AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
2:00 p.m. Wednesday, March 12, 2025
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: Termination of Security Services Agreement with Excelsior Defense, Inc.
Notice of Termination of Agreement PB 23 012EJ to Excelsior Defense Inc. (5089446.1).pdf

b) Community Redevelopment Agency: February, 12, 2025, Community Redevelopment Meeting Minutes
02-12-2025 CRA Meeting Minutes.pdf

5. OTHER DISCUSSION / NEW BUSINESS

6. 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: March 12, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Termination of Security Services Agreement with Excelsior Defense, Inc.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
The Bradenton Police Department reached out to CRA Staff to propose the termination of the Security Service Agreement with Excelsior Defense, Inc., for services provided within the Downtown and Central CRA district areas.

Per the agreement, the CRA may terminate for convenience with thirty (30) days' prior notice to Excelsior Defense, Inc.

FINANCIAL IMPACT:
NA

ATTORNEY REVIEW/RECOMMENDATION:
CRA Attorney reviewed and drafted the Notice of Termination (attached).

SUGGESTED MOTION:
Move to approve the termination of the Security Service Agreement with Excelsior Defense, Inc., and authorize the CRA Executive Director to execute the Notice of Termination.

ATTACHMENTS:

Notice of Termination of Agreement PB 23 012EJ to Excelsior Defense Inc. (5089446.1).pdf

March 12, 2025

Via Certified Mail, Return Receipt Requested, and U.S. Mail

Excelsior Defense, Inc.
Attn: Kristofor Halverson
2660 5th Avenue North
Saint Petersburg, Florida 33713

Re: Notice of Termination of Agreement PB-23-012EJ

Mr. Halverson,

Please be advised that the Community Redevelopment Agency of the City of Bradenton hereby terminates Agreement PB-23-012EJ, dated June 1, 2023 (the "Agreement"). In accordance with Section (e) of the Agreement, such termination shall be effective thirty (30) days from the delivery date of this Notice.

If you have any questions or concerns about the foregoing, please contact:

Chris Munyon
CRA Manager
Phone: 941-932-9488
Email: christopher.munyon@bradentonfl.gov

Sincerely,

Dr. Jeff Burton,

CRA Executive Director

cc: City Attorney

5089446v1

AGENDA ITEM NO. 4.b

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: March 12, 2025

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: February, 12, 2025, Community Redevelopment Meeting Minutes

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
February 12, 2025, Community Redevelopment Agency Meeting Minutes

FINANCIAL IMPACT:
N/A

ATTORNEY REVIEW/RECOMMENDATION:
N/A

SUGGESTED MOTION:
Approve

ATTACHMENTS:
02-12-2025 CRA Meeting Minutes.pdf

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

Minutes
February 12, 2025

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

1. **MEETING CALL TO ORDER –** Chair Jayne Kocher

   Meeting was called to order by Chair Kocher at 2:07 p.m.

2. **PLEDGE OF ALLEGIANCE**

3. **CITIZEN COMMENTS**

   None.

4. **CONSENT AGENDA**

   a. **Community Redevelopment Agency: January 8, 2025, Meeting Minutes**

   b. **Community Redevelopment Agency: Adjustments to the CRA Sustainable Redevelopment Grant Program**

   c. **Community Redevelopment Agency: Temporary Extension of Freebee On-Demand Micro Transit Service Hours for Pirates Spring Training**

   d. **Community Redevelopment Agency: Continuation and Expansion of Freebee On-Demand Micro Transit Services**

   e. **Community Redevelopment Agency: Redevelopment Grant Application from Manatee Children's Services for a property located at 1227 9th Avenue West**

Board Member Moore made a motion to remove item b from the Consent Agenda. Chair Jayne Kocher seconded, and the Consent Agenda items a, c, d, and e were approved unanimously 5-0.

Board Member Moore stated with regard to item b that she would prefer to keep the Freebee grant in the revised grant and had no objection to including the unchained fence grant. Mr. Jeff Burton clarified that Board Member Moore's goal was instead of removing the grant, just putting it on hiatus and take it offline but leave it in the grant application.

Following discussion, Board Member Moore made a motion to approve item b with her recommended amendment to put the micromobility grant on hiatus until such time that the City and the CRA can collaborate to move it forward. Board Member Coachman seconded.

Vice Mayor Cramer asked for clarification on where the grant was on the application which was Page 10. Chair Kocher clarified that the unchained fence grant was still available, but the micromobility portion was not being removed.

Board Member Moore asked for clarification on the City Special Grant. Mr. Burton explained the City Special Grant is a $10,000 grant that the City can apply for as long as the work entailed is in the plan, itself. It is a $10,000, 100% grant which gives the CRA a method of keeping accountable for themselves and for the annual report and the auditor.

