *redevelopment* in an *Area* or *rehabilitation* and *revitalization* of coastal resort and tourist areas that are deteriorating and *economically distressed*, or *rehabilitation* or *conservation* in an *Area*, or any combination or part thereof, following a *Plan* and may include the preparation of such a *Plan*.

The ability of a county or municipality to utilize the authority granted under the *Act* is predicated upon the adoption of a "Finding of Necessity" by the *Governing Body*. This finding must demonstrate that:

1.8.1 One or more slum or blighted areas, or one or more areas in which there is a shortage of affordable housing for residents of low or moderate income, including the elderly, exist in the county or municipality; and

1.8.2 The rehabilitation, conservation, or redevelopment, or a combination thereof, of such Area or Areas, including, if appropriate, the development of housing that residents of low or moderate income, including the elderly, can afford, is necessary in the interest of the public health, safety, morals, or welfare of the residents of such county or municipality. [6]

1.8. Community Redevelopment Agency (the "Agency")

A public agency created by the *Governing Body* to perform *redevelopment* in the *Area* according to Florida Statute.[7] The *Agency* also refers to the community *redevelopment* staff for this document.

---

4 FLORIDA STATUTE 163.340 (8)
5 CITY OF BRADENTON ORDINANCE 2967
6 FLORIDA STATUTE 163.355 (2)
7 FLORIDA STATUTE 163.340 (1)

1.9. Defective

Having a defect or flaw: imperfect in form, structure, or function.[8]

1.10. Deteriorated

Weakened, disintegrated, corroded, rusted, or decayed, and loss of effectiveness.[9]

1.11. Disseminated

To spread abroad as though sowing seed. To disperse throughout.[10]

1.12. Distress

To subject to great strain or difficulties.[11]

1.13. Elderly

Persons 62 years of age or older.[12]

1.14. Governing Body

The council, commission, or other legislative body that is charged with governing the county or municipality. For this document, the Bradenton City Council is the *Governing Body*.[13]

1.15. Historic Preservation

The identification, evaluation, recordation, documentation, analysis, recovery, interpretation, curation, acquisition, protection, management, *rehabilitation*, restoration, stabilization, maintenance, or reconstruction of *historic preservation* properties.[14]

1.16. Inadequate

Not enough or good enough.[15]

1.17. Increment Revenue

The non-ad valorem tax funds are placed in an *Agency*'s trust fund to generate *redevelopment* in its *Area*.[16]

1.18. Intensify

To grow more substantial or more acute.[17]

1.19. Owner

The word "owner," applied to a building or land, shall include any part owner, joint owner, tenant in common, tenant in partnership, joint tenant, or tenant by the entirety of the whole or of a part of such building or land.[18]

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8 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DEFECTIVE
9 2018 INTERNATIONAL CODE COUNCIL, INTERNATIONAL PROPERTY MAINTENANCE CODE. (202)
10 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISSEMINATE
11 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/DISTRESS
12 FLORIDA STATUTE 420.503 (16)
13 FLORIDA STATUTE 163.340 (3)
14 FLORIDA STATUTE 267.021
15 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INADEQUATE
16 DR. JEFF BURTON
17 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/INTENSIFY
18 BRADENTON CODE OF ORDINANCES SEC 1.2

1.20. Redevelopment Plan (the "Plan")

The approved *redevelopment* directions for an *Area* exist from time to time.[19]

1.21. Rehabilitate

This means the following:

1.21.1 To restore to a former capacity.
1.21.2 To convert to good repute.
1.21.3 Reestablish the good name of.
1.21.4 Restore to a former state.
1.21.5 Restore or bring to a condition of health or helpful and constructive activity.[20]

1.22. Revitalize

To give new life or vigor.[21]

1.23. Slum Area or Slums

An area having physical or economic conditions conducive to disease, infant mortality, juvenile delinquency, poverty, or crime because there is a predominance of buildings or improvements, whether residential or non-residential, which are impaired because of dilapidation, *deterioration*, age, or obsolescence, and exhibiting one or more of the following factors:

1.23.1 There is *inadequate* ventilation, light, air, sanitation, or open spaces provision.
1.23.2 High density of population, compared to the population density of adjacent areas within the county or municipality; and overcrowding, as indicated by government-maintained statistics or other studies and the requirements of the Florida Building Code,
1.23.3 Conditions endangering life or property by fire or other causes.[22]

2. GOAL

The Agency will focus on reducing slums and blight by incentivizing private sector investment opportunities and diverse retail, industrial, commercial, and not-for-profit economies, disseminated through using redevelopment, safety, and a vibrant, diverse, developing, and redeveloping community. According to its Plan and the Act.

