AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
4:00 p.m. Thursday, May 23, 2024
COUNCIL CHAMBERS - 101 OLD MAIN STREET

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: Revised Contract for Temporary Art Loan and Display Agreement
Public Art Loan & Display Agreement 5.23.24.PDF

b) Community Redevelopment Agency: Community Redevelopment Agency 03-28-2024 Meeting Minutes
03-28-2024 CRA Meeting Minutes.pdf

c) Community Redevelopment Agency: Community Redevelopment Agency: 04-25-2024 Meeting Minutes
04-25-2024 CRA Meeting Minutes.pdf

5. CENTRAL CRA

a) Community Redevelopment Agency: Community Redevelopment Agency Incremental Revenue Rebate
CRA_Incremental_Revenue_Rebate_Report_Final (1).pdf

6. OTHER DISCUSSION / NEW BUSINESS

7. 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
941-932-9470
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 AGENDA ITEM REPORT

DATE: May 23, 2024

SUBMITTED BY: Jean Farmer, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Revised Contract for Temporary Art Loan and Display Agreement

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
It was requested by Risk Management to add additional language to Section 9. Security, Insurance, Risk and Indemnification, specifically, 9b. Indemnification.

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
Yes

SUGGESTED MOTION:
Move to approve

ATTACHMENTS:
Public Art Loan & Display Agreement 5.23.24.PDF

PUBLIC ART LOAN AND DISPLAY AGREEMENT

THIS PUBLIC ART LOAN AND DISPLAY AGREEMENT (the "Agreement"), made and entered into this _____ day of _____, 2024, by and between City of Bradenton (the "City"), the Community Redevelopment Agency of the City of Bradenton (the "CRA") and Annie Dong (the "Artist").

WHEREAS, the City is the owner of Bradenton City Hall located at 101 Old Main Street West, Bradenton, Florida 34205 ("City Hall"); and

WHEREAS, the Artist facilitated a community work of art piece and is the owner of such work of art entitled "Who are We?" (the "Art"), which is depicted in the photograph attached hereto and incorporated herein as Exhibit "A;" and

WHEREAS, the Artist requested that the Art be loaned to the City for the purpose of having it temporarily displayed in City Hall; and

WHEREAS, the CRA has agreed to utilize public art funds to pay for the signage associated with the Art and the total cost of the installation and de-installation of the Art in City Hall; and

WHEREAS, the City Council for the City (the "Council") approved the Artist's request and the parties hereto now desire to enter into this Agreement to establish the rights, duties, obligations and responsibilities of the parties with regard to the temporary loan and display of the Art and the payment for the signate associated with the Art and the total cost of the installation and de-installation of the Art in the City Hall.

NOW, THEREFORE, in consideration of the mutual covenants and promises contained herein, the parties hereto do mutually covenant and agree as follows:

1. **Recitals.** The recitals set forth above are true and correct and are hereby incorporated into and made a part of this Agreement.

2. **Effective Date.** This Agreement shall be effective when executed by all parties and shall expire upon the date that the Artist removes the Art from City Hall ("Term"), unless this Agreement is terminated earlier as provided herein.

3. **Artist's Warranties and Representations.** The Artist represents and warrants to the City that she: (i) is the sole creator of the Art and/or has authorization from any other creators of the Art to enter into this Agreement on their behalf; (ii) is the owner of the Art and all of the rights under copyright in the Art; and (iii) has full authority to loan the Art and grant the rights provided in this Agreement. The Artist further represents and warrants that nothing in

the Art defames any person or entity, infringes any copyright, or otherwise violates the rights of any third party.

4. **Loan and Grant of License.**

a. Loan. The Artist grants to the City a loan of the Art, subject to the terms of this Agreement.

b. Copyright Permission. The Artist grants to the City and the CRA: (i) the right to display the Art in City Hall; and (ii) the irrevocable right to use images of the Art in materials about or relating to the exhibition of the Art and/or City Hall and/or the City and/or the CRA, and to allow others to do so, in all media now known or later developed and including, but not limited to, television, the Internet and the World Wide Web, provided that the such use by the City and/or the CRA shall not be for commercial purposes. As the Art will be displayed in an area that, from time to time, is open and accessible to the general public, the Artist agrees that the Art may be photographed or videotaped by the general public. This paragraph and the grant of right herein shall survive the termination of this Agreement.

c. Personality Rights. The Artist grants the City and/or the CRA the irrevocable right to use the Artist name, photograph, likeness, and biography in connection with the City's and/or CRA's exercise of the rights granted in this Agreement. This paragraph and the grant rights herein shall survive the termination of this Agreement.

5. **Transfer, Installation, Care, and Removal of Art.**

a. Condition of Art upon Transfer to the City. The Artist and the City will make mutually agreeable arrangements for the Art to be delivered to City Hall. The absence of any notation on this Agreement or its attachments as to the condition of the Art at the time it was received by the City shall not mean it was in good condition on receipt.

b. Delivery and Installation. The Artist shall make all arrangements, and shall pay all costs, for delivery of the Art to and from City Hall. Upon its arrival at City Hall, the Artist shall unpack the Art and shall be responsible for directing and supervising the installation of the Art in City Hall by City staff; however, consent to the installation or removal techniques in all areas of City Hall shall be solely within the discretion of the City Administrator, or designee, and upon such terms and conditions as the City Administrator, or designee, shall, in his/her sole discretion, deem necessary. Consent may be withheld unless the Artist agrees to all terms and conditions imposed by the City Administrator, or designee.

c. Signage. Signage for the Art shall be limited to a plaque no larger than 6" wide, 4" long, and ¼" deep. Wording on the plague must be limited to the following information:

the name of the Art, and the name, physical address, website address, and telephone number of the Artist. The CRA shall be responsible for paying the total cost of the signage.

d. Cost of Installation and De-Installation. The CRA shall be responsible for the total cost of the installation and the de-installation of the Art in City Hall. The City shall provide the CRA with an invoice of the total cost of installation and de-installation and the payment of such invoices by the CRA shall be made in accordance with Florida's Prompt Payment Act.

e. Care of Art. The Artist shall be solely responsible for the care and maintenance of the Art and for any required repairs while it is on display or otherwise in the possession of the City. The City shall provide the Artist with reasonable access to provide such care, maintenance and repairs after request by the Artist. The City shall use reasonable efforts not to damage the Art, but the City shall not have any duty, obligation or responsibility to actively care for or otherwise actively maintain the Art. The City has the right, but not the duty, obligation or responsibility, to execute any emergency preservation measure without the Artist's permission if such measure, in the sole discretion of the City, is required to protect the Art or other property, or to protect the health and safety of City staff or the public.

