

AGENDA
BRADENTON COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING
2:00 p.m. Wednesday, May 27, 2026
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:](#)

Resolution CRA BA 26-01 Budget Adjustment for Fund 131 (Central CRA District)

[Resolution CRA BA 26-01 - C CRA 2026.05.27.pdf](#)

[CRA BA 26-01 Form.pdf](#)

b) [Community Redevelopment Agency:](#)

Resolution CRA BA 26-02 Budget Adjustment for Fund 132 (Downtown CRA District)

[Resolution CRA BA 26-02 - D CRA 2026.05.27.pdf](#)

[CRA BA 26-02 Form.pdf](#)

c) [Community Redevelopment Agency:](#)

Resolution CRA BA 26-03 Budget Adjustment for Fund 133 (Tamiami Trail CRA District)

[Resolution CRA BA 26-03 - TT CRA 2026.05.27.pdf](#)

[CRA BA 26-03 Form.pdf](#)

d) [Community Redevelopment Agency:](#) April 22, 2026, Community Redevelopment Agency Board Meeting Minutes

[4-22-2026 CRA Board Meeting Minutes.pdf](#)

e) [Community Redevelopment Agency:](#) Redevelopment Grant Application from AJA Business Holdings LLC. for a property located at 2514 9th Street West.

[AJA Redevelopment Application.PDF](#)

- f) [Community Redevelopment Agency](#): Infrastructure Grant Applications from Three J Group LLC for properties located at 214, 218, 222, and 226 8th Ave Dr. West.

[LLC Docs.PDF](#)

[Public Works Letter.PDF](#)

[Parcel ID Email.PDF](#)

[214 8th Infrastructure Application.PDF](#)

[218 8th Infrastructure Application \(2\).PDF](#)

[222 8th Infrastructure App \(2\).PDF](#)

[226 8th Infrastructure App.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 language 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.

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 27, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Budget Adjustment

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Resolution CRA BA 26-01 Budget Adjustment for Fund 131 (Central CRA District)

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Fiscal Year 2025-26 budget adjustments for fund 131 - Central CRA District.

Amend or adjust the FY 2025-26 budget to update certain line items to reflect county and city contributions, carryover, and adjustments in funding.

ATTORNEY REVIEW/RECOMMENDATION:

CRA Attorney reviewed

SUGGESTED MOTION:

Move to approve Resolution CRA BA 26-01

ATTACHMENTS:

[Resolution CRA BA 26-01 - C CRA 2026.05.27.pdf](#)

[CRA BA 26-01 Form.pdf](#)

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
RESOLUTION CRA BA 26-01**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, AMENDING/ADJUSTING THE 2025-26 ANNUAL BUDGET FOR FUND 131 (CENTRAL CRA REDEVELOPMENT AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 189.016(6), Florida Statutes, allows the governing board of a community redevelopment agency to amend its budget at any time within a fiscal year or within 60 days following the end of the fiscal year by resolution; and

WHEREAS, it is the objective to maintain accuracy of the budget document to reflect policy determinations of the Board of the Community Redevelopment Agency of the City of Bradenton (“CRA”) as to the proper and legally defensible appropriation of funds authorized by the Community Redevelopment Plan; and

WHEREAS, the CRA Executive Director requests to amend or adjust the FY 2025-26 budget at this time to update certain line items to reflect county and city contributions, carryover, and adjustments in funding.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON:

1. The attached Budget Adjustment Form has been submitted by the CRA Executive Director and is hereby approved.
2. Upon CRA Board approval, City of Bradenton Accounting Department shall process the form adjusting the CRA’s budget, and will maintain the original documents as required.
3. Pursuant to Section 189.016, Florida Statutes, this adjustment will be posted on the Community Redevelopment Agency of the City of Bradenton’s website.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, WITH A QUORUM PRESENT AND VOTING ON THIS **27th DAY OF MAY, 2026.**

Kemp Schuessler
CRA Chair

Approved as to form:

Attest:

Scott Rudacille
CRA Attorney

Dr. Jeff Burton
CRA Executive Director

Account Number: 13155250 552500
Line item description: Other Operating Supplies
Increase (in \$): 500.00 Decrease (in \$):

Account Number: 13155250 561000
Line item description: Land-Capital Outlay
Increase (in \$): 237,498.00 Decrease (in \$):

Account Number: 13155250 564000
Line item description: Mach & Equipment-Capital Outlay
Increase (in \$): 9,200.00 Decrease (in \$):

Account Number: 13155250 582500
Line item description: Projects & Grants
Increase (in \$): 1,452,591.00 Decrease (in \$):

Approved by CRA Board: _____

Date: _____

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 27, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Budget Adjustment

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Resolution CRA BA 26-02 Budget Adjustment for Fund 132 (Downtown CRA District)

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Fiscal Year 2025-26 budget adjustments for fund 132 - Downtown CRA District.

Amend or adjust the FY 2025-26 budget to update certain line items to reflect county and city contributions, carryover, and adjustments in funding.

ATTORNEY REVIEW/RECOMMENDATION:

CRA Attorney reviewed

SUGGESTED MOTION:

Move to approve Resolution CRA BA 26-02

ATTACHMENTS:

[Resolution CRA BA 26-02 - D CRA 2026.05.27.pdf](#)

[CRA BA 26-02 Form.pdf](#)

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
RESOLUTION CRA BA 26-02**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, AMENDING/ADJUSTING THE 2025-26 ANNUAL BUDGET FOR FUND 132 (DOWNTOWN CRA REDEVELOPMENT AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 189.016(6), Florida Statutes, allows the governing board of a community redevelopment agency to amend its budget at any time within a fiscal year or within 60 days following the end of the fiscal year by resolution; and

WHEREAS, it is the objective to maintain accuracy of the budget document to reflect policy determinations of the Board of the Community Redevelopment Agency of the City of Bradenton (“CRA”) as to the proper and legally defensible appropriation of funds authorized by the Community Redevelopment Plan; and

WHEREAS, the CRA Executive Director requests to amend or adjust the FY 2025-26 budget at this time to update certain line items to reflect county and city contributions, carryover, and adjustments in funding.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON:

1. The attached Budget Adjustment Form has been submitted by the CRA Executive Director and is hereby approved.
2. Upon CRA Board approval, City of Bradenton Accounting Department shall process the form adjusting the CRA’s budget, and will maintain the original documents as required.
3. Pursuant to Section 189.016, Florida Statutes, this adjustment will be posted on the Community Redevelopment Agency of the City of Bradenton’s website.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, WITH A QUORUM PRESENT AND VOTING ON THIS **27th DAY OF MAY, 2026.**

Kemp Schuessler
CRA Chair

Approved as to form:

Attest:

Scott Rudacille
CRA Attorney

Dr. Jeff Burton
CRA Executive Director

Account Number: 13255260 549000
Line item description: Misc Charges
Increase (in \$): 300.00 Decrease (in \$):

Account Number: 13255260 552500
Line item description: Other Operating Supplies
Increase (in \$): 500.00 Decrease (in \$):

Account Number: 13255260 561000
Line item description: Land-Capital Outlay
Increase (in \$): 1,763,431.00 Decrease (in \$):

Account Number: 13255260 564000
Line item description: Mach & Equipment-Capital Outlay
Increase (in \$): 33,750.00 Decrease (in \$):

Account Number: 13255260 582500
Line item description: Projects & Grants
Increase (in \$): 280,000.00 Decrease (in \$):

Account Number: 13258100 591209 DB209
Line item description: Fund Transfer-209
Increase (in \$): Decrease (in \$): 369,000.00

Approved by CRA Board: _____

Date: _____

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 27, 2026

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Budget Adjustment

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Resolution CRA BA 26-03 Budget Adjustment for Fund 133 (Tamiami Trail CRA District)

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

Fiscal Year 2025-26 budget adjustments for fund 133 - Tamiami CRA District.

Amend or adjust the FY 2025-26 budget to update certain line items to reflect county and city contributions, carryover, and adjustments in funding.

ATTORNEY REVIEW/RECOMMENDATION:

CRA Attorney reviewed

SUGGESTED MOTION:

Move to approve Resolution CRA BA 26-03

ATTACHMENTS:

[Resolution CRA BA 26-03 - TT CRA 2026.05.27.pdf](#)

[CRA BA 26-03 Form.pdf](#)

**COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON
RESOLUTION CRA BA 26-03**

A RESOLUTION OF THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, AMENDING/ADJUSTING THE 2025-26 ANNUAL BUDGET FOR FUND 133 (TAMIAMI TRAIL CRA REDEVELOPMENT AREA); PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 189.016(6), Florida Statutes, allows the governing board of a community redevelopment agency to amend its budget at any time within a fiscal year or within 60 days following the end of the fiscal year by resolution; and

WHEREAS, it is the objective to maintain accuracy of the budget document to reflect policy determinations of the Board of the Community Redevelopment Agency of the City of Bradenton (“CRA”) as to the proper and legally defensible appropriation of funds authorized by the Community Redevelopment Plan; and

WHEREAS, the CRA Executive Director requests to amend or adjust the FY 2025-26 budget at this time to update certain line items to reflect county and city contributions, carryover, and adjustments in funding.

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON:

1. The attached Budget Adjustment Form has been submitted by the CRA Executive Director and is hereby approved.
2. Upon CRA Board approval, City of Bradenton Accounting Department shall process the form adjusting the CRA’s budget, and will maintain the original documents as required.
3. Pursuant to Section 189.016, Florida Statutes, this adjustment will be posted on the Community Redevelopment Agency of the City of Bradenton’s website.
4. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED BY THE BOARD OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF BRADENTON, WITH A QUORUM PRESENT AND VOTING ON THIS **27th DAY OF MAY, 2026.**

Kemp Schuessler
CRA Chair

Approved as to form:

Attest:

Scott Rudacille
CRA Attorney

Dr. Jeff Burton
CRA Executive Director

Account Number: 13355270 549000

Line item description: Misc Charges

Increase (in \$): 350.00 Decrease (in \$):

Account Number: 13355270 552500

Line item description: Other Operating Supplies

Increase (in \$): 500.00 Decrease (in \$):

Account Number: 13355270 561000

Line item description: Land-Capital Outlay

Increase (in \$): 518,252.00 Decrease (in \$):

Approved by CRA Board: _____

Date: _____

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 27, 2026

SUBMITTED BY: Karen Kyser, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: **CONSENT AGENDA**

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

SUGGESTED ACTION: Approval

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

April 22, 2026, Community Redevelopment Agency Meeting Minutes.

FINANCIAL IMPACT:

N/A

ATTORNEY REVIEW/RECOMMENDATION:

N/A

SUGGESTED MOTION:

Approve

ATTACHMENTS:

[4-22-2026 CRA Board Meeting Minutes.pdf](#)

**CITY OF BRADENTON
COMMUNITY REDEVELOPMENT AGENCY BOARD
MEETING MINUTES
April 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, April 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 Manager; Karen Kyser, Program Administrator; Todd Campbell, CRA Coordinator; and Scott Rudacille, CRA Attorney.

Chair Schuessler called the meeting to order at 2:01 p.m.

CITIZEN COMMENTS: None.

CONSENT AGENDA:

- a) Community Redevelopment Agency: March 25, 2026, Community Redevelopment Agency Meeting Minutes
- b) Community Redevelopment Agency: Amendment to the Land Use Restrictive Agreement (LURA) for HTG Astoria, LTD.
- c) Community Redevelopment Agency: Application for CRA Incentives from PHBGF Ventures, LLC.

MOTION TO APPROVE THE CONSENT AGENDA was made by Board Member Barnebey and seconded by Board Member Kocher. The motion passed unanimously.

OTHER DISCUSSION / NEW BUSINESS:

Bradenton Police Department Project Updates:

Jeff Burton, CRA Executive Director, informed the board that they would differ the discussion about police matters until the upcoming budget meeting with the Police Department. He said that this would allow for a thorough project analysis and the ability to ask questions.

Mr. Burton announced he received the full project plans for the Bradenton CRA Prototype Houses, so the purchase could move forward and thanked the board for their patience.

Chris Munyon, CRA Manager, stated that he planned to bring consent agenda item (c) back to the board with modifications.

Board Member Coachman asked for updates on Miller’s Market and Love Park. Mr. Burton answered that Love Park was out to bid. Mr. Munyon added that there was a public meeting for any people interested in submitting a bid and the meeting was well attended. He anticipated the bid would be awarded in the first week of May 2026.

Mr. Burton informed the board that the CRA department had received several grants, primarily for the Tamiami Trail CRA. He stated that the CRA had worked on an agreement with the City regarding utilizing Community Development Block Grant (CDBG) or State Housing Initiatives Partnership (SHIP) funding to repair roofs and windows in the Central CRA area . He explained that the CRA would use state policy to match funds.

Mr. Burton expressed his appreciation for the condolences he received due to the recent passing of his father, Ken Burton, Sr.

Board Member Gonzalez Moore mentioned she was in contact with a representative from Freebee service regarding advertising on the vehicles to promote local businesses. Mr. Burton said that the CRA received reports on the use of the Freebee service and was using the information to evaluate which days were best to offer the service. He planned to bring the information before the board for a decision.

Chair Schuessler adjourned the meeting at 2:16 p.m.