3. INCENTIVES

3.1. Historic Preservation

This incentive provides funding to protect the Area's cultural sites and is determined by the Governing Body and state and federal government.[23]

3.2. Affordable Housing

This incentive provides funding to encourage housing units for rent or purchase by persons who qualify for low-income housing, as defined in Section 1.2 of this document.[24]

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19 FLORIDA STATUTE 163.340 (11)
20 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REHABILITATE
21 HTTPS://WWW.MERRIAM-WEBSTER.COM/DICTIONARY/REVITALIZE
22 FLORIDA STATUTE 163.340 (7)
23 REDEVELOPMENT PLAN 4.2.2.1.2
24 REDEVELOPMENT PLAN 4.3

3.3. Workforce Housing

This incentive provides funding to encourage housing units for rent or purchase by persons who qualify for moderate-income housing, as defined in Section 1.2 of this document. [25]

3.4. Public Art

This incentive provides funding to encourage public art, as the Agency's Public Art Advisory Board recommends, in compliance with and at least four times the value determined by the Governing Body's codes. [26]

4. POLICY

These incentives shall follow the following policies:

4.1 The *Board* reserves the right to modify or cancel parts of, or all of the incentive programs discussed within this policy without notice. If an incentive program is modified or eliminated, the *Agency* will ensure that any previously approved redevelopment incentives undergoing renovation or construction will be completed per contract as long as the *Owner*(s) abide by the contract.

4.2 The *Board* reserves the right to consult with its *Area CAC* on policy, estimates, or final incentive approvals.

4.3 The *Agency* shall review all eligible applications on a case-by-case basis to determine if an application meets the intended program goals.

4.4 Incentives are self-funded by the *redevelopment*. No additional *increment revenue* will be designated from the existing trust fund.

4.5 Payments to the *Owner* shall begin during the next fiscal year budget after the *Agency* receives the official Certificate of Occupancy or Certificate of Completion and all required documentation.

4.6 No partial payments will be issued before the certificate of occupancy or completion.

4.7 The incentive allocations provided herein are the maximum potential allocations. The allocation for any particular project shall be the amount approved by the *Board* and finalized in a binding agreement.

4.8 Final incentive values are calculated by a Florida-certified real estate appraiser's post-construction appraisal provided by the applicant.

4.9 Incentives not fully paid by the legal end of the *Community Redevelopment Agency* are forfeited.

4.10 The incentives provided for in this Policy are subject to annual budgeting and appropriation by the *Board*, in its sole discretion.

4.11 Any funding provided by the *Board* pursuant to this Policy shall be the subject of a separate agreement between the *Board* and the incentive recipient and such agreement shall govern the terms and conditions of the incentive. The agreement shall not be final and no legal obligation of the *Board* shall exist until the agreement is executed by all necessary parties.

5. FUNDING

The Agency will fund its incentives using the following process:

---

25 REDEVELOPMENT PLAN 4.3
26 REDEVELOPMENT PLAN 4.2.2.2.2

5.1 The total incentive amount shall not exceed 8% of the difference between the appraised value of the property before and after the commercial development project.
5.2 The annual reimbursement base payment to the applicant shall be 70% of the annual increment revenue generated by the commercial redevelopment project.
5.3 The following table shall determine any additional percentages that may be added to the annual reimbursement base:

DEVELOPMENT ACCELERATORS	INCENTIVE	AREA	REMODEL/NEW	VALIDATION	PERCENT
	HISTORIC PRESERVATION	DT-CC-TT	REMODEL	CRA	5%
	AFFORDABLE HOUSING	CC	BOTH	HOUSING DEPARTMENT	5%
	WORK FORCE HOUSING	DT-CC-TT	BOTH	HOUSING DEPARTMENT	5%
	PUBLIC ART	DT-CC-TT	BOTH	CRA	5%

CRA INCENTIVES APPLICATION

AGENCY ONLY

Date Received: _____ Incentive ID No._____

CRA DISTRICT AREA

___ Central ___ Downtown ___ Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THE FOLLOWING ITEMS REQUIRED TO COMPLETE THE INCENTIVES PROCESS.

APPLICATION DATE: _____

INCENTIVE ACCELERATORS:

__ Affordable Housing

__ Historic Preservation

__ Workforce Housing

__ Public Art

APPLICANT/ENTITY NAME: _____

APPLICANT REPRESENTATIVE (if the applicant is an entity): _____

_____

PROPERTY IDENTIFICATION NUMBER(s):_____

PROPERTY ADDRESS: _____

_____

PROPERTY OWNER: (if applicable) _____

*If the applicant is not the property owner, a notarized letter from the property owner approving the proposed work or documentation showing the property is currently under contract between the owner and applicant is required (applicant must complete purchase before finalizing the incentives).

ESTIMATED OVERALL INVESTMENT:_____

ESTIMATED DATE OF PROJECT COMPLETION:_____

DESCRIPTION OF PROJECT: _____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

_____

INCENTIVE REQUIREMENTS:

Work has not commenced before the submittal of a completed application.
Applicant(s) will comply with state and municipal codes.

REQUIRED DOCUMENTS FOR SUBMISSION:

Completed Application
Description of Improvements and Estimated Costs
Owner Letter (if applicable)
If applying for Historic Preservation, documentation deeming the site as historic.

REQUIRED DOCUMENTS BEFORE COMMENCEMENT OF INCENTIVES:

Copy of Deed
Certificate of Occupancy or Certificate of Completion
An appraisal of the improvements from a licensed Appraiser.
Any appropriate certifications or documents for add-ons.