f. Duration of Display and Loan. The City anticipates displaying the Art in City Hall until the demolition of City Hall. The City may, in its sole discretion, shorten, interrupt or terminate the display period. The Artist may request termination of the display period and surrender of the Art back to the Artist upon sending twenty (20) calendar days written notice to the City in accordance with this Agreement.

g. Surrender and Removal. The Art will be surrendered only to the Artist or to Artist's authorized agent or representative, or, in the event of the death of the Artist, to the authorized legal representative of the estate of the Artist. The City reserves the right, in its sole discretion, to terminate the display of the Art at any time and de-install it from a wall in City Hall. Upon such termination and de-installation, the City shall notify the Artist that the Art has been de-installed and that the Art is available for the Artist to remove it from City Hall. The Artist shall make all necessary arrangements, and pay all costs, to remove the Art from City Hall within ten (10) calendar days after receipt of said notice from the City (the "Removal Deadline").

6. **Termination.** In addition to the other termination rights set forth in this Agreement, the parties have the right to terminate this Agreement for convenience by giving a party twenty (20) calendar days' written notice. In the event of termination, City shall de-install the Art and notify the Artist that the Art is available for the Artist to remove it from City Hall. The Artist shall make all necessary arrangements, and pay all costs, to remove the Art by the Removal Deadline.

7. **Post-Termination Rights.** If the Artist does not remove the Art by the Removal Deadline, then the City has the absolute right to place the Art in storage, to charge regular storage fees and any related insurance costs, if any, and to perfect and enforce a lien for these fees and charges. If the Artist does not remove the Art within twenty (20) calendar days after the Removal Deadline, the Art shall be deemed an unrestricted gift by the Artist to the City.

8. **Notices.** All notices shall be in writing and sent to the other party by one of the following methods: (i) certified mail, return receipt requested, (ii) personal delivery with receipt, or (iii) via electronic mail. Notice by certified mail, return receipt requested shall be deemed delivered and received two (2) business days after mailing. Notice by personal delivery shall be deemed received upon actual receipt by the other party, and notice by electronic mail will be deemed received when sent. For purposes of all notices, the City's, CRA's, and the Artist's representatives are:

For the City:

Attn: City Administrator
101 Old Main Street
Bradenton, Florida 34205

For the CRA:

Attn: Executive Director
101 Old Main Street
Bradenton, Florida 34205

For the Artist:

Annie Dong

_____

_____

9. **Security, Insurance, Risk and Indemnification**.

a. Security, Insurance and Risk. The City shall, as a voluntary accommodation to the Artist, exercise as much case in respect to the Art as it does in safeguarding its own property; however, the City **DOES NOT** owe any duty to the Artist to care for, maintain or safeguard the Art. The Artist acknowledges and agrees: (i) to hold harmless the City, its Council, employees, agents, attorneys, contractors, guests, invitees, and the CRA, its Board, employees, agents, attorneys, contractors, guests, invitees, and the Public Art Advisory Board,

from any and all claims, damages, loss or injury of any kind resulting from or in any way arising directly or indirectly out of this Agreement; and (ii) that the City will provide no additional security for the Art beyond the currently security measures provided in City Hall and Artist shall be solely responsible for any and all loss or damage to the Art which occurs during the Term of this Agreement. Artist bears sole responsibility for obtaining and maintaining insurance for the Art while it is in transit to or from City Hall, being installed and de-installed, and on display/exhibit. The City shall not insure the Art. Artist agrees that any insurance policy obtained by the Artist for the Art shall waive subrogation against the City, including its Council, employees, agents, attorneys, contractors, guests, invitees; the CRA, including its Board, employees, agents, attorneys, contractors, guests, invitees, and the Public Art Advisory Board. Artist agrees that the value she selects for insurance purposes is the true value of the Art. Nothing contained in this Agreement shall constitute a waiver by the City or the CRA of sovereign immunity, the limits of liability or other provisions of §768.28, Florida Statutes.

b. Indemnification. The Artist shall indemnify, protect, defend and hold harmless the CRA, the City, and the Public Art Advisory Board, and their respective subdivisions, officials, employees and agents, contractors and insurers from and against all liabilities, obligations, losses, damages, judgements costs or expenses (including legal fees and cost of investigation) ("collectively "Losses") arising from, in connection with or caused by: (a) any personal injury or property damage caused, directly or indirectly, by any act or omission of the Artist; or (b) any infringement of patent, copyright, trademark, trade secret or other proprietary right caused by the Artist. Notwithstanding the foregoing, the Artist shall have no obligation under this Section with respect to any Losses solely caused by the active negligence or willful misconduct of the CRA or the City and is not contributed to by any act or omission (including any failure to perform any duty imposed by law) by the Artist. The Artist acknowledges and agrees that her obligation to defend in this Section:

a. is an immediate obligation, independent of its other obligations hereunder;

b. applies to any Loss which actually or potentially falls within the scope of this Section, regardless of whether the applicable allegations are or may be groundless, false or fraudulent; and

c. arises at and continues after the time the Loss is tendered to the Artist.

10. **City's Discretion.** The City retains sole and complete discretion regarding the City's exercise of the rights granted in this Agreement, including but not limited to whether the City will accept physical delivery or display the Art, where the Art will be displayed within City Hall, the manner of installation and de-installation of the Art, how long the Art will be exhibited (within the duration of this Agreement), and whether the City will use in any way images of the Art. The Artist shall not install, de-install or remove the Art from City Hall, or modify the Art's

display, except with the permission of the City Administrator, or designee, and in conjunction with an authorized City representative.

11. **Waiver.** A party's waiver of any provision, right or remedy under this Agreement must be in writing and signed by an authorized representative of the waiving party (*i.e.*, the Artist, the City Administrator, or designee, or the Executive Director of the CRA, or designee) to be effective. If a party does waive any provision, right, or remedy under this Agreement, such waiver will not preclude the party from enforcing any other provision, right or remedy. A party's failure, neglect, or delay to enforce the provisions, rights, or remedies of this Agreement will not be construed or deemed to be a waiver of such party's rights to do so and will not affect the validity or all or any part of this Agreement or prejudice such party's right to take subsequent action.

12. **No Joint Venture.** Nothing contained in this Agreement creates a joint venture, partnership, or agency relationship between the parties.

13. **Binding Effect**. This Agreement shall be binding on all parties, as well as their respective personal representatives, agents, attorneys, heirs, assigns, or successors in interest.