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

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: May 27, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: **CONSENT AGENDA**

SUBJECT: Redevelopment Grant Application from AJA Business Holdings LLC. for a property located at 2514 9th Street West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

AJA Business Holdings LLC. (applicant) has submitted a Redevelopment Grant application to CRA staff for improvements to the property located at 2514 9th Street West. The applicant estimates a total investment of \$105,000 for the project. The project will encompass the replacement of the current roofing structure. The current roof is the original and shows signs of rust, and holes which is currently allowing water intrusion into the property

FINANCIAL IMPACT:

Up to \$50,000

SUGGESTED MOTION:

Move to approve a Redevelopment grant for AJA Business Holdings LLC. in amount up to \$50,000.

ATTACHMENTS:

[AJA Redevelopment Application.PDF](#)



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY
Date Received: 4/30/26
Grant ID No. 26-15-R-T
CRA District Area: Page 10 Section 2.2.2.21
Central Downtown Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- Redevelopment (checked)
CPACE
Land Use
Zoning
Micro-Mobility
Residential Redevelopment
Urban Tree Canopy
Brownfield
Historic Preservation
Sound Mitigation
Tourist Tax Match (SUSPENDED)
Coastal Tourism
CPTED
PACE
Flood
Public Art
City Grant
Infrastructure

APPLICATION DATE: 4/28/26
APPLICANT/ENTITY NAME: AJA Business Holdings LLC
APPLICANT EMAIL: josh@platinumlive.net
APPLICANT REPRESENTATIVE (if applicant is entity): Josh Warnock / Angela Congdon
PROPERTY IDENTIFICATION NUMBER: 4491500007
PROPERTY ADDRESS: 2514 9th St W Bradenton FL 34205
PROPERTY OWNER: AJA Business Holdings LLC
*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.
ESTIMATED OVERALL INVESTMENT: \$105,000
TOTAL FUNDING REQUESTED: \$50,000

DESCRIPTION OF PROJECT:

REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)

Redevelopment

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

AJA Business Holdings LLC
Entity Name (if any)

Angela Congdon
Applicant Signature

4/28/2026
Date

Angela Congdon
Printed Name

Co-owner
Title (if applicable)

STATE OF Florida

COUNTY OF SARASOTA

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 28 day of April, 2026, by _____, as (title if applicable) _____ of (Entity name if any) Angela Congdon, who is personally known to me or has produced identification.

Type of identification produced: FL DL Q32854798-0000

My commission expires: 11/13/2026
(Notary Seal)

Patricia Jo Caughell
Notary Public Signature

PATRICIA JO CAUGHELL
Notary Public Print Name



PATRICIA JO CAUGHELL
Notary Public
State of Florida
Comm# HH331147
Expires 11/13/2026

COMMUNITY REDEVELOPMENT AGENCY:

CRA EXECUTIVE DIRECTOR

DATE

*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

Projects List, Scope and Estimated Costs

1. Metal Roof Retrofit

Estimated Cost: \$104,407.22

The existing roof is the original roof from 1964 when the building was first built. It currently is extremely rusted causing rapid deterioration and holes allowing water infiltration (Pictures Below). The roof is also uplifted off the structure from a previous storm.



Projects List, Scope and Estimated Costs



Strategic Roofing
5830 142nd Avenue North,
Clearwater, FL 33760
(727) 442-7663

License # - CCC1332641
Phone: (727) 442-7663

Company Representative
John Ozack Jr
Phone: (727) 804-1368
johnjr@strategic-roofers.com

03/16/2026
Claim Information

Josh Warnock
2514 9th Street West
Bradenton, FL 34205
(941) 323-9100

Job: Josh Warnock

Metal Roofing Section

SCOPE OF WORK:

- Install new roof hugger rails on all purlins up to Florida code
- Fabricate & install mill finish (unpainted) 24ga 2" standing seam metal roofing system to include all trims & flashings.
- Install new custom-fabricated ridge metal
- Metal color is Sand Stone
- All work will meet or exceed current state and local building codes.
- Maintain a clean and safe job site at all times, following OSHA safety standards.

WARRANTIES:

- Manufacturer's 20-year limited material warranty included.
- 10-year workmanship warranty provided by Strategic Roofing.

PAYMENT TERMS:

- 25% deposit required prior to scheduling and material ordering.
- If the project is canceled after materials have been ordered, a 5% restocking fee will apply.
- 50% progress payment due upon completion of underlayment installation.