Following further discussion, the motion to approve item b with Board Member Moore's amendment to put the micromobility grant on hiatus until such time that the City and the CRA can collaborate to move it forward was passed unanimously 5-0.

5. ALL CRA DISTRICTS

a. Community Redevelopment Agency: Freebee's One-Year Anniversary Report

Mr. Burton introduced a Freebee representative to provide a one-year report following the initiation of Freebee into Bradenton. Mr. John Janis, Vice President of Economic Development for Freebee addressed the Board using visual aids to provide the one-year approximate summary of Freebee micro transit service in the Bradenton CRA districts.

Mr. Janis outlined the purpose and benefits of Freebee. He stated that; ridership has grown over 500% from the first month of full service to the most recent month of service, the program consistently achieves high-demand and significant ridership month after month, demand has been consistent throughout the day and throughout each of the five days that they serve, it has become an essential transportation solution for the City of Bradenton, and the program is well positioned to continue to grow further expanding the impact to mobility, accessibility and economic development in the City. Freebee has had over 21,000 passengers and 94% of passengers used the mobile app to request a ride and 6% were a combination of flag-downs and phone calls. Mr. Janis added over 82% of riders have been local vs 18% from out of town, 56% are female vs 44% male, average wait time was 20 minutes, and user satisfaction was 97.4%. Mr. Janis further discussed their partnership with local businesses and the environmental impact of 64,000 vehicle miles driven which equals

26 metric tons of CO2 that have not been emitted out of vehicles otherwise used. Freebee will be launching service soon in Palmetto and the two services will be doing a pilot project with the CRA. Mr. Janis explained that, moving forward as the program grows, considerations should be planned to ensure long-term success and accommodate increasing demand.

Vice Mayor Cramer asked how many Freebee vehicles would be in Palmetto, the response was three. Vice Mayor Cramer also asked about the Freebee disabilities van. Mr. Janis explained that Freebee always has an ADA accessible vehicle available but may require a 30-minute advanced notice. This timeframe is faster than public ADA transport.

Board Member Moore shared experiences that her family has had using Freebee and suggested the expansion of hours of operation to catch the morning commuters. Board Member Moore also stated that if a passenger is not within the hours of operation when requesting a ride on the app, they cannot enter a ride queue. Mr. Janis stated he would investigate that and, he believed you could slide your pen 100 feet on the app. Board Member Moore stated that she would like to have her Planning and Development people come into Bradenton, park somewhere and use a Freebee.

Chair Kocher stated that the 14th Street CRA is now called the Tamiami Trail CRA.

Board Member Coachman stated she loves to see the Freebee vehicles in her community because it is such a benefit for those who are less mobile.

6. OTHER DISCUSSION / NEW BUSINESS

Mr. Jeff Burton stated that in the process of selling the 14th Street property, he was surprised to learn that it was a Brownfield site and had not been remediated. Staff was in the process of moving that forward with the developer who was experienced with Brownfield sites. Staff solicited two consultants and received two bids. They will move forward using Meckanik, Nuccio, Hearne and Webster for about $20,000 to designate the property as a Brownfield site. The developer will do the remediation, and staff will tighten everything up when it comes to closing on the price of the property.

Mr. Burton stated staff was keeping an eye on the Minnie Lee Rogers site. There was discussion on the City side about garbage pickup which should be going before the City Council.

Mr. Burton stated staff had an excellent meeting with the Village of the Arts at their location and staff received quite a few signed petitions supporting using Applied Sciences to begin the process to do conceptual work on the multi-CRA, multi-modal streetscaping which includes tying the Lecom Field to the downtown and east to west using MLK. It would be a multi-year process. Mr. Burton added that the CRA Board would be getting the information at the next meeting. Also, the CRA would be cancelling the contract for the four Soofa signs because they are not used very much.

Mr. Burton stated that during their discussion with the Village of the Arts folks, the use of the Green property was brought up and staff suggested doing a prototype of the street parking sidewalks, lighting and some landscaping and also some low-impact development like bioswales to collect storm water on the Green property around the perimeter. The Village of the Arts members liked that idea.

Mr. Burton stated that the Mineral Springs Public Art Project would need to be moved because using the original location would mean some of the work there would have to be undone. Therefore, moving it would mean no changes to the existing park. Mr. Chris Munyon and the architect, John Totti were working on that.

He also stated staff has the numbers for the market analysis, and they will be brought forward to the next meeting so all three CRAs will have the general market analysis done.

7. ADJOURN

Chair Kocher adjourned the meeting at 2:42 p.m.

This is not a verbatim record.