14. **Severability Clause.** If any provision of this Agreement is declared invalid, void or unenforceable by court of competent jurisdiction, the remainder of this Agreement will not be affected, and each remaining provision will be valid and enforceable to the fullest extent permitted by law.

15. **Governing Law and Venue.** This Agreement shall be construed and governed in accordance with the laws of the State of Florida. The sole and exclusive venue for any action arising under or related to this Agreement shall be in the state court in and for Manatee County, Florida, and each party hereby submits to the jurisdiction of said court.

16. **Amendments.** The parties may amend this agreement only by mutual written agreement that is executed by both parties.

17. **Assignment**. The Artist's rights under this Agreement shall not be assigned to a third party without the written consent of the City and the CRA.

18. **Entire Agreement.** This Agreement constitutes the entire agreement and supersedes all prior written or oral agreements, understandings, or representations.

[SIGNATURE PAGE TO FOLLOW]

IN WITNESS WHEREOF, this Agreement has been signed and sealed by the respective parties hereto.

ARTIST

By: _____

Print Name: _____

COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON (CRA)

By:

_____

Print Name: Josh Cramer
Its: CRA Chair

CITY OF BRADENTON, FLORIDA

By:

_____

Print Name: Gene Brown
Its: Mayor

EXHIBIT A: Color Photograph of the Art



AGENDA ITEM NO. 4.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD AGENDA ITEM REPORT

DATE: May 23, 2024

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Community Redevelopment Agency 03-28-2024 Meeting Minutes

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Meeting Minutes for Approval

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Approve

ATTACHMENTS:
03-28-2024 CRA Meeting Minutes.pdf

CITY OF BRADENTON
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
City Hall Council Chamber
101 Old Main Street
Bradenton, FL 34205

Minutes
March 28, 2024

In Attendance Chair Josh Cramer, Board Member Marianne Barnebey, Board Member Lisa Gonzalez - Moore, Vice Chair Jayne Kocher, Board Member Pam Coachman
CRA Staff: - Jeff Burton, CRA Executive Director, Chris Munyon CRA Manager, Karen Kyser Program Administrator, Jean Farmer, Public Art Coordinator, Scott Rudacille, CRA Attorney

1. MEETING CALL TO ORDER – Chair Josh Cramer

Meeting was called to order by Chair Josh Cramer at 4:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS

Bill Sanders, 2502 Riverside Drive, stated he disagreed with budget adjustments being on the Consent Agenda for transparency reasons. He stated he did not believe the Board members had even discussed the budget adjustments with the CRA Director. He added the budget of the CRA has to be in compliance with the physical budget of September 30th and must be discussed in advance and put in the form by March 31st to the state. He added it should have been on the agenda and the website. Mr. Sanders also stated he asked for a lot of documents about the trust fund and they were not given to him, and to deny him the public records is like a slap in the face.

Josh Cramer responded stating there was a copy of the annual report in front of them dated March 20, 2024. He added the City has a policy that the CRA follows regarding public records requests and fees for those records. He added if someone has an outstanding balance from previous requests, the City would not fulfill further public records requests.

Jeff Burton responded explaining the Budget Adjustment process is in accordance with the State. Mr. Burton also spoke about the annual report which he was going to give to the Board that day stating that it was early. Mr. Burton read parts of the first page of the annual report for the record to clarify the requirements.

"Florida Statute 163371 Reporting Requirements: Beginning March 31, 2020, and no later than March 31st of each year thereafter, a Community Redevelopment Agency shall file a report with the county or municipality that created the agency and publish the report on

the agency's website." Mr. Burton explained this does not say the CRA has to bring it to the City Council or the CRA Board or the Tree review board or anyone and get an approval. He added the report was filed with the City Clerk as of March 20, 2024. Staff requested the report be published on the Agency's website by April 1, 2024, and he will double check that it is published by that date. Mr. Burton further quoted, "The report must include the following information: The most recent complete audit report of the Redevelopment Trust Fund as required in 1633878. If the audit report from the previous year is not available by March 31st, a community redevelopment agency shall publish the audit report on the website within 45 days after completion." Mr. Burton stated the final copy of the audit is with finance for review. He read further from the Florida Statute regarding reporting to explain the guidelines as clear as possible.

4. CONSENT AGENDA

a. Resolution CRA BA 24-01 Budget Amendment for Fund 131 (Central CRA)

b. Resolution CRA BA 24-02 Budget Amendment for Fund 132 (Downtown CRA)

c. Resolution CRA BA 24-03 Budget Amendment for Fund 133 (Tamiami Trail CRA)

d. CRA Meeting Minutes 2-29-2024

Board Member Moore made a motion to approve the Consent Agenda. Board Member Coachman seconded.

Board Member Moore stated that Mr. Burton was able to meet with her and review the budget adjustments as well as any proposed future adjustment notes that he had to date. Vice Chair Kocher, Chair Cramer, and Board Member Coachman indicated they were able to meet with Mr. Burton as well.

Following discussion, the motion to approve the Consent Agenda passed unanimously 5/0.

5. DOWNTOWN CRA

a. Mural for City Centre Parking Facility. Mural Agreement.

Mr. Burton stated this item was a continuance from the previous meeting regarding the mural on the city building. He stated staff met with the Public Art Advisory Board again, reviewed the process, and they agreed to attend that day's meeting. He added the Public Advisory Board elected one person to speak on their behalf to give the Board an update and review of what they have done.

Mr. Joe Collins, a member of the Public Art Advisory Board, stated he was representing the Board who were also in attendance. Mr. Collins stated they were excited to present a final concept of the artist's mural for the parking facility downtown and were seeking the Board's approval. He discussed the process with the artist and the concept of the mural to date. Mr. Collins described the final mural and stated there would be a QR code which would link to the City's YouTube channel and would link to the artist's statement explaining the background and process of the art. He added the artist, Mary Fragapane, is from Bradenton with numerous installations in the area.

Vice Chair Kocher thanked Ms. Fragapane for her commitment and passion to the project. Board Member Barnebey stated she was excited about the mural and the changes that were made. She requested a small green leaf to symbolize the history of oranges in Bradenton. Ms. Sarah Colandro, member of the PAAB, stated some symbols in the original were removed because the piece seemed "busy," and there were other murals to be made that would include those symbols.