SIGNATURES AND DATE:

_____

APPLICANT DATE

_____

CRA EXECUTIVE DIRECTOR DATE

Please apply to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov

AGENDA ITEM NO. 6.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CENTRAL/TAMIAMI TRAIL CRA DISCTRICTS**

SUBJECT: Public Works Interdepartmental Application: Private Lateral Replacement Program

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The City of Bradenton's Public Works and Utilities Department is initiating the Sanitary Private Lateral Replacement Program to replace, rehabilitate, or line private sanitary service laterals. This program targets inflow and infiltration (I&I) in the wastewater system, which introduces millions of gallons of stormwater and groundwater into the waste stream. This excess flow leads to wet-weather sanitary sewer overflows, unauthorized discharges to the river, and high treatment expenses at the Water Reclamation Facility. Private service laterals are estimated to contribute 30% - 80% of the system's total I&I.

The initial phase aims to replace 100 residential sanitary laterals by an August 2027 deadline. To qualify, properties must be residential properties built prior to 1970,and located within sewersheds 4, 6, 7, or 14.

In May 2026, Public Works mailed postcards to approximately 3,000 residential homes in the City to gauge interest. It is estimated that 195 homes in the CRA would qualify for the program (145 in the Tamiami Trail CRA and 50 in the Central CRA). 13 homeowners located within the Tamiami Trail CRA and 1 homeowner in the Central CRA have formally expressed interest.

The total funding request is $105,000. This request covers the estimated $1,500 per pipe cost for camera inspection and cleaning, as well as the $6,000 per pipe cost for lateral replacement and property restoration for 14 homes.

FINANCIAL IMPACT:
Total Funding Request is $105,000.00, split as follows
Tamiami Trail CRA: $97,500
Central CRA: $7,500

SUGGESTED MOTION:
Move to approve the Interdepartmental Application for Public Works Private Lateral Replacement Program in the amount up to $105,000.

ATTACHMENTS:
PW Interdepartmental Application - Private Lateral Funding.PDF

CRA Interdepartmental Funding Application

Date: 7/30/26

City Department: Public Works and Utilities Department

Project Manager and Contact Information:
Kim Clayback kim.clayback@bradentonfl.gov 941-708-6304

Project Name: Private Lateral Replacement Program

Project Number: TBD

CRA District Area: ☑ Central ☐ Downtown ☑ Tamiami Trail

Provide Section of the CRA's Sustainable Redevelopment Plan that supports the Project:
Central- Section 2.4.1.1.1; 3.2.2.2, 3.3, 2.7.2.3; 5.1.2.8 Tamiami- Section 2.4.1.1.1; 3.2.2.2, 3.3; 4.3.2.3, 4.3.2.8;5.1.2.8

Estimated Total Cost of Project: $105,000 - $97,500 for Tamiami Trail CRA& $7,500 for Central CRA

Total Funding Request: 105,000-$97,500 for Tamiami Trail CRA& $7,500 for Central CRA

Additional Required Documents for Application Submittal Include:

- Site map/plan and conceptual of the project
- Narrative of the Economic, Social, and Environmental Benefits of the Project
- Project Description including Timeline and Scope of Work (please include components of the project that go above and beyond the applicant's standard practices)
- Itemized Cost Sheet for Materials
- Itemized Cost Sheet for Equipment
- Itemized Cost Sheet for Operational Expenses

Additional Terms:

Approval of project and total funding amount will be at the discretion of the CRA Board. The applicant is required to present the project to the CRA Board for consideration at a regular CRA board meeting.

If approved the funding will be available for one year. If the project is not in the construction phase within the one year, the applicant must re-apply. If the applicant does not complete construction within 1 year from Notice of Commencement, the applicant must re-apply.

The applicant must provide a Certificate of Occupancy or Certificate of Completion to CRA staff prior to reimbursement of funds.

The applicant must provide a quarterly status report of the project to the CRA Executive Director.

Any default of terms by the applicant may result in the reduction or cancellation of funding.

Funding is awarded on a first come, first qualified, first serve basis. All funding is subject to budgeting and the availability of funds.

After a complete application is submitted, CRA Staff will set up a meeting to discuss the details of the project prior to submitting to the CRA Board for consideration.

If you have any questions, please contact the CRA Office at 941-932-9439 or email cra@bradentonfl.gov.

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov.

You may also mail or hand deliver a completed application to:

Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

Kim B Clayback, PE

Digitally signed by Kim B Clayback, PE
Date: 2026.07.31 12:09:31 -04'00'

Department Head/Project Manager

Date

CRA Executive Director

Date

Public Works and Utilities Department
Technical Memorandum

To: CRA Executive Director and Staff
From: Public Works and Utilities Department
CC: Irvin Lee, PE, Kim Clayback, PE, Jennifer Haettich
Date: July 31, 2026
Subject: Sanitary Private Lateral Replacement Program Interdepartmental Funding Opportunity

The City of Bradenton is initiating a program to replace, rehabilitate, or line private sanitary service laterals. The program is part of a multipronged approach to reduce, mitigate, or eliminate the inflow and infiltration (I&I) experienced in the wastewater system. I&I contributes millions of gallons of stormwater runoff and groundwater to the waste stream leading to sanitary sewer overflows throughout the system in wet weather events, unauthorized discharges to the river due to excess flow at the WRF, and the expense of treating millions of extra gallons. Estimates for the contribution of I&I through private service laterals ranges from 30% to 80% of the total I&I in the waste system.

