

Item Cover Page

COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: October 8, 2025

SUBMITTED BY: Todd Campbell, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **TAMIAMI TRAIL CRA**

SUBJECT: Commercial Property Purchase Contract with Louis J. M. Bellemare, for a property located at 1509 10th Street West.

SUGGESTED ACTION: Approve

Is this item Quasi-Judicial?

No

Does this item require a public hearing?

No

EXPLANATION:

CRA staff proposes the acquisition of a commercial property located at 1509 10th Street West, Bradenton, Florida 34205, Parcel ID No. 4424700109. The property is approximately .72 acres. The proposed purchase price for this parcel is \$1,200,000.00, with an initial deposit of \$25,000.00. The property is located within the Tamiami Trail CRA district and is zoned T4-O. Approval of purchase for this commercial property presents a substantial opportunity to further the CRA's redevelopment goals. CRA Staff believes this acquisition aligns perfectly with the CRA's long term vision for the Tamiami Trail district area.

FINANCIAL IMPACT:

Purchase price to be \$1,200,000.00 (Tamiami Trail). Additional closing fees to be determined.

ATTORNEY REVIEW/RECOMMENDATION:

CRA Attorney reviewed the contract.

SUGGESTED MOTION:

Move to approve the Commercial Purchase Contract with Louis J.M. Bellemare, for the property located at 1509 10th St. W., and authorize the CRA Chair to execute any documents necessary to close the transaction.

ATTACHMENTS:

[Bellemare Property Contract.PDF](#)

[1509 10th St W Aerial.jpg](#)