Board Member Moore moved to approve the design concept for the Mural of the City Centre Parking Facility wall as recommended by the Public Art Advisory Board. Board Member Kocher seconded and the motion passed unanimously 5/0.

b. Downtown Maintenance Initiative Annual Report

Mr. James Mora, Clean City Coordinator / Manager for the Downtown Action Team, outlined the developments and growth of the initiative since February of 2023. Mr. Mora discussed flowers, lack of graffiti, clean sidewalks, trimmed hedges, no weeds, no stickers on poles including the whole corridor area. Mr. Mora added; there are no longer overgrown weeds on sidewalks, every water line is painted, every electrical box, drain, grates are all painted. He added requests are typically addressed within 24 hours, but most often they are addressed within the hour. Mr. Mora also added they have established relationships with customers and business owners, but some do not care. He provided pictures of some flowered areas which were ripped out, but the team replanted new flowers. Mr. Mora also stated the DAT was working with the CRA officers to report crime and theft in the area, and also locating homeless camps, reporting them, then cleaning the area after the homeless were removed. He provided before and after pictures of multiple areas. He also discussed painting alleyways, power washing, resurfacing, improving signs in the area, fixing broken curbs, and also having businesses reporting public problems. Lastly, he would like to get his team MOT certified and get them sprayer certificates, because currently they get their supplies from Home Depot, but they would like to get better spray which requires the certificates.

Vice Chair Kocher asked about the alleyway improvements and the potential for encouraging people to go into the alleys and possibly vandalize them. Mr. Mora stated, in his experience, it would be the opposite because people visiting downtown would walk through the clean alleyways and that would discourage the negative element. He stated that at night, however, the alleyways are poorly lit but if they are well lit, they may be used more.

Board Member Coachman stated everything looks great, and why not expand the project to the MLK Corridor from 9th Street West to 9th Street East and make that beautiful, because the goal is to revitalize that area.

Board Member Moore agreed with Board Member Coachman's suggestion of expanding the area and commended Mr. Mora's team for doing a great job.

Board Member Barnebey agreed with the expansion as well, because the beautification is working. She discussed a "public wall" for anyone to apply art work, and also an additive that could be put into exterior paint which could prevent other paint like graffiti from being absorbed and thereby washing away. Board Member Barnebey also expressed her appreciation for all of the flowers and plantings. She also discussed possible additional staff training for gardening or landscaping. She then commended Mr. Mora for doing a great job and leading by example.

Chair Cramer stated that Business Flair would be mentioning or be a part of an expansion of the project into the 9th Street area.

Mr. Burton stated that Chair Cramer's plans address above and beyond maintenance, and anything in the CRA that is above and beyond what would happen in the rest of the City, there would be a pathway to accomplish that by using a Main Street Program which is a national program that the State of Florida has a adopted. Main Street Programs can assist with maintenance, events, marketing and economic development.

Discussion followed regarding a budget adjustment to line up with the plans including timing and needs and longevity of the funds.

Board Member Barnebey made a motion to approve the continuation of the Downtown Maintenance Initiative and encourage investigation into additional funding for the future. Board Member Kocher seconded and the motion passed unanimously 5/0.

6. ALL CRA DISTRICTS

a. Community Policing Update

Chair Cramer stated Sgt. Aaron Pilant was on vacation and Lieutenant Seymour was also unavailable. He asked the Board to reference the monthly report in front of them for information and if there are any questions, to speak with staff afterward.

7. CENTRAL CRA

a. Love Park Revitalization Update.

Mr. Burton stated there are now three signs posted at Love Park stating "The CRA's regret that the park will be closed while they plan to demolish and rebuild the park". While doing that, staff has been busy getting bids for placing a six-foot tall, decorative fence that met City requirements around the perimeter of the park. Once the fence is complete, the park will officially be physically closed. Mr. Burton added staff was also in the process of getting and by the next meeting should have the architect present. He added the fence cost would be approximately $38,000 plus, and the architect would be roughly above $50,000 but less that $75,000, and they want the design completed by the end of the fiscal year so they may budget for the reconstruction starting October 1st of the next fiscal year. The plan would include having the park well under construction by the end of the year and heading into springtime hopefully a grand opening. It will involve the Police Department with SEPTED for lighting and cameras. Mr. Burton stated he will also be speaking with Public Works to make sure it is a really nice park and has a low maintenance cost over time. In addition, staff is bringing public art into the project, and they have been communicating with an artist from the neighborhood to engage with the architect so the public art blends into the park itself. Discussion followed regarding the condition of the park in the past and the anticipation of a new and better park.

8. TAMIAMI TRAIL CRA

a. Redevelopment Grant – Flamingo Bay

Chris Munyon stated that as Flamingo Bay is moving forward, they have submitted for a redevelopment grant of up to $50,000 to assist with the funding regarding a vacant lot at 1902 14th Street West to include a parking lot, infrastructure, drainage swell, landscaping, fencing, and an 8,000 s.f. beer garden. Mr. Munyon stated staff is seeking approval for the grant.

Discussion followed regarding the benefit of this grant and potential new grants in the area and a potential name change of the property.

Board Member Barnebey made a motion to approve a redevelopment grant to Flamingo Bay Brewing Company, LLC for up to and not to exceed $50,000. Vice Chair Kocher seconded and the motion passed unanimously 5/0.

9. OTHER DISCUSSION / NEW BUSINESS

Mr. Burton, using visual aids, went over the revenue projection for all three CRAs. He explained the process of how staff determines the projection of revenue and the benefit of having a good idea what the bank account would look like over time. He stated the Downtown CRA could expect to see, over the next 15-16 years, a range of $88,000,000. That is if nothing else happens, growth remains that same, and the Florida Legislature does not change rules. Also under the same conditions, the Central CRA could expect roughly $29,000,000. He added under the same conditions, the Tamiami CRA could expect to see roughly $25,000,000.

Mr. Burton stated the numbers would indicate that the CRA should be thinking of how they can grow the Central and Tamiami CRAs. He then discussed reasons for the lower numbers and potential sources of funds available such as the State Revolving Loan Fund. He also discussed Low Impact Development which uses the environment that currently exists to pre-treat storm water on-site and not putting it into a pipe which ultimately pollutes the river. Mr. Burton went over his experience in the past regarding development. He then stated he believed that by doing an investment with the MPO and the City to work around the City Park project and make those improvements, not only would it help the Village of the Arts parking issues, it would also help LECOM Field and their parking issues along with helping the environment by pretreating storm water on-site rather than just letting it go straight into the river. He also discussed CRAs loans and extensions and financial investment benefits for the future.

Board Member Coachman commented about a neighborhood in the Tamiami Trail CRA that includes its own small Village of the Arts and she feels the neighborhood has been forgotten. She reminded the Board to consider that area along with the commercial area when pre-planning economic changes. Mr. Burton stated that small area would be a perfect area for an EPA Change Grant. He then outlined what the grant covers.