The initial phase of the program is focused on replacing 100 sanitary laterals on residential private properties. The selection criteria for the properties were parcels within sewersheds 4, 6, 7, and 14, residential properties only, and the structure was built in 1969 or earlier. Materials used for lateral construction pre-1970 were orangeberg, vitreous clay, ductile iron, galvanized metal, and cast iron. The industry opinion of the degradation of these materials for the 50+ years the pipes have been in service is consistent with a high rate of I&I. Additionally, Bradenton generally has corrosive soils due to the proximity to salt water. This all leads to raw waste leaving the pipes and getting into yards as well as in I&I flow into the pipes due to root intrusion, unidentified holes in the pipe, leaky joints, or depressions that hold waste. Public Works has traditionally worked on public property; the program is by design meant to assist homeowners in reducing their contribution to the sanitary system and improving the value of their home.

Public Works had postcards printed and mailed to approximately 3000 residential homes in May of 2026 to begin gathering interest in the program. Approximately 200 interested homeowners responded. Out of the 3000 responses, approximately 200 homes are in a CRA District (Figure 1, 2, and 3) and 14 have expressed interest in participating in the program.

PW is currently working on soliciting for plumbers and finalizing funding through August. The work is anticipated to start in September. The City has set an August 2027 deadline to complete the first 100 lateral replacements. Process-wise, a plumber shall inspect (clean and camera) the private sewer lateral, the City will determine if replacement is required, and the plumber will replace the lateral. Permitting will be expediated for this program.

The anticipated costs for the cleaning and camera'ing is approximately $1,500 per pipe while the replacement cost is approximately $6,000 including restoration. The total cost of the first phase of the project being requested at this time is $105,000 ($97,5000 for the Tamiami Trail CRA and $7,500 for Central CRA). Costs were obtained from a similar program run in the City of St Petersburg.

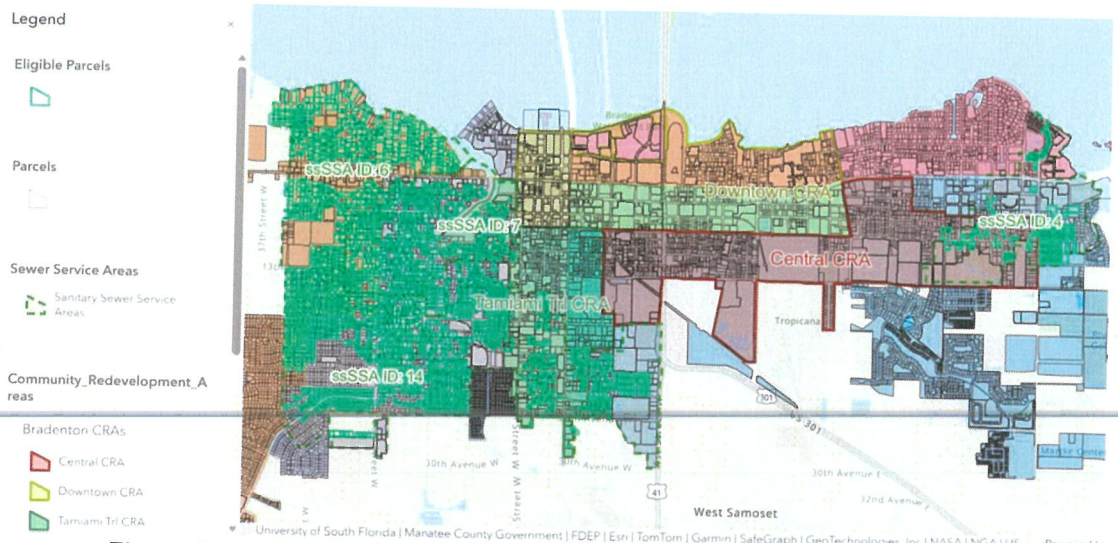
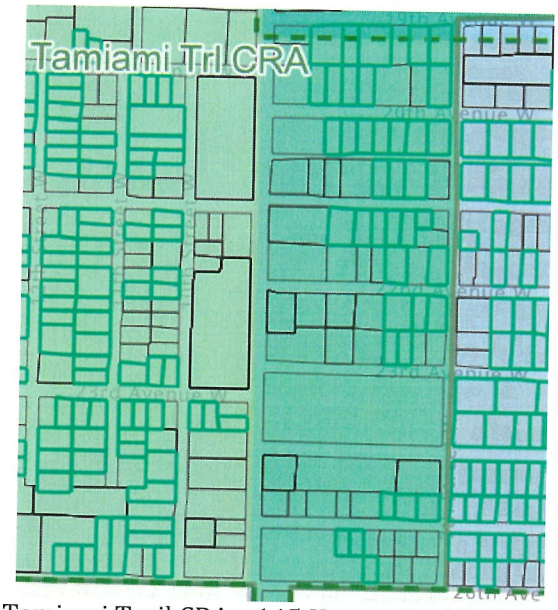


Figure 1: Project Area https://cityofbradenton.com/privatelateralprogram



Figures 2: Tamiami Trail CRA – 145 Homes Qualify for the Program



Figures 3: Central CRA – 50 Homes Qualify for the Program

AGENDA ITEM NO. 7.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **DOWNTOWN CRA**

SUBJECT: Public Works Interdepartmental Funding Application - Downtown Infrastructure Development Project Phase 2

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:

The City of Bradenton’s Public Works and Utilities Department is requesting funding for Phase 2 of the Downtown Waterline project to address a critical infrastructure deficit in the urban core. The existing water distribution system, largely over 70 years old, is undersized and nearing the end of its useful life. With downtown population growth accelerating, recent and planned developments are projected to increase potable water demand by approximately one million gallons per day.

