

AGENDA
BRADENTON CENTRAL CRA ADVISORY BOARD MEETING
5:30 p.m. Tuesday, May 5, 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 February 3rd, 2026
[Central Community Advisory Committee Meeting Minutes 020326.pdf](#)

4. Other Discussion/New Business

8th Street On Street Parking
1509 10th Street West
Bryant Commons
Empath Health Property

5. Adjourn

Item Cover Page

CENTRAL CRA ADVISORY BOARD MEETING AGENDA ITEM REPORT

DATE: May 5, 2026
SUBMITTED BY: Todd Campbell, Community Redevelopment Agency
ITEM TYPE: Minutes
AGENDA SECTION: Consent Agenda
SUBJECT: Central Community Advisory Committee Meeting
Minutes from February 3rd, 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 February 3rd, 2026.

FINANCIAL IMPACT:

N/A

SUGGESTED MOTION:

Move to approve Central Community Advisory Committee Meeting Minutes from February 3rd, 2026.

ATTACHMENTS:

[Central Community Advisory Committee Meeting Minutes 020326.pdf](#)

Meeting Minutes: Central Community Advisory Committee

Date: February 3, 2026

Location: 13th Ave Dream Center-922 24th Street East

In Attendance

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

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

1. Meeting Called to Order

- The meeting was called to order at 5:31 pm, and the recording was initiated.

2. Citizen Comments

- None

3. Consent Agenda

- A motion was made by Board Member Sharon Rawls and seconded by Board Member Stephen Thompson to approve the minutes from the previous meeting.
- The motion passed unanimously.

4. Other Discussion/New Business

8th Street On-Street Parking

- The City awarded the Central CRA a grant totaling \$120,555.30 for the conceptual design of parking and streetscaping on 8th Street.
- The project area covers 8th Street between 11th Avenue and 13th Avenue.
- Funding for this design phase is being provided through CDBG (Community Development Block Grant) funds rather than directly from Central CRA funds.
- The grant has been signed by the Mayor, and design work by Applied Sciences will begin shortly.
- Future construction costs may be funded through proceeds from property sales.

Community Land Trust (CLT) and Housing Development

- RFP Selection: Following an RFP process and evaluation committee review, the CRA selected Bright Community Trust to enter contract negotiations for operating a land trust.
- Bright Community Trust was chosen over Florida Housing Inc. due to their extensive experience operating as a CLT since 2008.

- Prototype Homes: Plans for prototype homes on 8th Street are expected to have engineering completed this month, followed by the permitting phase.
- Zoning Overlay: The CRA is working with ZNS to develop a "pattern book" or zoning overlay. This initiative aims to bypass the difficulties of the current form-based code, which often requires multiple variances for residential projects, thereby speeding up the home-building process.

Minnie Rogers Site Update

- Closing: The CRA has officially closed on the property, and it is now in the hands of the developer.
- Financial Details: The purchase price was approximately \$637,500. Additionally, the developer reimbursed the CRA \$300,000 for a water line.
- Development Restrictions: The contract includes restrictive language which prohibits specific uses such as arcades and dispensaries.
- Future Use: While the developer is exploring the potential for a hotel, they remain bound by a developer agreement and the Site Improvement Plan (SIP).
- Follow-up: Staff will provide the committee with the full restrictive code and project timeline for review at the next meeting.

Retroactive Incentive Discussion

- Retroactive Incentives: The committee discussed a request from Mr. Keenan Wooten regarding retroactive incentives for a completed project.
- Incentive Structure: Staff presented a cost-benefit analysis based on a base property value, with reimbursements typically set at a 50-50 split between the developer and the CRA.
- Committee Consensus: Members expressed concern that granting retroactive incentives would "open the floodgates" and contradicts the purpose of an incentive, which is intended to influence future development.
- Formal Motion: A motion was made by Board Member Stephen Thompson and seconded by Board Member Sharon Rawls to recommend that the CRA Board deny all requests for retroactive incentives or grants.
- Vote: The motion passed unanimously.

5. Adjourn

- The March meeting is currently scheduled as a virtual placeholder and may be canceled if no time-sensitive issues arise.
- Regular in-person meetings are scheduled for May, August, and November.
- The meeting was adjourned at 5:57 pm.