Mr. Burton explained his hope of putting resilience into homes, roads, etc. by also using EPA grants in all the CRA areas. He added they will be looking into all CRAs and the money and providing the Board with budgets that are longer term so they can make more parks and more investments.

Discussion followed regarding the process of applying for the grants and the revenue projections for the CRAs.

Mr. Burton then discussed a "dashboard" for property that was sent to the Board via email for review. The dashboard was created by a new hire, Zach Schwartz, a consultant from Tallahassee who is an Art GIS. The dashboard shows two properties the CRA Board approved for staff to sell and that process is underway. Mr. Burton updated the Board regarding; the Tourism Grant for the Angola Project, other grants for businesses and other entities, incentives coming up for Board approval, the deal with the Bradenton Housing Authority and their deal with Telesis. He stated Mr. Munyon and the auditor are nearly finished with that. Mr. Burton stated the temporary person should be on board soon to assist with "cleaning up the data." He also discussed funds for the CRA Manager for holding the position during the transition and also for his certification at the FRA.

Board Member Moore asked if it was appropriate for the Affordable Housing Advisory Committee to be notified to be able to review bids as they come in. She felt the AHAB would like to have some input and be able to advise Council and the CRA Board regarding selling off surplus properties. Mr. Burton believes that would be for the City Council to decide. Some discussion followed regarding what would be the appropriate path for that. It was decided to have the City Council review the issue.

Chair Cramer stated that if anyone would like a copy of the Fiscal Year 23-24 annual report, please contact the Board at cra@bradentonfl.gov or call at 941-932-9349.

10. ADJOURN

Chair Cramer adjourned the meeting at 5:39 p.m.

This is not a verbatim record.

AGENDA ITEM NO. 4.c

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD AGENDA ITEM REPORT

DATE: May 23, 2024

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Community Redevelopment Agency: 04-25-2024 Meeting Minutes

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Meeting minutes for Approval

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Approve

ATTACHMENTS:
04-25-2024 CRA Meeting Minutes.pdf

CITY OF BRADENTON
COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
City Hall Council Chamber
101 Old Main Street
Bradenton, FL 34205

Minutes
April 25, 2024

In Attendance Chair Josh Cramer, Board Member Marianne Barnebey, Board Member Lisa Gonzalez Moore, Vice Chair Jayne Kocher, Board Member Pam Coachman
CRA Staff: - Jeff Burton, CRA Executive Director, Chris Munyon CRA Manager, Karen Kyser, Scott Rudacille, CRA Attorney

1. MEETING CALL TO ORDER – Chair Josh Cramer

Meeting was called to order by Chair Josh Cramer at 4:00 p.m.

2. PLEDGE OF ALLEGIANCE

3. CITIZEN COMMENTS

Bill Sanders, 2502 Riverside Drive, questioned a contract for $840,000. Chair Cramer addressed a comment regarding a salary for clarification.

Chair Cramer stated Mr. Sanders was told that Mr. Burton did not receive a $20K+ increase in salary and further asked Mr. Burton if he had any additional comments.

Mr. Burton clarified a budget adjustment question. Mr. Burton also stated for the record that Mr. Munyon's salary increase was discussed with the Board and was well deserved.

Juanita Adams, discussed property at 636 10th Avenue East, adjacent to property she currently owns, which she has attempted to purchase for five years. She wanted to building low-income property but has been unable to obtain help from the City. Mrs. Adams requests information about the steps to take to accomplish that. Chair Cramer stated this would be addressed later in the agenda and welcomed her comments at that time.

4. CONSENT AGENDA

a. Agreement for Temporary Community Art to be displayed in City Hall

b. CRA Sustainable Redevelopment Incentives

c. Tamiami Trail Community Advisory Committee Applicants: Resolution 24-02 and CRA CAC Policies, Carrie Price, Matthew S. Farmer, Teri Nattress, Bill Webster, Shirley Parrado

Mr. Burton stated staff had distributed resolution CRA 24-02 to Tamiami Trail CAC Advisory Board Members. He stated staff added this Resolution to spell out the motion.

Vice Chair Kocher made a motion to approve the Consent Agenda a and b, and remove item c. Board Member Barnebey seconded and the motion was approved unanimously 5-0.

Vice Chair Kocher stated the reason for the removal of item "c" is to have the applicants introduced to the Board. Mr. Burton offered introduction to any applicant that wished to come forward. Mr. Farmer and Mr. Webster spoke.

Vice Chair Kocher made a motion to approve the Consent Agenda item c, Resolution 24-02. Board Member Barnebey seconded and the motion was approved unanimously 5-0.

5. ALL CRA DISTRICTS

a. Community Land Trust – Florida Housing Coalition

Mr. Burton introduced Matthew Wyman of the Florida Housing Coalition. Mr. Wyman discussed Community Land Trusts explaining what they are and their function. He explained a CLT is a non-profit vehicle of separating the land from the improvements that are sited on the land to make things more affordable and provide greater flexibility on use. Mr. Wyman added the stewardship component that is very unique to CLTs includes working with owners or tenants to improve outcomes. As an example, people who might be renting from improvements that are on CLT land could be encouraged to save, improve their credit so they can purchase a home. Mr. Weinman also noted that the CLT is a developer and can own the improvements, it does not have to lease. Many CLTs own improvements especially regarding rental units, so that it can create cash flow for the operational aspects. Mr. Wyman used visual aids to explain each benefit in more detail.

Board Member Barnebey stated she felt CLTs could be a marvelous tool and would make a significant difference in the community.

Vice Chair Kocher stated she was confused somewhat regarding making it permanently affordable, price controls, and making sure they stay incentivized for the stewardship. Mr. Wyman advised looking at the resale formula as more of an assurance to permanent affordability because; the resale rates are not extremely high, people like the homes that they live in, they can't find a better deal, and because they

pay a lot less than what the market could provide. He explained in detail the process of keeping a home affordable through resale formulas.

Vice Chair Kocher asked if the owners are treated the same as far as their property taxes and would they get homestead exemption. Mr. Wyman confirmed they would be eligible for homestead exemption, and no as to the property taxes. He added that the property appraiser would be obligated to assess the improvements based on what it can be sold for, not what the market adjustment would be. Mr. Wyman also explained that after the 99 years deadline, there was an option to automatically renew at the homeowners' discretion.

Board Member Coachman stated this would benefit low-income families to afford a home who are looking for generational established wealth. She stated she is a proponent of home ownership. Board Member Coachman explained in her Ward, there are a lot of rentals, whereas in the past those homes were owned and then lost. Mr. Wyman added that a CLT can be used for other things like leasing property to grow food or what the community needs it to do.

Board Member Moore asked for clarification regarding the ownership during the 99-year span. Mr. Wyman explained that when an owner dies, the property can go to eligible heirs as defined in the lease, but it would be unique to each CLT as to how it is written in the lease and it would need to be substantiated in a court of law as well. Board Member Moore asked about the contingency in case of a hardship and how that would be funded. Mr. Weinman explained the contingency may be funded by a CLT line of credit or there may be cash on hand. He stated the CLT may approach donors, local government, etc. in those times of need. At the end of the day, the obligation of the organization is to ensure that the unit is not lost to default. Mr. Wyman also discussed management fees. Board Member Moore asked if the CRA is implementing the plan and initially funding it and do the properties that the CRA identifies have to be located within a CRA district. Mr. Burton stated that CLTs can be used for different purposes and are not defined by boundaries, as such, you could put property in a CLT outside of the CRA, but that CRA would probably not pay for that piece of property. Board Member Moore then asked if there was a benefit to the CRA joining forces or collaborating with Manatee County. Mr. Wyman stated the CRA could partner, but the timing would be the question and the desire to piggyback on what the County has started. He added there are no guarantees for any CLT to be established and actually produce units. Mr. Wyman suggested the CRA may want to consider how the CRA could live past 16 years, and also to contemplate if the CRA would want to move in that direction.

Board Member Barnebey made a motion to authorize the Executive Director to enter into negotiations to come up with an agreement to work with the Florida Housing Coalition and bring it back to the Board for approval. Board Member Moore seconded and the motion passed unanimously 5-0.

6. CENTRAL CRA

a. (2) Unit Conceptual for Prototype Home

Mr. Burton stated staff is looking to design and build this prototype home and has brought in architects, John and Vicky Moore of Moore Design, and have also run this by the Advisory Board and had a unanimous recommendation for a model. He added that at this time staff only wants to build one. Once it is built and they understand everything they need to understand about it as they are learning about the land trust, it could be set up for private sector development. Staff does not want to be in the business of constructing. Mr. Burton then introduced architects, John and Vicky Moore. Using visual aids, Mr. Moore discussed the use of the sun, the environment, flooding, disabilities and other factors that they consider when designing a prototype. He described how they would design the interior and exterior of the prototype. Mr. Burton stated this is only a conceptual prototype and not something to be sold, but to learn from it. The market, in the end, will dictate size and bedrooms, etc. Mr. Burton stated they are seeking the most house for the price, the benefit of built-in owner's equity and closing costs. He added staff would move forward to actual construction plans 60% to bring back to the Board for review, and continue to work toward the prototype. He would like to see a groundbreaking sometime before August, and then have the units under construction soon after.

Board Member Moore stated she feels in the future, some sites are potentially going to be in areas that are prone to flooding, and there may be a need for some flexibility in the prototype, and how bringing fill-in affects the surrounding area.

Vice Chair Kocher asked about material for framing walls if they do not want to use wood. Mr. Moore stated it would be metal or bar joist kind of trusses, to keep those roof structures within about 14 inches so they need a metal system that does that. He added he would like to use stucco for the exterior because that is another layer of water protection, and as an option, Hardie board was also an option if it is affordable. Vice Chair Kocher also asked about roof pitch. Mr. Moore stated the roofs are within 14 inches. In addition, everything but the sewer would be run overhead dropping down. Mr. Moore he would need to do some evaluation regarding tankless water heaters to make a decision for use in the units.

Board Member Coachman thanked Mr. and Mrs. Moore for their expertise.

Board Member Coachman made a motion to direct CRA staff to proceed to 60% plans with the two-unit conceptual design as presented. Board Member Barnebey seconded and the motion passed unanimously 5-0.

b. Disposition of CRA Owned Property located at 636 10th Avenue East

Mr. Burton stated staff was approached with a non-solicited bid on the property 30 days ago. After meeting with the CRA Advisory Board, that Board recommended that the

property not be sold at that time. Mr. Burton stated the reason was because they wanted to hold all vacant property for the land trust.

Vice Chair Kocher stated that the CCRA Advisory Board's decision weighs heavy on her.

Vice Chair Kocher made a motion to direct CRA staff to discontinue pursuit of the disposition of the CRA owned property located at 636 10th Avenue East, Bradenton, Parcel ID 4588700007. Board Member Barnebey seconded.

Board Member Barnebey stated the land trust could make a huge difference, particularly building generational wealth, and that is why she supported the motion.

Board Member Moore asked if the Advisory Committee's decision was unique to this particular parcel. Mr. Burton stated the Advisory Board voted particularly on that parcel. Mr. Burton also stated staff could provide the CRA Board and all of the Advisory Boards a list of single-family homes with homestead exemptions and without to give a more accurate idea of how many rentals there are versus single-family home ownership. He added such a list could be brought up to City Council as well for potential policies to assist that.

Board Member Barnebey stated Mr. Burton made an important distinction when discussing parcels that are owned in neighborhoods that lend themselves either to single-family homes or attached villas versus property owned on a major thoroughfare that would likely never be used for a single-family-homes.

Following discussion, the motion to direct CRA staff to discontinue pursuit of the disposition of the CRA owned property located at 636 10th Avenue East, Bradenton, Parcel ID 4588700007 passed unanimously 5-0.

7. TAMIAMI TRAIL CRA

a. Disposition of CRA Owned Properties located on 14th Street West

Mr. Burton stated this property is a piece of commercial property on a main thoroughfare and it went through the same process as the previously discussed property. It was the old police department substation a/k/a Bogey's Restaurant. Mr. Burton added that now that the incentives are in place, it helps staff's negotiation process because it puts a policy over it that staff can bring back to the Board with actual numbers, and provide a cost/benefit analysis. He added, now that there is a Tamiami Trail Advisory Board, staff could run this proposal by them as well.

Board Member Moore asked how long was the LURA for the Met. Mr. Burton stated the LURA for the MET is 15 years, but staff would not be doing that with the developer. They would be using incentives. Board Member Moore also asked about any reference to any other mixed-use type of project. Board Member Moore then asked if there was any interest in investigating whether or not that project should add some kind of mixed-use

component, and if that would be beneficial. Mr. Burton stated they could discuss that idea.