To bridge this gap, the department is requesting $1,600,000 in matching funds from the CRA to supplement an Economic Development Administration Grant. This funding will support the design and construction of a supplemental "looped" water system specifically designed to serve new developments, ensuring that public safety, fire flow requirements, and potable water access are maintained without compromising service to existing customers.

FINANCIAL IMPACT:
Downtown CRA: $1,600,000

SUGGESTED MOTION:
Move to approve the Interdepartmental Application from Public Works for the Downtown Infrastructure Development Project Phase 2 in the amount up to $1,600,000.

ATTACHMENTS:
Public Works Interdepartmental Application - Downtown Infastructure Phase 2.pdf

CRA Interdepartmental Funding Application

Date: 07.31.2026

City Department: Public Works and Utilities Department

Project Manager and Contact Information:

Kim Clayback kim.clayback@bradentonFl.gov 941 708-6304

Project Name: Downtown Infrastructure Development Phase 2

Project Number: TBD

CRA District Area: ☐ Central ☑ Downtown ☐ Tamiami Trail

Provide Section of the CRA's Sustainable Redevelopment Plan that supports the Project:

Primary Sections: 2.3.1.1.2.6 Image; Infrastructure 2.2.1.1.2 and 2.2.1.1.3 Economic Redevelopment

Estimated Total Cost of Project: $4,000,000

Total Funding Request: $1,600,000

Additional Required Documents for Application Submittal Include:

- Site map/plan and conceptual of the project
- Narrative of the Economic, Social, and Environmental Benefits of the Project
- Project Description including Timeline and Scope of Work (please include components of the project that go above and beyond the applicant's standard practices)
- Itemized Cost Sheet for Materials
- Itemized Cost Sheet for Equipment
- Itemized Cost Sheet for Operational Expenses

Additional Terms:

Approval of project and total funding amount will be at the discretion of the CRA Board. The applicant is required to present the project to the CRA Board for consideration at a regular CRA board meeting.

If approved the funding will be available for one year. If the project is not in the construction phase within the one year, the applicant must re-apply. If the applicant does not complete construction within 1 year from Notice of Commencement, the applicant must re-apply.

The applicant must provide a Certificate of Occupancy or Certificate of Completion to CRA staff prior to reimbursement of funds.

The applicant must provide a quarterly status report of the project to the CRA Executive Director.

Any default of terms by the applicant may result in the reduction or cancellation of funding.

Funding is awarded on a first come, first qualified, first serve basis. All funding is subject to budgeting and the availability of funds.

After a complete application is submitted, CRA Staff will set up a meeting to discuss the details of the project prior to submitting to the CRA Board for consideration.

If you have any questions, please contact the CRA Office at 941-932-9439 or email cra@bradentonfl.gov.

*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at cra@bradentonfl.gov.

You may also mail or hand deliver a completed application to:

Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205

Department Head/Project Manager	Date
CRA Executive Director	Date

Public Works and Utilities Department
Technical Memorandum

To: CRA Executive Director and Staff
From: Public Works and Utilities Department
CC: Irvin Lee, PE; Jeremy Giddens
Date: July 31, 2026
Subject: Downtown Infrastructure Development Needs Phase 2

The CRA's goal is to synergize economic, environmental, and social influences into balanced, sustainable community redevelopment through undertakings, activities or projects aimed at eliminating the spread of slum and blight and improving conditions that would prevent development in these areas when in the interest of public health, safety, morals, or welfare of residents.

Social Impacts:
The most precious, limited resource holding a community together is potable water, without access to potable water, communities start to dissipate. While that may be an extreme statement when considering an urbanized, downtown area, it holds true when facing increased residential densities in an area developed more than 70 years ago. We find water distribution systems are undersized, construction materials have reached their useful life, and public safety (fire) requirements have increased, putting a great deal of stress on existing systems with the current level of service; and any proposed future development will exacerbate the issues and not meet future water demands.

Economic Impacts:
Development in the downtown area allows for improved tourism and increased property values both used as indicators of economic growth. From a November 2025 article in Government Market News "Across the United States, downtown areas are undergoing a striking resurgence. After years of pandemic-era disruption, cities large and small are reinvesting their urban cores, modernizing infrastructure, redesigning public spaces, and reimagining how people live, work, and gather. The movement reflects a national shift toward mixed-use, pedestrian-friendly districts that prioritize experience and community over pure commerce." Without infrastructure this economic resurgence is impeded at the outset.

