



bradenton
The Friendly City

14TH STREET

COMMUNITY REDEVELOPMENT AGENCY

2016-2017 ANNUAL REPORT

INTRODUCTION

The 2016/17 fiscal year planning and investment for the area has brought new business, a community park as well as a brand new housing development to the 14 Street Community Redevelopment Agency (14th St CRA).

14TH STREET CRA MISSION STATEMENT

The 14th Street CRA focuses on creating signature public spaces, improving pedestrian mobility and forging public-private partnerships to attract quality real estate development; for a livable, walkable , higher density, mixed-use area that's an asset to the entire community and region. We work in tandem promoting and branding downtown Bradenton with our partners at Realize Bradenton. For more information about Realize Bradenton, please visit www.realizebradenton.com.

ABOUT THE 14TH STREET CRA

The 14th Street Community Redevelopment Agency was created by the State of Florida (F.S. 163) to provide municipal government with the tools to overcome blight and catalyze redevelopment. The City of Bradenton created the BCRA in November 1993 (Ordinance No. 2504) after passing Resolution No. 93-62 which through a Findings of Necessity found the area to be blighted.

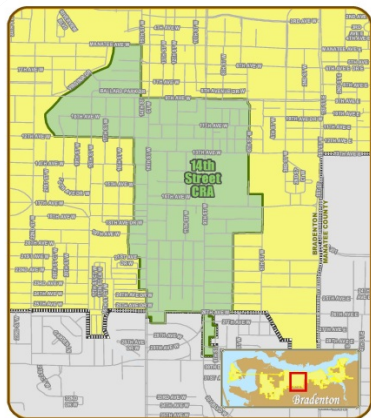
The 14th Street CRA is an independent taxing district for the purpose of carrying out redevelopment activities that include reducing or eliminating slum and blight, revitalizing older housing and creating affordable housing for all income levels, improving the tax base and creating and retaining employment opportunities. CRA designation provides the 14th Street CRA a dedicated funding source (Tax Increment Finance or TIF) to support targeted economic development projects and allows the 14th Street CRA to leverage outside funds encouraging public and private investments in the district.

14TH STREET COMMUNITY REDEVELOPMENT AGENCY GRANT PROGRAMS

Building and Site Enhancement Grant: A 50/50 matching grant for exterior improvements to a property up to \$10,000. This program is administered by the 14th Street CRA. More information can be found by visiting www.ddabradenton.com.

Unchain My Fence Grant Program: The objective is to reduce front yard chain link fence and improve the overall appearance of neighborhoods and subsequent business districts. This program consists of an 80/20 matching grant up to \$3,000 for removal of chain link and replacement of decorative fencing. More information can be found by visiting www.ddabradenton.com

14TH STREET CRA DISTRICT BOUNDARY MAP



INVESTMENT/DEVELOPMENT AND BUSINESS HIGHLIGHTS

PayServ Systems Relocation

PayServ Systems relocated their corporate headquarters from Sarasota to the 14th Street CRA district in June 2016. PayServ relocated to 1201 9th Avenue West, Bradenton, bringing 15 plus new employees to the area. PayServ was originally only a payroll service company, thus, the name PayServ. Now the company provides a wide range of services from payroll, human capital management, human resources, and much more. PayServ provides services to businesses nationwide. The 14th Street CRA Building and Site Enhancement Grant Program assisted with a \$3,300 grant for exterior signage.

Humane Society of Manatee County Improvements

The Humane Society of Manatee County purchased a building adjacent to their headquarters at 2515 14th Street West. Besides bringing additional people to their workforce, they opened a surgical center and training area at the facility. The 14th Street CRA Building and Site Enhancement Grant program assisted with a \$10,000 grant for external improvements as well as \$3,000 grant for replacing the chain link fencing on the front side of the property with decorative PVC fencing.

Grand Palms Senior Living Apartments

After months of planning and construction, Ohio based developer Jonesboro Investment Corp announced the grand opening of the Grand Palms Senior Living Apartments on February 15th. The project includes 72 apartments units for individuals 55 years old or older. The project is located at 1715 14th Street West on 3.61 acres of land next door to the old United Way building. Since the project was a successful recipient of the very competitive Low Income Housing Tax Credits from Florida Housing Finance Corporation, the units are required to be affordable for its residents. The tax credits, along with other financing tools, greatly helped the developer finance the \$15 million project. This project gives a significant boost to the business and residential components in the district.

Manatee Inns Site

The Manatee Inns site is located at 1405 14th Street West. The property was purchased by the 14th Street CRA in 2005 in order to facilitate the removal of the crime ridden Manatee Inns structures with the intent of redevelopment. Over the years there have been some interested parties; however, market conditions played a big part in slowing down the desire to develop the site. Fiscal year 2016/17 showed marked improvement in both interest and activity. The 14th Street CRA is actively working with developers/ investors and looking forward to a long awaited mixed use residential project.

1404 and 1424 14th Street West

The 14th Street CRA purchased these two adjacent properties in 2008 with the intention of future development as well as the removal of elements of slum and blight. These two properties make for a 1.2 acre parcel, ideal for development. The 14th Street CRA is actively marketing these properties which happen to be directly across the street from the above mentioned Manatee Inns site and could potentially be included in a larger scale project.

Development Opportunity Signs

During the first weeks of January, 2018, the City installed Development Opportunity signs on the 14th Street CRA owned properties. The signs have been placed at the following locations; 1404, 1405 and 1424 14th Street West. The signage has attracted some interest on the part of developers and investors and enhanced the overall visibility of these sites.

The John and Rebecca Neal Park

The City is very excited the new park is nearing completion after several months of park design, review, and construction. The City of Bradenton acquired several properties, located in the Ballard Park neighborhood. Several of the properties allowed for the development of a community waterfront park along Wares Creek. Project amenities include a community garden, water access for canoe and kayak launch, and much more. Once complete, the park will become a major asset for the 14th Street CRA and the entire community.

14th Street CRA Budget 2016-17 Fiscal Year

County TIF Funding	212,423
City TIF Funding	195,121
Interest Income	800
Funds Carryover from 15/16 FY	292,900
Total Revenues	701,244

Administrative Costs	25,000	(1)
Contractual Services	85,352	(2)
Debt Service and Other Obligations	420,612	(3)
Public Spaces Upkeep & Infrastructure	87,800	(4)
Private Partnerships	82,480	(5)
Total Expenditures	701,244	

(1)		
COB Admin Reimbursement	25,000	
(2)		
Realize Bradenton	66,144	
Hardee County Trustee Crew	19,208	
(3)		
Debt Service - Manatee Inns	120,612	
Advance Debt Reduction	300,000	
(4)		
DDA Infrastructure Maintenance & Repair	5,000	
Tapestry Projects	76,800	
Bradenton Police Facility	6,000	
(5)		
Grants, Building & Site Improvements	76,480	
Unchain My Fence Grant	6,000	



14th STREET COMMUNITY REDEVELOPMENT BOARD OF DIRECTORS

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Ward 2 councilman Gene Brown
Ward 3 Patrick Roff
Ward 4 Councilman Bemis Smith
Ward 5 Councilman Harold Byrd, Jr.

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Jason Bartz, Mike Carter, Kellyann Dixon,
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CITY OF BRADENTON ECONOMIC DEVELOPMENT /CRA STAFF

Carl Callahan, City Administrator and Director
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