Note: if project is financed, no deposits or progress payments are required.

~~~ For a limited time, any full roof replacement will receive up to 100' of free gutters. Ask your salesman for details. ~~~

\*\*The total estimated price shown below includes a discount for full payment by check. Ask about our financing options! \*\*

## Soffit/Fascia/Gutters Section

Includes scope below

- Install approximately (310 \_\_\_\_\_ Feet) of Seamless 7" K-Style Aluminum Gutters (Color\_\_ Sand Stone \_\_\_\_\_)
- Install (13 \_\_\_\_\_) downspouts and properly secure them
- Install the correct elbows as needed

- 5 year workmanship warranty
- Hassle-free call back to correct any issues

TOTAL

\$104,407.22

This instrument was prepared by:  
Brooke D. Simons, Esq.  
Kutak Rock LLP  
2001 16th Street, Suite 1800  
Denver, CO 80202

After recording return to:  
~~First American Title Insurance Company~~  
Attn: Kristin Brown  
2555 East Camelback Road, Suite 350  
Phoenix, AZ 85016

TAX PARCEL ID:

### **SPECIAL WARRANTY DEED**

THIS SPECIAL WARRANTY DEED (this "Deed"), made and executed as of the 28th day of April 2026, by **STORE MASTER FUNDING IV, LLC**, a Delaware limited liability company (hereinafter referred to as the "Grantor") whose address is 8377 E. Hartford Dr., Suite 100, Scottsdale, AZ 85255, to **AJA BUSINESS HOLDINGS LLC**, a Florida limited liability company (hereinafter referred to as the "Grantee"), whose address is P.O. Box 1621, Sarasota, FL 34230;

### **WITNESSETH:**

That the Grantor, for and in consideration of the sum of TEN DOLLARS (\$10.00) and other valuable considerations, the receipt and sufficiency of which are hereby acknowledged by these presents does grant, bargain, sell, alien, remise, release, convey, and confirm unto the Grantee that certain piece, parcel or tract of land situated in Manatee County, Florida, more particularly described on Exhibit A attached hereto and made a part hereof (hereinafter referred to as the "Property");

TOGETHER WITH all the tenements, hereditaments, easements and appurtenances, including riparian rights, if any, thereto belonging or in anywise appertaining;

TO HAVE AND TO HOLD the Property in fee simple forever.

AND the Grantor does hereby covenant and warrant to the Grantee that the Grantor is lawfully seized of the Property in fee simple; that the Grantor has good right and lawful authority to sell and convey the Property; and that the Grantor fully warrants the title to the Property and will defend the same against the lawful claims of all persons claiming by, through or under the Grantor, but none other.

4938-1623-4651.1

STORE / Buddy's Rents  
Special Warranty Deed  
2514 9th Street W, Bradenton, FL  
File No.: 10210/02-157.3

THE conveyance made herein, however, is expressly made SUBJECT TO all matters of record as of the date hereof, *but this provision shall not operate to reimpose same.*

*[Remainder of page intentionally left blank. Signature page(s) to follow]*

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IN WITNESS WHEREOF, the Grantor has caused these presents to be executed in manner and form sufficient to bind it as of the day and year first above written.

Signed, sealed and delivered in the presence of:

By: [Signature]  
Witness Name: DREW SCREMA

Address: \_\_\_\_\_

GRANTOR:

**STORE MASTER FUNDING IV, LLC,**  
a Delaware limited liability company

By: [Signature]  
Name: Daniel Rosenberg  
Title: Senior Vice President

By: [Signature]  
Witness Name: Kennel Tseng

Address: \_\_\_\_\_

Address:  
8377 E. Hartford Drive, Suite 100  
Scottsdale, AZ 85255

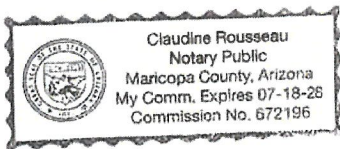
STATE OF ARIZONA

COUNTY OF MARICOPA

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization this 20<sup>th</sup> day of April, 2026, by Daniel Rosenberg, as Senior VP of **STORE MASTER FUNDING IV, LLC**, a Delaware limited liability company, who is personally known to me or who has produced N/A as identification and who did (did not) take an oath.

(Notarial Seal)

Claudine Rousseau  
Notary Public  
Claudine Rousseau  
Printed Name



My Commission Number: 672196  
My Commission Expires: July 18, 2028

**EXHIBIT "A"**  
**LEGAL DESCRIPTION**

**Street Address:** 2514 9<sup>th</sup> Street West, Bradenton, FL 34205

LOTS 259, 260, 261 AND 262, THIRD ADDITION TO EDGEWOOD, A SUBDIVISION  
ACCORDING TO THE PLAT THEREOF RECORDED IN PLAT BOOK 1, PAGE 306, IN THE  
PUBLIC RECORDS OF MANATEE COUNTY, FLORIDA.

---

4938-1623-4651.1

STORE / Buddy's Rents  
Special Warranty Deed  
2514 9th Street W, Bradenton, FL  
File No.: 10210/02-157.3

# Item Cover Page

**COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT**

**DATE:** May 27, 2026

**SUBMITTED BY:** Todd Campbell, Community Redevelopment Agency

**ITEM TYPE:** Miscellaneous

**AGENDA SECTION:** **CONSENT AGENDA**

**SUBJECT:** Infrastructure Grant Applications from Three J Group LLC for properties located at 214, 218, 222, and 226 8th Ave Dr. West.

**SUGGESTED ACTION:** Approve

**Is this item Quasi-Judicial?**  
No

**Does this item require a public hearing?**  
No

**EXPLANATION:**  
Three J Group LLC. has acquired a property previously identified as parcel id 3256100003 (Black Bear Park). The developer has submitted the required application with the Manatee County Property Appraisers office to separate the parcel into 13 different parcels with the immediate future plan to develop 13 single family homes. Prior to completion and receiving the Certificate of Occupancy, the developer is required to perform private work in public right of way for the installation of sewer and water lines to service the lots. The developer has received quotes to perform the addition of sewer and water lines and accompanying infrastructure requirements on 4 lots with current addresses of 214, 218, 222, and 226 8th Ave Dr. West in the amount of \$269,725.04. Once the infrastructure work is complete, this investment will successfully bring 4 single family homes to the local housing market. The developer has applied for and received 9 additional infrastructure grants (total award of \$103,270.86) for the northern parcels which are being developed into 9 buildable lots for single family homes. Total investment in public infrastructure from the developer is \$476,266.73.

**FINANCIAL IMPACT:**

Up to \$100,000.00

**SUGGESTED MOTION:**

Move to approve infrastructure grants for 214, 218, 222, and 226 8th Ave Dr. West in the amount up to \$100,000.

**ATTACHMENTS:**

[LLC Docs.PDF](#)

[Public Works Letter.PDF](#)

[Parcel ID Email.PDF](#)

[214 8th Infrastructure Application.PDF](#)

[218 8th Infrastructure Application \(2\).PDF](#)

[222 8th Infrastructure App \(2\).PDF](#)

[226 8th Infrastructure App.PDF](#)

**2026 FLORIDA LIMITED LIABILITY COMPANY ANNUAL REPORT**

DOCUMENT# L25000505076

**Entity Name:** THREE J GROUP LLC

**Current Principal Place of Business:**

5005 W LAUREL ST  
SUITE 100 #3121  
TAMPA, FL 33607

**FILED**  
**May 01, 2026**  
**Secretary of State**  
**1742289456CC**

**Current Mailing Address:**

5005 W LAUREL ST  
SUITE 100 #3121  
TAMPA, FL 33607 US

**FEI Number:** 41-2300962

**Certificate of Status Desired:** Yes

**Name and Address of Current Registered Agent:**

HENDRICKSON, ANTHONY  
5005 W LAUREL ST  
SUITE 100 #3121  
TAMPA, FL 33607 US