Environmental Impacts:
Public health and safety is a primary concern for Public Works and Utilities. If the existing water system is inadequate to serve the development, safety concerns center around inadequate fire flow and health concerns center around the public need for a reliable, clean water source.

Project Need:

Downtown Bradenton, defined as the area from Wares Creek east to US301 (1st St) and from the Manatee River south to 6th Ave W, has been experiencing population growth for the last decade and appears to be growing at a greater rate based on Planned Development submittals to the Planning and Community Development Department. Utility infrastructure is not in place to fully support the proposed development.

In the last decade the following developments have come on-line to the utility system without any substantial developer improvements being required to either the water distribution system or sanitary collection system.

Development Name	**Number of Units**	**Water Demand (gallons per capita per day)**
River Song	180	49,500
Aria	337	92,700
Riverview 6	80	17,600
920 Multi Family	137	37,700
Total	734	197,500

Looking to the near-term future, potable water and fire flow demands will increase substantially. The table below shows potable water demand for future development; fire flow estimates were not built into the demand estimate.

Development Name	**Number of Units**	**Water Demand (gallons per capita per day)**
Westminster Expansion	30	5,000
MC Library	300	82,500
City Hall	322	71,000
1111 3rd Ave W	233	51,500
Manatee County Garage	50	11,000
River Dance Expansion	50	11,000
Park Vista	154	42,500
Possible Hotel	130	21,500
Old City Hall (15th and Manatee)	345	95,000
Manatee Ave and 14th St W	200	55,000
Pappas Residential	352	77,500
First Methodist	50	11,000
Shuffleboard Ct	145	40,000
The Point	300	66,000
Total	0	+/-650,000

In looking at the on-line development over the last decade and the proposed development in the queue, the downtown area will account for an additional one-million gallons per day of potable water demand.

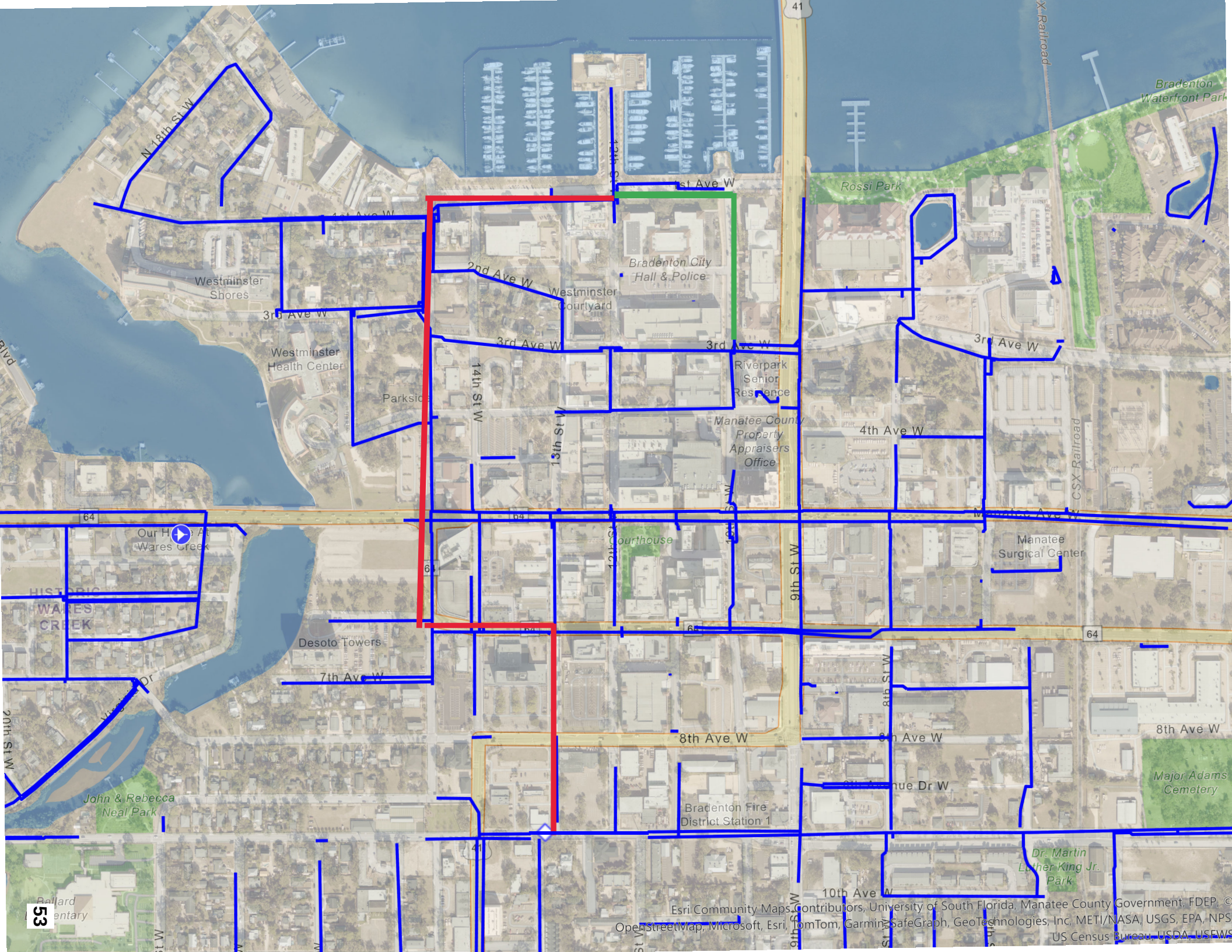
As complimentary projects, the City is investing in relocating the sanitary lift station upstream and uphill out of the floodplain and vacating a parcel adjacent to the Manatee River ($10M). Additionally, the City is seeking FDEP SRF funding to rebuild the portion of the gravity collection system that will need to reverse slope to flow to the new lift station location ($6.6M). The City is also fully funding Phase 1 of the water distribution loop ($4M).