Vice Chair Kocher made a motion to direct CRA staff to negotiate the terms of a Purchase and Sale agreement with PHBGF Ventures, LLC to be brought back to the CRA Board for further review and consideration for the CRA owned properties located at 1404 14th Street West, Parcel ID# 4408900059, and 1424-26 14th Street West, Parcel ID# 4409300052 and 1444 14th Street West, Parcel ID# 4409900000. Board Member Coachman seconded and the motion passed unanimously 5-0.

8. OTHER DISCUSSION / NEW BUSINESS

a. Love Park

Mr. Burton stated staff has contracted with the fence company. The City has agreed to use their equipment to remove the existing fence, so staff needs to get them in prior to the fence going up. The new fence is going up at the end of May 2024 and prior to that, Public Works will be taking out everything that is man-made. Mr. Burton stated a CCNA architect is an option to get the project moving. Staff is working with Applied Sciences, one of the CRA's CCNA contractors already existing. Staff is also in communication with the artist to work with the architect to include public art in the project, and staff will be moving forward with a groundbreaking. In addition, Mr. Burton stated staff will be bringing the CRA Board conceptual plans, 30% plans for review by the CRA Board and the Advisory Board. He added staff would like to begin construction right after the beginning of the fiscal year, October 1st.

Mr. Burton stated that Park at Your Own Risk signs are going to the Village of the Arts on the Green property. Board Member Barnebey stated the signs should be clearer indicating people should not park there. Mr. Burton stated he would ask Mr. Rudacille to provide the appropriate verbiage to have the sign updated and will also speak with the CAC for input. He stated Ms. Karen Kyser was working on negotiating lighting for the park. Mr. Burton also stated that the City has been working with MPO on a plan that encompasses LECOM, VOTA, 14th and 9th. Additionally, they would be meeting with the City's financial advisor because there is money at the state, 20 year-1% money that could be used to help pay for the things that the City and MPO want to do. He explained that part of the discussion was weighing certain streets and creating street parking in the VOTA which would also benefit LECOM. In addition, Mr. Burton explained that when they talk to the financial officer, they will have him come in and give the Board an indication of what kind of money was being discussed once the plans are finalized by the City and the MPO.

Mr. Burton stated on May 3rd, the FRA Board will be visiting Bradenton and holding their meeting at City Hall, then on Friday morning at the Manatee Room at the Bishop Museum, and if the Board would like to go over to greet them, he can arrange that and send calendar invites.

Mr. Burton stated staff is waiting for the CRA's annual audit coming back from Finance and will speak with that department to find out when it could be expected. Also, staff will be providing the Bradenton Housing Authority agreement that the CPA has gone through and that he and Mr. Munyon were finalizing. Mr. Burton stated that as far as contracts and old documents in general, they now have someone scanning everything. He added Ms. Keyser and Mr. Munyon have been building and working with her to create a file tree, naming paradigms and Bill Ackles was working with them to identify things that do not need to be scanned, because there was so much leftover to go through. Once it is all scanned, they will begin the process of data mining City files that are digital already and organizing them so that when they are asked questions or want to go back to reference something, it will be at their fingertips.

Chair Cramer stated the Board was given copies of the Bradenton Police Department monthly reports and Homeless Outreach program. Mr. Burton stated they will be getting back on the agenda schedule. One of the officers hurt his arm and has been indisposed. He added that Mr. Munyon ran a test application for City Department's asking for funding from the CRA, and it worked well, Staff is continuing to adjust the document at this time. Mr. Burton stated that at the budget, all City Departments that are asking for money from the CRA will be given an application that they need to fill out and will be required to give a report on any approved funding per the signed agreement.

9. ADJOURN

Chair Cramer adjourned the meeting at 6:08 p.m.

This is not a verbatim record.

AGENDA ITEM NO. 5.a

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD AGENDA ITEM REPORT

DATE: May 23, 2024

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Presentation

AGENDA SECTION: **CENTRAL CRA**

SUBJECT: Community Redevelopment Agency Incremental Revenue Rebate

SUGGESTED ACTION: N/A

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Presentation of Findings Report Review

FINANCIAL IMPACT:
Approved Budget Line Item.