*The above named entity submits this statement for the purpose of changing its registered office or registered agent, or both, in the State of Florida.*

**SIGNATURE:**

\_\_\_\_\_  
Electronic Signature of Registered Agent

\_\_\_\_\_  
Date

**Authorized Person(s) Detail :**

Title            AMBR  
Name            HENDRICKSON, ANTHONY  
Address        5005 W LAUREL ST - SUITE 100 #3121  
  
City-State-Zip: TAMPA FL 33607

*I hereby certify that the information indicated on this report or supplemental report is true and accurate and that my electronic signature shall have the same legal effect as if made under oath; that I am a managing member or manager of the limited liability company or the receiver or trustee empowered to execute this report as required by Chapter 605, Florida Statutes; and that my name appears above, or on an attachment with all other like empowered.*

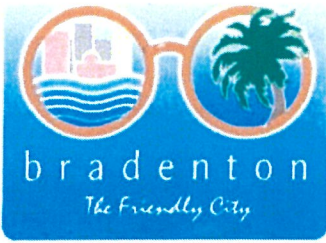
**SIGNATURE:** ANTHONY HENDRICKSON

**PRESIDENT**

**05/01/2026**

\_\_\_\_\_  
Electronic Signature of Signing Authorized Person(s) Detail

\_\_\_\_\_  
Date



Irvin B. Lee P.E., Director

Public Works & Utilities | 888 13<sup>th</sup> Ave E Bradenton, Florida 34208  
941.708.6300 | irvin.lee@bradentonfl.gov  
www.cityofbradenton.com

MEMORANDUM

To: The Community Redevelopment Agency, City of Bradenton

**Proposed Right-of-Way Improvements for infrastructure to serve 4 residential units including 214, 218, 222, and 226 8<sup>th</sup> Avenue Drive West, and infrastructure to serve future units along 8<sup>th</sup> Avenue West.**

In order to provide utilities to several single-family residences which are part of Parcel ID# 325610003, also known as Black Bear Park, which is under development by Anthony Hendrickson of Three J Group LLC, the City of Bradenton, Public Works and Utilities department acknowledges the necessity of extensions of both the water mains and gravity sewer mains adjacent to the properties. Public Works hereby grants permission for the work to be done in the City right-of-way.

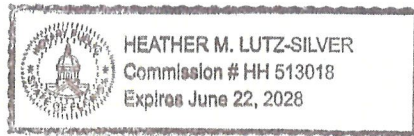
Road and utility improvements will begin at 3<sup>rd</sup> ST W, continue east along 8<sup>th</sup> Avenue Drive West to 2<sup>nd</sup> ST W, and from 3<sup>rd</sup> ST W continuing east to 2<sup>nd</sup> ST W along 8<sup>th</sup> Avenue West. The project will add approximately 850 linear feet of water main, and 550 linear feet of gravity sewer main to the City of Bradenton infrastructure. Other improvements in the area are anticipated to complete 8<sup>th</sup> Avenue West from 3<sup>rd</sup> ST W to 2<sup>nd</sup> ST W. Roadway mill and resurfacing will be completed along 8<sup>th</sup> AVE DR W just south of the intersection of 23<sup>rd</sup> Street East and 9<sup>th</sup> Avenue East, and will continue south approximately 150'. A right-of-way (ROW) Use Permit will be inclusive of the Site Improvement Permit which will be required for the development.

Thank you,

Irvin B. Lee, P.E.

State of Florida  
County of Manatee

Sworn to or affirmed and signed before me on April 23, 2026, by Irvin B. Lee, P.E.



NOTARY PUBLIC OR DEPUTY CLERK

Heather M Lutz-Silver

[Print, Type, or Stamp Commissioned name of notary or clerk]

Personally known  
 Produced identification  
Type of identification produced \_\_\_\_\_

Gene Brown Mayor    Jayne Kocher Ward 1    Marianne Barnebey Ward 2    Kemp Schuessler Ward 3    Lisa Gonzalez Moore Ward 4    Pam Coachman Ward 5

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**[EXTERNAL] RE: Black Bear Park Property ID**

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**From** Angela Graziano <Angela.Graziano@manateepao.gov>  
**Date** Tue 4/28/2026 12:15 PM  
**To** Todd Campbell <Todd.Campbell@bradentonFL.gov>

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**This Message Is From an External Sender**

This email originated from outside the City's email system, therefore the authenticity of the sender cannot be established. Exercise caution before clicking links, opening attachments or responding.

Please be aware that by utilizing the Manatee County Property Appraiser's email system, your email messages may be subject to interception for the purpose of detecting and preventing malicious emails.

Good afternoon Todd,

Yes, the Parcel ID number below with the Lot # is what I have as PRELIMINARY parcel ID numbers. I explained I could not guarantee these will be the final numbers until we've split the parcels on the tax roll, but based on the age of the subdivision and development in the area, these should be the numbers I am able to use for the split. I can't speak for the addresses. That would be your office. Let me know if you have any other questions.

Sincerely,

*Please be aware that the determinations made by this office are for maintenance of the tax roll only and do not represent legal determinations. Though we often review documents processed by this office with the public, this office does not make legal determinations of title and boundaries and does not issue opinions other than those justifying information on the tax roll. Attorneys, title specialists and surveying professionals should be consulted when conflicts arise. If we can be of any further assistance in this matter, please feel free to contact our office.*

Angela Graziano  
GIS Cadastral Specialist  
(941) 748-8208 x. 4610 / (941) 742-5665 (fax)



Charles E. Hackney  
Manatee County Property Appraiser

915 4<sup>th</sup> Avenue West  
Bradenton, Florida 34205  
[www.ManateePAO.GOV](http://www.ManateePAO.GOV)

***The Manatee County Property Appraiser makes every effort to produce and publish the most current and accurate information possible. No warranties, expressed or implied, are provided for data herein. Florida***

***has a very broad Public Records law. All electronic mail sent to and from this office is subject to the Public Records provision of the Florida Statutes and may be released as part of a public records request.***

**From:** Todd Campbell <Todd.Campbell@bradentonFL.gov>  
**Sent:** Tuesday, April 28, 2026 11:25 AM  
**To:** Angela Graziano <Angela.Graziano@manateepao.gov>  
**Cc:** contactthreejgroup@gmail.com  
**Subject:** Black Bear Park Property ID

Good morning,

We are working with Anthony Hendrickson on a grant for site improvements on his properties at 214, 218, 222, and 226 8<sup>th</sup> Ave Dr West. I understand he has submitted a request to have those addresses separated into their own parcels and has been issued temporary ids which I've listed below. Can you confirm this to be correct? I understand they might change but in order to proceed we will utilize the current numbers that he received from your office with your confirmation.

Lot 19-3256100509 (226 8<sup>th</sup> Ave Dr W)  
Lot 20-3256100559 (222 8<sup>th</sup> Ave Dr W)  
Lot 21-3256100609 (218 8<sup>th</sup> Ave Dr W)  
Lot 22-3256100659 (214 8<sup>th</sup> Ave Dr W)

Todd Campbell FRA-RP  
Redevelopment Coordinator  
Community Redevelopment Agency of the City of Bradenton (CRA)  
101 Old Main Street – City Hall  
Bradenton, FL 34205  
Office: 941-932-9443  
Email: [todd.campbell@bradentonfl.gov](mailto:todd.campbell@bradentonfl.gov)

 [Book time to meet with me](#)

---