A rough-order-of-magnitude engineers cost estimate for the project is included as an attachment to the application.

Project Request:
Public Works and Utilities is requesting $1,600,000 in matching funds for an Economic Development Grant to supplement the design and construction of water distribution system specifically to serve the new development in the Downtown Bradenton area; the existing system will continue to serve the existing customers. The City has designed and is starting construction of the first phase of the supplemental system to support development of the City Centre property as shown in the attachments. In order to provide adequate service to support other development projects in the queue, funding is needed to complete the "looped" water system.

While impact fees are always a consideration in funding development, our system has waived impact fees and not considered developer contributions consistently enough to have a reserve fund for this needed construction.

With the CRA's agreement to support downtown development with matching funds for the EDA grant, the design of the Phase 2 portion will commence upon having an executed agreement with Economic Development Administration followed by the bid process and construction. The anticipated Design – Bid – Build for Phase 1 will take approximately 24 – 30 months. The total construction project does not reach the CCNA threshold allowing the City to direct select a consultant from the Professional Services Library, reducing the months required to go through the Request for Qualifications process.


41
Bradenton Waterfront Park
Rossi Park
CSX Railroad
N 18th St W
1st Ave W
2nd Ave W
3rd Ave W
4th Ave W
8th Ave W
Bradenton City Hall & Police
Westminster Courtyard
Westminster Shores
Westminster Health Center
Parkside
14th St W
13th St W
12th St W
9th St W
8th St W
Riverpark Senior Residence
Manatee County Property Appraisers Office
Courthouse
Manatee Surgical Center
64
Our Hospital of Wares Creek
HISTORIC WARES CREEK
Desoto Towers
7th Ave W
20th St W
John & Rebecca Neal Park
Bradenton Fire District Station 1
Major Adams Cemetery
Dr. Martin Luther King Jr. Park
10th Ave W
Ballard Elementary
Esri Community Maps Contributors, University of South Florida, Manatee County Government, FDEP, ©
OpenStreetMap, Microsoft, Esri, TomTom, Garmin, SafeGraph, GeoTechnologies, Inc, METI/NASA, USGS, EPA, NPS
US Census Bureau, USDA, USFWS

Engineer's Opinion of Probable Cost **Prepared By:** **Brian Norman**

Downtown Water Main Improvements - Phase II **Date:** **7.10.2026**

ITEM NO.	DESCRIPTION	UNIT	QTY	UNIT PRICE	TOTAL
	GENERAL				
1	MOBILIZATION	LS	1	$ 320,000.00	$ 320,000.00
2	MAINTENANCE OF TRAFFIC	LS	1	$ 120,000.00	$ 120,000.00
3	RECORD DRAWINGS	LS	1	$ 40,000.00	$ 40,000.00
4	ENVIRONMENTAL PROTECTION	LS	1	$ 20,000.00	$ 20,000.00
	SITE WORK				
5	REMOVE AND REPLACE CONCRETE CURB & GUTTER	LF	1,000	$ 250.00	$ 250,000.00
6	SODDING	SY	500	$ 50.00	$ 25,000.00
7	REMOVE AND REPLACE UNSUITABLE SOILS*	CY	500	$ 100.00	$ 50,000.00
	WATER DISTRIBUTION SYSTEM IMPROVEMENTS			**.**	
8	FURNISH & INSTALL 12" DR 11 HDPE WATER MAIN	LF	4,000	$ 300.00	$ 1,200,000.00
9	FURNISH & INSTALL 12" x 10" TAPPING SLEEVE & VALVE	EA	1	$ 80,000.00	$ 80,000.00
9	FURNISH & INSTALL 12" x 16" TAPPING SLEEVE & VALVE	EA	1	$ 100,000.00	$ 100,000.00
10	FURNISH & INSTALL 12" MJ GATE VALVE	EA	8	$ 30,000.00	$ 240,000.00
10	FURNISH & INSTALL 12" x 45° MJ ELBOW	EA	6	$ 20,000.00	$ 120,000.00
11	FURNISH & INSTALL HYDRANT ASSEMBLY	EA	10	$ 50,000.00	$ 500,000.00
	ROADWAY IMPROVEMENTS				
14	MILL AND RESURFACE ROADWAY	SY	5,000	$ 50.00	$ 250,000.00
	CASH ALLOWANCES				
15	QUALITY CONTROL TESTING	EA	1	$ 20,000.00	$ 20,000.00
	SUBTOTAL				**$ 3,335,000.00**
	BONDING	**0%**			**$ -**
	CONTINGENCY	**20%**			**$ 667,000.00**
	CONSTRUCTION TOTAL				**$ 4,002,000.00**

*Nominal quantity assumed for estimate. Actual quantity to be determined in field.

