AGENDA
BRADENTON CENTRAL CRA ADVISORY BOARD MEETING
5:30 p.m. Tuesday, August 4, 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 agenda item, 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: Central Community Advisory Committee Meeting Minutes from May 5, 2026
Central CAC Meeting Minutes 050526.pdf

4. Central CRA Business

a) Community Redevelopment Agency: Residential Redevelopment Grant for a property located at 809 16th Street East.
b) Community Redevelopment Agency: Residential Redevelopment Grant for a property located at 201 13th Avenue East
c) Community Redevelopment Agency: Residential Redevelopment Grant for a property located at 916 8th Street East.

5. Other Discussion/New Business

Bryant Commons
Love Park

6. Adjourn

AGENDA ITEM NO. 3.a

Item Cover Page

CENTRAL CRA ADVISORY BOARD MEETING AGENDA ITEM REPORT

DATE: August 4, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Minutes

AGENDA SECTION: Consent Agenda

SUBJECT: Central Community Advisory Committee Meeting Minutes from May 5, 2026

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Central Community Advisory Committee Meeting Minutes from May 5, 2026.

FINANCIAL IMPACT:
NA

ATTORNEY REVIEW/RECOMMENDATION:
NA

SUGGESTED MOTION:
Move to approve Central Community Advisory Committee Meeting Minutes from May 5th, 2026.

ATTACHMENTS:
Central CAC Meeting Minutes 050526.pdf

Meeting Minutes: Central CRA Advisory Committee

Date: May 5, 2026
Location: 13th Ave Dream Center- 922 24th Street East

In Attendance
Central CRA: CAC Advisory Board: Alexdrena Green, Chair, Patricia Johnson, Vice Chair, Stephen Thompson, Board Member

CRA: Todd Campbell, Coordinator

1. Meeting Called to Order
- The meeting was officially recorded and called to order at 5:31 PM.

2. Citizens Comments
- None

3. Consent Agenda
- A motion was made by Board Member Stephen Thompson, and seconded by Vice Chair Patricia Johnson, to approve the advisory committee meeting minutes from February 3, 2026.
- The motion passed unanimously.

4. Other Discussion and New Business
8th Street On-Street Parking
- The CRA was awarded a Community Development Block Grant (CDBG) in the amount of $120,555.30 for the conceptual design of on-street parking.
- This project covers the CRA-purchased properties west of 8th Street, specifically between 11th Avenue and 13th Avenue.
- A consulting firm has been hired to conduct a geotech report to determine ground density, which should be completed by the beginning of June.
- The goal is to have the project completed no later than September 30, 2026, to comply with funding expenditure requirements.

1013 6th Street East Property Disposition (Former BPD Substation)
- Following the required 30-day notice of disposition, one offer of $210,000 was received from Ms. Sharon Martin.
- Ms. Martin intends to purchase the property for her son and his family to live there, and he will be on the deed to satisfy the homestead requirement.
- It was noted that the property had previously appraised at $310,000, and recent CRA remodeling costs were approximately $74,995.
- A motion was made by Board Member Stephen Thompson, and seconded by Vice Chair Patricia Johnson, and unanimously passed to recommend that staff negotiate the disposition of the property at 1013 6th Street East with Ms. Sharon Martin.

Bryant Commons
- CRA staff received two unsolicited offers for a collection of seven lots totaling approximately 1.1 to 1.2 acres.
- An appraisal for the land value of these seven lots has been ordered but has not yet been received.
- Nick Johnson of Kerner Johnson Development, who was present at the meeting, submitted an offer of $93,000. Mr. Johnson proposed utilizing the Live Local Act to build a

three-story, mixed-use property prioritizing affordable housing (primarily 80% and below AMI) alongside commercial or co-working spaces.
- A secondary unsolicited offer of $511,000 was received for the parcels via Dr. Burton. The proposal is for affordable housing, likely townhomes.
- The committee directed staff to hold off on decisions until the official appraisal is received and requested that staff speak with the second bidder to gather more details regarding their specific development plans.

Empath Health Property

- Staff identified a ~0.8-acre parcel currently owned by SCADA Empath Health that aligns with long-term CRA objectives.
- The CRA proposes exchanging three CRA-owned parcels on 13th Avenue East (totaling ~0.6 acres) in return for the Empath Health parcel.
- Combined with adjacent properties already owned by the CRA, this exchange would provide roughly 1.47 acres of contiguous property, creating a more suitable footprint for future affordable neighborhood projects.
- Preliminary discussions with the owner's representatives indicated they are highly receptive to the swap concept.
- A motion was made by Board Member Stephen Thompson, seconded by Vice Chair Patricia Johnson, and unanimously passed to recommend that the CRA Board authorize CRA staff to initiate formal negotiations for the proposed land swap.

5. Adjournment

- Following closing remarks from committee members, a motion was made by Board Member Stephen Thompson, and seconded by Vice Chair Patricia Johnson to adjourn.
- The meeting officially concluded at 6:00 PM.

AGENDA ITEM NO. 4.a

Item Cover Page

CENTRAL CRA ADVISORY BOARD MEETING AGENDA ITEM REPORT

DATE: August 4, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: Central CRA Business

SUBJECT: Residential Redevelopment Grant for a property located at 809 16th Street East.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Cynthia Knight (applicant) submitted an application for a Residential Redevelopment Grant for a property located at 809 16th Street East. The applicant is estimating an overall project investment of $38,760.00. Grant funding will assist with the replacement of the properties current shingle roof with a metal roof on her residential property. She is asking for a grant in an amount up to $10,920.00.

FINANCIAL IMPACT:
Up to $10,920.00

ATTORNEY REVIEW/RECOMMENDATION:
NA

SUGGESTED MOTION:
Move to recommend approval of a Residential Redevelopment Grant for Cynthia Knight in an amount up to $10,920.00.

ATTACHMENTS:

AGENDA ITEM NO. 4.b

Item Cover Page

CENTRAL CRA ADVISORY BOARD MEETING AGENDA ITEM REPORT

DATE: August 4, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: Central CRA Business

SUBJECT: Residential Redevelopment Grant for a property located at 201 13th Avenue East

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Diane McGee (applicant) submitted an application for a Residential Redevelopment Grant for a property located at 201 13th Avenue East. The applicant is estimating an overall project investment of $42,966.00. Grant funding will assist with the replacement of the properties current shingle roof with a metal roof on her residential property. She is asking for a grant in an amount up to $7,500.00.

FINANCIAL IMPACT:
Up to $7,500.00

SUGGESTED MOTION:
Move to recommend approval of a Residential Redevelopment Grant for Diane McGee in an amount up to $7,500.00.

ATTACHMENTS:

AGENDA ITEM NO. 4.c

Item Cover Page

CENTRAL CRA ADVISORY BOARD MEETING AGENDA ITEM REPORT

DATE: August 4, 2026

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Miscellaneous

AGENDA SECTION: Central CRA Business

SUBJECT: Residential Redevelopment Grant for a property located at 916 8th Street East.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?
No

Does this item require a public hearing?
No

EXPLANATION:
Susan Stubbs (applicant) submitted an application for a Residential Redevelopment Grant for a property located at 916 8th Street East. The applicant is estimating an overall project investment of $87,948.00. Grant funding will assist with the replacement of the property's windows and doors with impact rated products. She is asking for a grant in an amount up to $16,272.00.

FINANCIAL IMPACT:
Up to $16,272.00

SUGGESTED MOTION:
Move to recommend approval of a Residential Redevelopment Grant for Susan Stubbs in an amount up to $16,272.00.

ATTACHMENTS: