AGENDA
BRADENTON CENTRAL CRA ADVISORY BOARD MEETING
5:30 p.m. Tuesday, February 3, 2026
13TH AVENUE DREAM CENTER - 922 24TH STREET EAST

1. Meeting Called to Order

2. Citizen Comments

Citizen comment will be accepted during the Citizen Comment portion of the meeting on any non-agenda item, future agenda item or topic of relevance. 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 Central CRA Community Advisory Board.

3. Consent Agenda

a) Community Redevelopment Agency:
Minutes from Central CRA Community Advisory Committee meeting held on January 6, 2026
Central CRA Advisory Committee Meeting Minutes 1.06.26 (002).pdf

4. Other Discussion/New Business

8th Street On Street Parking
CLT
Minnie Lee Rogers Site
Retroactive Incentive Discussion

5. Adjourn

AGENDA ITEM NO. 3.a

Item Cover Page

CENTRAL CRA ADVISORY BOARD MEETING AGENDA ITEM REPORT

DATE: February 3, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: Consent Agenda

SUBJECT: Minutes from Central CRA Community Advisory Committee meeting held on January 6, 2026

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Minutes from Central CRA Community Advisory Committee meeting held on January 6, 2026.

SUGGESTED MOTION:
Move to approve minutes from Central CRA Community Advisory Committee meeting held on January 6, 2026.

ATTACHMENTS:
Central CRA Advisory Committee Meeting Minutes 1.06.26 (002).pdf

Meeting Minutes
Central CRA Advisory Committee (CAC)
Date: January 6, 2026
Time: 5:31 PM
Location: 13th Avenue Dream Center-922 24th Street East

In Attendance

Central CRA: CAC Advisory Board- Alexdrena Green, Chair, Sharon Rawls, Board Member, Stephen Thompson, Board Member

CRA: Chris Munyon, Assistant Executive Director, Todd Campbell, Coordinator

Citizens Present: Juanita Adams, Keenan Wooten, Teri Nattress, Deborah Wooten, Lionel Wooten

Not In Attendance

Central CRA: CAC Advisory Board- Patricia Johnson, Vice Chair

1. Meeting Called to Order

The meeting was called to order at 5:31 PM.

2. Citizen Comments (Non-Agenda Items)

- **Topic:** 914 8th Street East.
- **Comment:** Mr. Keenan Wooten requested the Board consider granting a retroactive "Sustainable Redevelopment Grant" or incentive for a duplex project completed in 2023. The speaker noted the project cost over $250,000 and was completed during the COVID-19 pandemic when City Hall access was restricted.
- **Staff Response:** Staff clarified that the specific incentive program discussed was established in April 2024, after the project's completion. Generally, incentives are designed to be approved prior to construction ("but for" the incentive, the project would not happen). Retroactive approval could set a precedent.
- **Board Direction:** The Board directed staff to analyze the request within the scope of current policy, outline the pros and cons, and report back at the next meeting regarding the feasibility of a retroactive incentive.

3. Appointment of Chair and Vice Chair

- **Appointment of Chair and Vice Chair:** A motion was made to retain the current Chair (Alexdrena. Green) and Vice Chair (Patricia Johnson).
    - **Motion:** Stephen Thompson
    - **Second:** Sharon Rawls

- **Vote:** Approved unanimously (3-0)

4. Consent Agenda:

- A motion was made to approve the consent agenda and minutes.
  - **Motion:** Stephen Thompson
  - **Second:** Sharon Rawls
  - **Vote:** Approved unanimously (3-0).

5. Central CRA Business

A. Residential Redevelopment Grant: 131 11th Avenue East

- **Applicant:** George Nedanovski.

Request: Gjorgji Nedanovski (applicant) submitted an application for a Residential Redevelopment Grant for a property located at 131 11th Ave East. The applicant is estimating an investment of $13,500.00 for a metal roof on his residential property. He is asking for a grant in an amount up to $6,750.00.

- **Discussion:** Staff noted the property is a second home (non-homesteaded) but qualifies under the policy. The grant is a reimbursement paid only after inspection and proper documentation is submitted.
- **Action:** Motion to recommend approval of a Residential Redevelopment grant for a property at 131 11th Ave E. in an amount up to $6,750.
  - **Motion:** Sharon Rawls
  - **Second:** Stephen Thompson
  - **Vote:** Passed unanimously (3-0).