AGENDA ITEM NO. 8.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: August 12, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CENTRAL CRA**

SUBJECT: Unsolicited offer to purchase CRA Owned Property located at 214-228 9th Avenue East & 916 & 918 3rd Street East.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
CRA Staff received an unsolicited offer of $511,000 to purchase the properties at 214-228 9th Avenue East & 916 & 918 3rd Street East (Parcel ID #'s-4619500004, 4619400007, 4612700007, 4612300006, 4612100000, 4613200221, & 4613200320). On February 25, 2026, a Notice of Intent to Dispose of Real Property was advertised for 30 days in the Bradenton Herald per Florida Statute 163.380. As a result of the posted advertisement, CRA staff received an additional offer of $93,000.

At the August 4th, 2026, Central CRA Advisory Committee meeting, the committee unanimously ranked the offers in the following order:
1. $511,000.00
2. $93,000.00

The recommended ranking order received a unanimous vote from the Central Advisory Committee.

SUGGESTED MOTION:
Move to direct CRA staff to negotiate the terms of a Purchase and Sale contract

with the highest ranked offeror, to be brought back to the CRA Board for review and consideration.

ATTACHMENTS:
Bryant Commons Appraisal.pdf
Bryant Commons Map.jpg



APPRAISAL REPORT OF:

214 – 228 – 9TH AVENUE EAST &
916 & 918 – 3RD STREET EAST
BRADENTON, FL 34208

PREPARED FOR

MR. TODD CAMPBELL
COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
101 OLD MAIN STREET
BARDENTON, FL 34205

AS OF

APRIL 15, 2026

PREPARED BY

CURTIS W. HUNT, MAI
FLORIDA REAL ESTATE ADVISORS
6404 MANATEE AVENUE WEST, SUITE E
BRADENTON, FLORIDA 34209
PHONE 941-714-0000 • FAX 941-794-0909

FLORIDA REAL ESTATE ADVISORS

Real Estate Appraisers & Consultants
Curtis W. Hunt, MAI

May 7, 2026

Mr. Todd Campbell
Community Redevelopment Agency of the City of Bradenton
101 Old Main Street
Bradenton, FL 34205

Re: Appraisal Report of:
214 - 228 – 9th Avenue East &
916 & 918 – 3rd Street East
Bradenton, Florida 34208

Dear Client,

Pursuant to your request, we have produced an appraisal report of the above referenced property in accordance with the scope of work described in this report. According to the Manatee County Property Appraiser website, the Subject of this appraisal was an assemblage of 5 parcels of commercial land and two single family houses located at the southeast corner of 9th Avenue East and 3rd Street East in Bradenton. The Subject land was divided into 5 lots that contained a combined 35,280 sq. ft. of gross land area. The Appraiser was not provided with a survey. The land size was estimated by scaling the aerial. Both single family houses contained 996 sq. ft. of gross living area and were originally built in 1998. The Appraiser was not provided access to the houses for inspection, therefore is making an extraordinary assumption that the single family houses were in average condition as of the effective date of this report. The purpose of this appraisal was to estimate the current Market Value of the Fee Simple Interest in the Subject property. The effective date of the appraisal was April 15, 2026. The date of this report was May 7, 2026.

As a result of our market studies, we estimate an exposure time and marketing time of 8 months could be expected for this property if priced at or near our final estimate of Market Value.

1. It is assumed there were no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. No responsibility was assumed for such conditions or for engineering, which might be required to discover such factors. No soil report was furnished to the Appraisers.

2. We are not building inspectors or contractors, nor are we qualified to make judgments regarding condition and adequacy of various building systems. Our appraisal assumed all electrical, heating, roof, plumbing, and other such systems were in compliance with code regulations, were adequate for their intended purposes, and were in good working order. In the event inspections by qualified personnel reveal there to be

significant deficiencies, this appraisal and final value estimate are subject to review and possible adjustment.

3. In this appraisal assignment, the existence of hazardous materials, including but not limited to asbestos, polychlorinated biphenyl, petroleum leakage, or agricultural chemicals, which may or may not be present on the property, has not been considered. We urge the client to retain an expert in the field before making a business decision regarding the property. We are not qualified to detect such substances. No environmental audit was furnished to the appraisers.

Also, note that our value conclusion was of real estate only (land and improvements) and did not include any furnishings, fixtures, or equipment, except for those required for the building's operation (e.g., elevators, HVAC units, and fire alarms).

Based on our investigation and analysis, it is our opinion that the current Market Value of the Subject property, subject to the enclosed Assumptions and Limiting Conditions, as of April 15, 2026, was:

EIGHT HUNDRED FIFTY THOUSAND DOLLARS
($850,000)

Respectfully submitted,



Curtis W. Hunt, MAI
State-Certified General Real Estate Appraiser
License Number RZ0001697


9TH AVENUE W
9TH AVENUE E
10TH AVENUE E