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COMMUNITY REDEVELOPMENT AGENCY BOARD MEETING AGENDA ITEM REPORT

DATE: July 23, 2025

SUBMITTED BY: Christopher Munyon, Community Redevelopment Agency

ITEM TYPE: Contract

AGENDA SECTION: **DOWNTOWN CRA**

SUBJECT: Vacant Land Purchase Contract with Manfull Land Development Services, LLC., for a property located at 1001 9th Ave. E.

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 parcel located at 1001 9th Ave E, Bradenton, FL 34208, Parcel ID No. 3237700109. The property is approximately 2.51 acres. The proposed purchase price for this parcel is \$900,000.00, with an initial deposit of \$25,000.00.

This property is located within the Downtown CRA District and presents a substantial opportunity to further our redevelopment goals. Its size and UCC designation make it ideal for projects that can significantly contribute to enhancing the community and providing affordable housing opportunities.

The Seller is currently under contract with the current owner. The sale of the property to the CRA is contingent upon the Seller's successful closing with the

current owner.

Staff believes this acquisition aligns perfectly with the CRA's long-term vision for the Downtown district area.

FINANCIAL IMPACT:

Purchase Price to be \$900,000 (Downtown). Additional closing fees to be determined.

ATTORNEY REVIEW/RECOMMENDATION:

Yes, CRA Attorney drafted the contract.

SUGGESTED MOTION:

Move to approve the Vacant Land Purchase Contract with Manfull Land Development Services, LLC., for the property located at 1001 9th Avenue East, as presented.

ATTACHMENTS:

[CRA- Manfull Vacant Land Contract 9th Ave E.pdf](#)

[Location Map 1001 9th Ave E.pdf](#)