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
N/A

ATTACHMENTS:
CRA_Incremental_Revenue_Rebate_Report_Final (1).pdf

Community Redevelopment Agency – City of Bradenton

Incremental Revenue Rebate

April 17, 2024

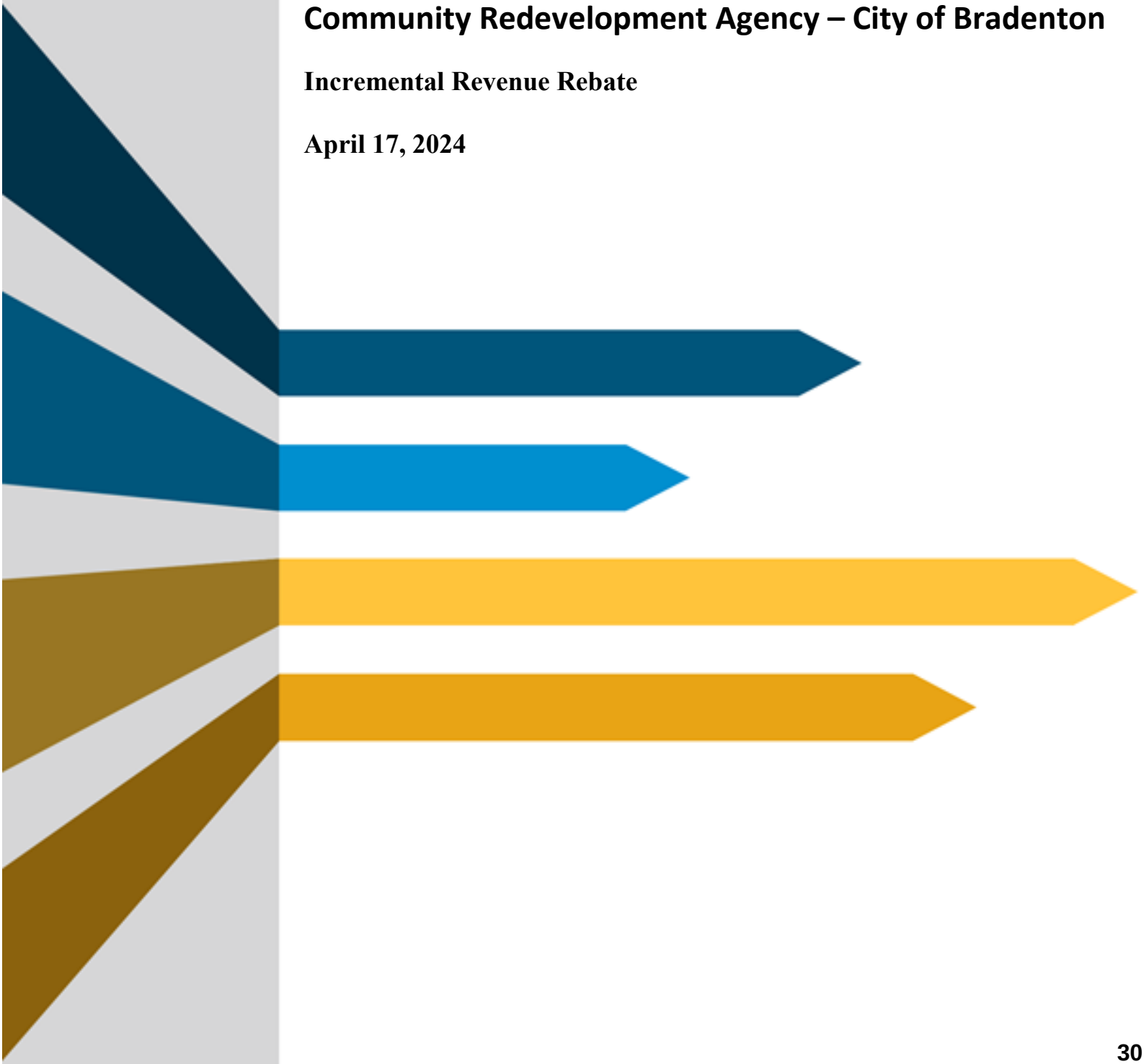


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April 17, 2024

Mr. Jeff Burton, CRA Executive Director
City of Bradenton
101 Old Main Street
Bradenton, FL 34205

Pursuant to our engagement letter dated November 28, 2023, we hereby submit our review of the Community Redevelopment Agency's (CRA) Incremental Revenue (IR) Rebate.

Our report is organized in the following sections:

Background	This section provides an overview of the CRA IR Rebate.
Objectives, Approach, and Results	The objectives and focus are documented in this section as well an overview of our approach, along with the results of our review.

We would like to thank all those involved in assisting the Internal Auditors in connection with the review of the Community Redevelopment Agency's Incremental Revenue Rebate.

Respectfully Submitted,

Carr, Riggs & Ingram, L.L.C.

Carr, Riggs & Ingram, LLC

Background

Background

Overview

The Central Community Redevelopment Agency (CCRA) Resolution No. 2-03 committed the CCRA to provide all Increment Revenue (IR) received for parcels developed by the Bradenton Housing Authority back to the Bradenton Housing Authority for the remaining life of the IR which ends in July 2031. The portion of IR the CCRA receives back, for all of the properties in the CCRA, which are derived from Bradenton Housing Authority developed properties flow back to the Bradenton Housing Authority in the form of a rebate. The rebate is determined by the Increment Valuation, which is the current year assessed value minus the base year value. The Increment Valuation is then multiplied by the applicable millage rate and then less statutory 5% discount.

There are 2 property areas that the referendum covers, which are referred to Hope VI A and Hope VI B. The HOPE VI Program was developed as a result of recommendations by National Commission on Severely Distressed Public Housing, which was charged with proposing a National Action Plan to eradicate severely distressed public housing. The Bradenton Housing Authority received the Hope VI Revitalization grant in 2002 which will enabled the Housing Authority to revitalize the Zoller Apartments, a public housing development for senior residents. The senior housing units were demolished, and replaced with an off-site mixed-income development in the Rogers Gardens area of Bradenton. The revitalized senior's development consists of public housing units and tax credit units. The design for the mixed-income development incorporates the contemporary architectural and landscape features of adjacent residential neighborhoods. The revitalized development contains a community facility and provides a variety of programs for the senior residents. The development was in partnership with the Telesis Corporation. The architects were Fawley Bryant Architects and the Housing Authority provides the property management for the development.

The last period that an IR rebate was calculated and funds provide to the Bradenton Housing Authority was for the 2019 tax year. The rebate calculated during for the 2019 tax year was $20,096.00 for the Hope VI A properties and $14,438.00 for the Hope VI B properties, for a total rebate of $34,534.00. Therefore this review focused on providing an independent calculation of the tax rebate for the 2020, 2021, 2022, and 2023 tax years.

Objectives, Approach, and Results

Objectives, Approach, and Results

Objectives

The primary objective of this consulting service involved the evaluation and calculation of the City of Bradenton's Community Redevelopment Agency's (CRA) Incremental Revenue (IR) rebate to the Bradenton Housing Authority.

Approach

Our approach consisted of the following phases:

Understanding and Documentation of the Process

During this phase, we held an entrance conference with the CRA Management to discuss the scope and objectives of the review, obtain preliminary data, and establish working arrangements. We updated our understanding of the processes and relevant documentation to develop procedures for testing.

Detailed Testing

The purpose of this phase was performance of testing procedures, based on our understanding of the CRA IR process, to meet the objectives stated above. Our detailed procedures included the areas below:

- Reviewed Resolution No. 2-03
- Obtained CRA Agenda Minutes, previous IR rebate calculations, and communications
- Evaluated an understanding of previously used IR Rebate Calculation Methodology
- Calculated the 2020, 2021, 2022, and 2023 tax year rebates which included for each tax year:
    - Property Appraiser Tax Rolls provided by the Manatee County Property Appraisers Office (PAO)
    - Analysis of parcel ID changes for each year in Hope VI A and Hope VI B properties
    - Approved and published County and City Millage Rates
    - Inquiry and discussion with Management of changes in property values and tax rebate amounts

Results

The results of the CRA IR Rebate Calculations are as follows:

	Hope VI A Taxable Value	Hope VI A Rebate	Hope VI B Taxable Value	Hope VI B Rebate	**Total Rebate**
2019	$ 4,000,000.00	$ 20,096.00	$ 1,732,752.00	$ 14,438.00	**$ 34,534.00**
2020	$ 4,000,000.00	$ 20,096.00	$ 1,878,678.00	$ 16,146.67	**$ 36,242.67**
2021	$ 618,000.00	$ -	$ 791,933.00	$ 3,403.02	**$ 3,403.02**
2022	$ 287,500.00	$ -	$ -	$ -	**$ -**
2023	$ 618,000.00	$ -	$ 52,726.00	$ -	**$ -**

2019 is included as reference to most recent calculated rebate provided to the Housing Authority

Rebates decreased starting in 2021 due to the decrease in the taxable values as a result of tax exemptions filed for the Hope VI A and Hope VI B properties.