Florida has a very broad Public Records Law. This agency is a public entity and is subject to Chapter 119 of the Florida Statutes, concerning public records. E-mail communications are covered under such laws & therefore e-mail sent or received on this entity's computer system, including your e-mail address, may be disclosed to the public or media upon request.

The City of Bradenton shall not be held liable for use of ANY map or drawing attachment, which is provided as a public service for informational purposes. PLEASE NOTE that this information is NOT intended to be used as an authoritative public record for any geographic location, or as a legal document and shall have no legal force or effect. The City of Bradenton makes reasonable efforts to provide that data sent as an attachment is virus free, however the City of Bradenton assumes no responsibility for damages caused by the downloading or installation of this data. In addition certain individuals or entities may have proprietary interests in such data and the use of it without such parties' consent may be prohibited. Viewing or Use of the data indicates that user accepts the above conditions.



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY
Date Received: 4/27/26
Grant ID No. 26-23-F-D
CRA District Area: Downtown

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- Redevelopment
CPACE
Land Use
Zoning
Micro-Mobility
Residential Redevelopment
Urban Tree Canopy
Brownfield
Historic Preservation
Sound Mitigation
Tourist Tax Match (SUSPENDED)
Coastal Tourism
CPTED
PACE
Flood
Public Art
City Grant
Infrastructure

APPLICATION DATE: April 27, 2026
APPLICANT/ENTITY NAME: Three J group
APPLICANT EMAIL: contact+threejgroup@gmail.com
APPLICANT REPRESENTATIVE (if applicant is entity): Anthony Hendrickson

PROPERTY IDENTIFICATION NUMBER: 3256100659
PROPERTY ADDRESS: 214 8th Ave Dr. West Bradenton FL 34205

PROPERTY OWNER:

\*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.

ESTIMATED OVERALL INVESTMENT: \$67,431.25

TOTAL FUNDING REQUESTED: \$25000

DESCRIPTION OF PROJECT:

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REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

**(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)**

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Three J group  
Entity Name (if any)

April 27, 2026  
Date

Applicant Signature

Anthony Hendrickson  
Printed Name

owner  
Title (if applicable)

STATE OF Florida

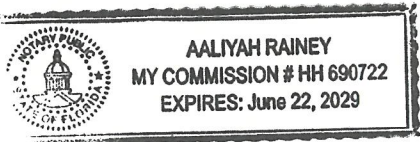
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of April, 2026, by Anthony Hendrickson, as (title if applicable) owner of (Entity name if any) Three J Group, who  is personally known to me or  has produced identification.

Type of identification produced: Georgia Driver's license DL# 057917811 expires 8/12/32

My commission expires: 6/22/29  
(Notary Seal)

Aaliyah Rainey  
Notary Public Signature  
Aaliyah Rainey  
Notary Public Print Name

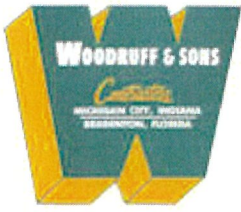


COMMUNITY REDEVELOPMENT AGENCY:

\_\_\_\_\_  
CRA EXECUTIVE DIRECTOR

\_\_\_\_\_  
DATE

\*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at [cra@bradentonfl.gov](mailto:cra@bradentonfl.gov). You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205



# Woodruff & Sons, Inc.

6450 - 31st Street East, Bradenton, FL 34203 (physical)  
 P.O. Box 10127, Bradenton, FL 34282-0127 (mailing)  
 Tel# 941.756.1871 ~ Fax# 941.755.1379

www.woodruffandsons.com

## Proposal

|                                                           |                                     |
|-----------------------------------------------------------|-------------------------------------|
| <b>To:</b> Woodruff And Sons, Inc.                        | <b>Contact:</b> Anthony Hendrickson |
| <b>Address:</b> P.O. Box 10127<br>Bradenton, FL 34282     | <b>Phone:</b> (678) 913-7982        |
| <b>Project Name:</b> Black Bear Park                      | <b>Bid Number:</b> P26-030          |
| <b>Project Location:</b> 214 8th Ave. Dr. W, Bradenon, FL | <b>Bid Date:</b> 5/12/2026          |

Thank you for the opportunity to quote.

| Item #                                          | Item Description                                   | Estimated Quantity | Unit | Unit Price  | Total Price        |
|-------------------------------------------------|----------------------------------------------------|--------------------|------|-------------|--------------------|
| <b>A - Phase 1</b>                              |                                                    |                    |      |             |                    |
| 1                                               | Mobilization/demobilize                            | 0.250              | LS   | \$17,604.29 | \$4,401.07         |
| 2                                               | Remove Existing Abandoned 8" Sewer                 | 96.250             | LF   | \$32.64     | \$3,141.60         |
| 3                                               | Furnish & Install 8" SDR26 Sanitary Sewer          | 106.000            | LF   | \$99.28     | \$10,523.68        |
| 4                                               | Furnish & Install Sanitary Manhole                 | 0.750              | EACH | \$13,598.13 | \$10,198.60        |
| 5                                               | Furnish & Install 6" SDR26 Sewer Service           | 1.000              | EACH | \$3,766.49  | \$3,766.49         |
| 6                                               | Remove Existing 2" Water Line                      | 96.250             | LF   | \$15.56     | \$1,497.65         |
| 7                                               | Furnish & Install 8" DR18 PVC Water Main           | 101.500            | LF   | \$82.32     | \$8,355.48         |
| 8                                               | Furnish & Install 1" Water Service                 | 1.000              | EACH | \$2,570.26  | \$2,570.26         |
| 9                                               | Wet Tap Existing Watermain (16" X 8") & (10" X 8") | 0.500              | EACH | \$15,896.17 | \$7,948.09         |
| 10                                              | Mill & Pave 1.5" Asphalt Roadway                   | 415.000            | SY   | \$34.49     | \$14,313.35        |
| <b>Total Price for above A - Phase 1 Items:</b> |                                                    |                    |      |             | <b>\$66,716.27</b> |

### C - Const. Staking/Record Drawings Phases 1 & 2

|                                                                  |                      |       |    |            |                 |
|------------------------------------------------------------------|----------------------|-------|----|------------|-----------------|
| 1                                                                | Construction Staking | 0.077 | LS | \$3,849.98 | \$296.15        |
| 2                                                                | Record Drawings      | 0.077 | LS | \$5,444.97 | \$418.84        |
| <b>Total Price for above C - Const. Staking/Record Drawings:</b> |                      |       |    |            | <b>\$715.00</b> |

**Total Bid Price: \$67,431.26**

**Notes:**

- *Geotechnical Testing is not included in this proposal.*
- *If Phase 1 & phase 2 can be constructed without interruption, some item pricing may be reduced or deducted from this proposal.*