B. Disposition of CRA-Owned Property: 636 10th Avenue East

- **Context:** The Board previously authorized selling the property at the appraised value of $55,000. One offer was received with three options, two of which were below appraisal.
- **Staff Recommendation:** Staff requested authorization to negotiate a purchase and sale agreement with the bidder at the fixed appraised value of $55,000.
- **Public Comment:** The bidder (Mr. Wooten/JA Properties) spoke, confirming willingness to accept the $55,000 price and work with the Board's requirements.
- **Action:** Motion to recommend CRA staff to negotiate the terms of the purchase and sale contract with JA Properties at the appraised value, to be presented to the CRA Board for their review and consideration.
  - **Motion:** Stephen Thompson
  - **Second:** Sharon Rawls
  - **Vote:** Passed unanimously (3-0).

C. Disposition of CRA-Owned Property: 1013 6th Street East

- **Context:** This property (formerly a BPD substation) has been fully rehabbed by the CRA (new plumbing and kitchen fixtures, paint, hot water heater, bathroom renovation, HVAC,

granite, impact windows) and appraised at $310,000.

- **Discussion:** Staff recommended selling the home with a strict homesteading requirement (owner-occupied) to encourage homeownership and community stability.
- **Public Comment:**
  - Mr. Keenan Wooten suggested "respectable landlords" from the community should also be allowed to bid.
  - Ms. Terry Nattress suggested selling quickly due to tight lending markets rather than holding out for top dollar.
- **Action:** Motion to recommend moving forward with the disposition of the property, advertising the appraised value ($310,000) and requiring the property be homesteaded.
  - **Motion:** Stephen Thompson
  - **Second:** Sharon Rawls
  - **Vote:** Passed unanimously (3-0).

D. 8th Street East Lots (Streetscape & Parking)

- **Context:** The CRA is developing prototype homes and streetscapes in this area. CDBG funds are available to assist with streetscape costs.
- **Request:** Recommendation to engage Applied Sciences to create detailed conceptual, mechanical, and civic plans for the streetscape and public parking.
- **Discussion:** Staff is also engaging Manatee County Public Works regarding the adjacent ditch to potentially pipe it or adjust stormwater usage to gain more land/density.
- **Public Comment:** Mr. Keenan Wooten expressed concern regarding trash and lack of monitoring in existing public parking areas near 6th Street Court East.
- **Action:** Motion to recommend engaging Applied Sciences for the streetscape and parking project.
  - **Motion:** Sharon Rawls
  - **Second:** Stephen Thompson
  - **Vote:** Approved unanimously (3-0).

6. Other Discussion/New Business

- **Board Terms:**
  - Ms. Rawls' term has expired; she is interested in extending and agreed to a 3 extension.
  - Chair Green confirmed a 4-year extension.
  - Mr. Thompson confirmed a 3-year extension.
- **Love Park Update:**
  - Plans are 95% complete and awaiting Public Works approval.
  - The Public Art Board met with the Love family to gather input. A call for artists will be issued soon.
- **Residential Improvement Grant:**
  - Staff has consolidated various grants (windows, doors, roofs, driveways) into a single "Residential Improvement Grant" that now includes whole-house plumbing and electrical upgrades.

    - Staff is partnering with Housing Community Development to stack funding for residents who cannot afford the 50% match.
- **Minnie L. Rogers Site:**
    - Waterline work is underway; closing on the property is expected in late February.
    - McDonald's is expected to begin construction in Q2/Q3.
- **Bryant Commons:**
    - An unsolicited bid was received for the property (7 parcels, 5 vacant, 2 with houses).
    - Staff will present options for disposition at the February meeting.
- **Miller's Market:**
    - The owner was approved for a $50,000 grant for facade/electrical work but has made little progress.
- **Grocery Store Update:**
    - Acapulco Tropical opened a location on 23rd Street East (SR 64) rather than the Minnie Rogers site.

7. Adjourn

The meeting was adjourned following a motion by the Board at 6:52 pm.

This is not a verbatim record