- *Woodruff & Sons, Inc. will not be responsible for identifying or handling any hazardous or contaminated material that may be encountered.*
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY
Date Received: 4/27/26
Grant ID No. 26-21-I-D
CRA District Area:
Central Downtown Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- Redevelopment
CPACE
Land Use
Zoning
Micro-Mobility
Residential Redevelopment
Urban Tree Canopy
Brownfield
Historic Preservation
Sound Mitigation
Tourist Tax Match (SUSPENDED)
Coastal Tourism
CPTED
PACE
Flood
Public Art
City Grant
Infrastructure

APPLICATION DATE: April 27, 2026
APPLICANT/ENTITY NAME: Three J. group
APPLICANT EMAIL: Contact+threeJgroup@gmail.com
APPLICANT REPRESENTATIVE (if applicant is entity): Anthony Hendrickson
PROPERTY IDENTIFICATION NUMBER: 3256100609
PROPERTY ADDRESS: 218 8th Ave DR. West Bradenton FL 34205

PROPERTY OWNER:
\*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.

ESTIMATED OVERALL INVESTMENT: \$67,431.26

TOTAL FUNDING REQUESTED: \$25,000

DESCRIPTION OF PROJECT:

---

REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
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REQUIRED DOCUMENTS FOR REIMBURSEMENT:

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- An appraisal of the improvements from a licensed Appraiser.

**(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)**

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Three J group  
Entity Name (if any)

April 27, 2026  
Date

Anthony Hendrickson  
Applicant Signature  
Anthony Hendrickson  
Printed Name

owner  
Title (if applicable)

STATE OF Florida

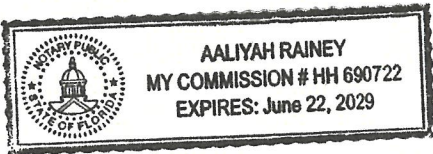
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of April, 2026, by Anthony Hendrickson as (title if applicable) owner of (Entity name if any) Three J Group, who  is personally known to me or  has produced identification.

Type of identification produced: Georgia Drivers license DL # 057917811 expires 8/12/2032

My commission expires: 6/22/29  
(Notary Seal)

Aaliyah Rainey  
Notary Public Signature  
Aaliyah Rainey  
Notary Public Print Name



COMMUNITY REDEVELOPMENT AGENCY:

\_\_\_\_\_  
CRA EXECUTIVE DIRECTOR

\_\_\_\_\_  
DATE

\*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at [cra@bradentonfl.gov](mailto:cra@bradentonfl.gov). You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205



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www.woodruffandsons.com

**Proposal**

|                                                           |                                     |
|-----------------------------------------------------------|-------------------------------------|
| <b>To:</b> Woodruff And Sons, Inc.                        | <b>Contact:</b> Anthony Hendrickson |
| <b>Address:</b> P.O. Box 10127<br>Bradenton, FL 34282     | <b>Phone:</b> (678) 913-7982        |
| <b>Project Name:</b> Black Bear Park                      | <b>Bid Number:</b> P26-030          |
| <b>Project Location:</b> 218 8th Ave. Dr. W, Bradenon, FL | <b>Bid Date:</b> 5/12/2026          |

Thank you for the opportunity to quote.

| Item #                                          | Item Description                                   | Estimated Quantity | Unit | Unit Price  | Total Price        |
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| <b>A - Phase 1</b>                              |                                                    |                    |      |             |                    |
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**C - Const. Staking/Record Drawings Phases 1 & 2**

|   |                      |       |    |            |          |
|---|----------------------|-------|----|------------|----------|
| 1 | Construction Staking | 0.077 | LS | \$3,849.98 | \$296.15 |
| 2 | Record Drawings      | 0.077 | LS | \$5,444.97 | \$418.84 |

**Total Price for above C - Const. Staking/Record Drawings:** \$715.00

**Total Bid Price:** \$67,431.26

**Notes:**

- *Geotechnical Testing is not included in this proposal.*
- *If Phase 1 & phase 2 can be constructed without interruption, some item pricing may be reduced or deducted from this proposal.*
- *Woodruff & Sons, Inc. will not be responsible for identifying or handling any hazardous or contaminated material that may be encountered.*
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY
Date Received: 4/27/26
Grant ID No. 26-20-2-D
CRA District Area:
Central Downtown Tamiami Trail

BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.

GRANT TYPE:

- Redevelopment
CPACE
Land Use
Zoning
Micro-Mobility
Residential Redevelopment
Urban Tree Canopy
Brownfield
Historic Preservation
Sound Mitigation
Tourist Tax Match (SUSPENDED)
Coastal Tourism
CPTED
PACE
Flood
Public Art
City Grant
Infrastructure

APPLICATION DATE: April 27, 2026
APPLICANT/ENTITY NAME: Three J group
APPLICANT EMAIL: Contact threejgroup@gmail.com
APPLICANT REPRESENTATIVE (if applicant is entity): Anthony Urdichyan
PROPERTY IDENTIFICATION NUMBER: 3256100559
PROPERTY ADDRESS: 222 8th Ave Dr. Bradenton FL. 34205
PROPERTY OWNER:

\*If applicant is not the property owner, a notarized letter from the property owner approving the proposed work is required.

ESTIMATED OVERALL INVESTMENT: \$67,431.26
TOTAL FUNDING REQUESTED: \$25000

DESCRIPTION OF PROJECT:

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REDEVELOPMENT GRANT REQUIREMENTS:

- Work has not commenced prior to the submittal of a completed application.
- A similar grant has not been awarded and completed within the past year.
- Applicant will comply with state and municipal codes.
- Applicant is not an ineligible use listed in Section 4.13.

REQUIRED DOCUMENTS FOR SUBMITTING:

- Completed Application
- Description of Improvements and Estimated Costs (please see attached example)
- Owner Letter (if applicable)
- If applying for a Historic Preservation Grant, documentation deeming the site as historic.
- If applying for a Coastal Tourism Grant, documentation of the minimum tourism metric of 35,000 visitors annually.

REQUIRED DOCUMENTS FOR REIMBURSEMENT:

- Certificate of Occupancy or Certificate of Completion.
- An appraisal of the improvements from a licensed Appraiser.

**(ACKNOWLEDGMENTS AND SIGNATURES ON FOLLOWING PAGE)**

I ACKNOWLEDGE THAT I HAVE RECEIVED AND UNDERSTAND THE GRANT GUIDELINES HEREIN ABOVE STATED. IN ADDITION, BY EXECUTING THIS APPLICATION, I ACKNOWLEDGE THAT I AM LAWFULLY AUTHORIZED TO EXECUTE THIS APPLICATION.

APPLICANT:

Three J group  
Entity Name (if any)

April 27, 2026  
Date

Applicant Signature

Anthony Hendrickson  
Printed Name

owner  
Title (if applicable)

STATE OF Florida

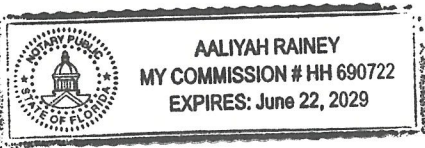
COUNTY OF Manatee

The foregoing instrument was acknowledged before me by means of  physical presence or  online notarization, this 27 day of April, 2026, by Anthony Hendrickson as (title if applicable) owner of (Entity name if any) Three J Group, who  is personally known to me or  has produced identification.

Type of identification produced: Georgia Drivers License DL # 057917811 Expires 8/12/2032

My commission expires: 6/22/29  
(Notary Seal)

Aaliyah Rainey  
Notary Public Signature  
Aaliyah Rainey  
Notary Public Print Name

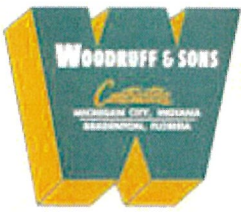


COMMUNITY REDEVELOPMENT AGENCY:

\_\_\_\_\_  
CRA EXECUTIVE DIRECTOR

\_\_\_\_\_  
DATE

\*Please submit application to the Community Redevelopment Agency of the City of Bradenton via email at [cra@bradentonfl.gov](mailto:cra@bradentonfl.gov). You may also mail, or hand deliver a completed application to Community Redevelopment Agency, 101 Old Main Street, Bradenton, Florida 34205



# Woodruff & Sons, Inc.

6450 - 31st Street East, Bradenton, FL 34203 (physical)  
 P.O. Box 10127, Bradenton, FL 34282-0127 (mailing)  
 Tel# 941.756.1871 ~ Fax# 941.755.1379

www.woodruffandsons.com

## Proposal

|                                                            |                                     |
|------------------------------------------------------------|-------------------------------------|
| <b>To:</b> Woodruff And Sons, Inc.                         | <b>Contact:</b> Anthony Hendrickson |
| <b>Address:</b> P.O. Box 10127<br>Bradenton, FL 34282      | <b>Phone:</b> (678) 913-7982        |
| <b>Project Name:</b> Black Bear Park                       | <b>Bid Number:</b> P26-030          |
| <b>Project Location:</b> 222 8th Ave. Dr. W, Bradenton, FL | <b>Bid Date:</b> 5/12/2026          |

Thank you for the opportunity to quote.

| Item #                                          | Item Description                                   | Estimated Quantity | Unit | Unit Price  | Total Price        |
|-------------------------------------------------|----------------------------------------------------|--------------------|------|-------------|--------------------|
| <b>A - Phase 1</b>                              |                                                    |                    |      |             |                    |
| 1                                               | Mobilization/demobilize                            | 0.250              | LS   | \$17,604.29 | \$4,401.07         |
| 2                                               | Remove Existing Abandoned 8" Sewer                 | 96.250             | LF   | \$32.64     | \$3,141.60         |
| 3                                               | Furnish & Install 8" SDR26 Sanitary Sewer          | 106.000            | LF   | \$99.28     | \$10,523.68        |
| 4                                               | Furnish & Install Sanitary Manhole                 | 0.750              | EACH | \$13,598.13 | \$10,198.60        |
| 5                                               | Furnish & Install 6" SDR26 Sewer Service           | 1.000              | EACH | \$3,766.49  | \$3,766.49         |
| 6                                               | Remove Existing 2" Water Line                      | 96.250             | LF   | \$15.56     | \$1,497.65         |
| 7                                               | Furnish & Install 8" DR18 PVC Water Main           | 101.500            | LF   | \$82.32     | \$8,355.48         |
| 8                                               | Furnish & Install 1" Water Service                 | 1.000              | EACH | \$2,570.26  | \$2,570.26         |
| 9                                               | Wet Tap Existing Watermain (16" X 8") & (10" X 8") | 0.500              | EACH | \$15,896.17 | \$7,948.09         |
| 10                                              | Mill & Pave 1.5" Asphalt Roadway                   | 415.000            | SY   | \$34.49     | \$14,313.35        |
| <b>Total Price for above A - Phase 1 Items:</b> |                                                    |                    |      |             | <b>\$66,716.27</b> |

**C - Const. Staking/Record Drawings Phases 1 & 2**

|                                                                  |                      |       |    |            |                 |
|------------------------------------------------------------------|----------------------|-------|----|------------|-----------------|
| 1                                                                | Construction Staking | 0.077 | LS | \$3,849.98 | \$296.15        |
| 2                                                                | Record Drawings      | 0.077 | LS | \$5,444.97 | \$418.84        |
| <b>Total Price for above C - Const. Staking/Record Drawings:</b> |                      |       |    |            | <b>\$715.00</b> |

**Total Bid Price: \$67,431.26**

**Notes:**

- *Geotechnical Testing is not included in this proposal.*
- *If Phase 1 & phase 2 can be constructed without interruption, some item pricing may be reduced or deducted from this proposal.*
- *Woodruff & Sons, Inc. will not be responsible for identifying or handling any hazardous or contaminated material that may be encountered.*
- All material is guaranteed to be as specified. All work to be completed in a workmanlike manner according to standard practices.



REDEVELOPMENT GRANT APPLICATION

AGENCY ONLY

Date Received: 4/27/24 Grant ID No. 26-22-I-D

**CRA District Area:**

Central       Downtown       Tamiami Trail

**BY EXECUTING THIS APPLICATION, THE APPLICANT UNDERSTANDS THAT THE FOLLOWING ITEMS ARE REQUIRED TO COMPLETE THE GRANT PROCESS AND RECEIVE THE FUNDS.**

**GRANT TYPE:**

- |                                                    |                                                        |
|----------------------------------------------------|--------------------------------------------------------|
| <input type="checkbox"/> Redevelopment             | <input type="checkbox"/> Tourist Tax Match (SUSPENDED) |
| <input type="checkbox"/> CPACE                     | <input type="checkbox"/> Coastal Tourism               |
| <input type="checkbox"/> Land Use                  | <input type="checkbox"/> CPTED                         |
| <input type="checkbox"/> Zoning                    | <input type="checkbox"/> PACE                          |
| <input type="checkbox"/> Micro-Mobility            | <input type="checkbox"/> Flood                         |
| <input type="checkbox"/> Residential Redevelopment | <input type="checkbox"/> Public Art                    |
| <input type="checkbox"/> Urban Tree Canopy         | <input type="checkbox"/> City Grant                    |
| <input type="checkbox"/> Brownfield                | <input checked="" type="checkbox"/> Infrastructure     |
| <input type="checkbox"/> Historic Preservation     |                                                        |
| <input type="checkbox"/> Sound Mitigation          |                                                        |

APPLICATION DATE: April 27, 2024

APPLICANT/ENTITY NAME: Three J. group

APPLICANT EMAIL: Contact threejgroup@gmail.com

APPLICANT REPRESENTATIVE (if applicant is entity): Anthony Hendrickson

PROPERTY IDENTIFICATION NUMBER: 326100509

PROPERTY ADDRESS: 226 8th Ave DR. west Bradenton FL 34205

PROPERTY OWNER: \_\_\_\_\_

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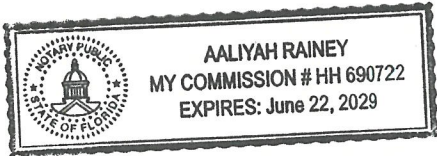
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Type of identification produced: Georgia Driver's license DL # 057917811 expires 8/12/32

My commission expires: 6/22/29  
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Aaliyah Rainey  
Notary Public Signature

Aaliyah Rainey  
Notary Public Print Name



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