City of Clearwater

Main Library - Council Chambers
100 N. Osceola Avenue
Clearwater, FL 33755

Meeting Minutes

Monday, September 15, 2025

1:00 PM

Main Library - Council Chambers

Community Redevelopment Agency

Roll Call

Present 5 - Chair Bruce Rector, Trustee Ryan Cotton, Trustee Michael Mannino, Trustee David Allbritton, and Trustee Lina Teixeira

Also Present: Jennifer Poirrier – City Manager, Daniel Slaughter – Assistant City Manager, Alfred Battle – Assistant City Manager, David Margolis – City Attorney, Nicole Sprague – Deputy City Clerk, and Jesus Niño – CRA Executive Director

To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.

DRAFT

1. Call to Order – Chair Rector

2. Approval of Minutes

2.1 Approve the minutes of the August 18, 2025 CRA meeting as submitted in written summation by the City Clerk.

Trustee Teixeira moved to approve the minutes of the August 18, 2025 CRA meeting as submitted in written summation by the City Clerk. The motion was duly seconded and carried unanimously.

3. Citizens to be Heard Regarding Items Not on the Agenda – None.

4. New Business Items

4.1 Approve a three-year Interlocal Agreement between the Clearwater Community Redevelopment Agency and the City of Clearwater to provide CRA increment funding to underwrite the cost of additional Community Policing services in the Downtown CRA boundaries and authorize the appropriate officials to execute the same.

Since 2008, the CRA has partnered with the Clearwater Police Department to provide enhanced community policing within the Downtown Community Redevelopment Area. This partnership has supported two additional police officers dedicated to addressing quality-of-life issues, including illegal narcotics activity, prostitution, homelessness, and code enforcement challenges. Florida Statute 163.387 allows for the payment of community policing innovations in the Community Redevelopment Areas.

Historically, this partnership has been approved through annual interlocal agreements. The proposed agreement establishes a three-year term (October

1, 2025 - September 30, 2028), streamlining the process and providing greater consistency.

The three-year agreement includes the following key provisions:

Funding of two dedicated police officers, including salaries, benefits, and associated fuel costs.

Defined community policing strategy targeting drug activity, prostitution, homelessness, code enforcement, and community engagement.

Benefits of Moving from Annual to Three-Year Agreement:

Consistency & Stability: Provides predictable funding and resources for a sustained community policing presence.

Improved Planning: Supports long-term strategies for crime reduction, response to homelessness, and community engagement.

Flexibility: Agreement allows amendments if conditions or priorities change during the three-year term.

APPROPRIATION CODE AND AMOUNT:

Funding for this Interlocal Agreement will be from R2001 Community Policing.

STRATEGIC PRIORITY:

1.4 Foster safe and healthy communities in Clearwater through first class public safety and emergency response services.

In response to a question, Clearwater Police Major Burnside said the Police Department forecasted a year ago the policing needs based on upcoming projects, which warranted an additional Downton Community Policing Team with seven officers and one supervisor. He said there are now two dedicated teams for the Downtown area.

Trustee Allbritton moved to approve a three-year Interlocal Agreement between the Clearwater Community Redevelopment Agency and the City of Clearwater to provide CRA increment funding to underwrite the cost of additional Community Policing services in the Downtown CRA boundaries and authorize the appropriate officials to execute the same. The motion was duly seconded and carried unanimously.

4.2 Approval of a three-year Interlocal Agreement between the City of Clearwater and the Clearwater Community Redevelopment Agency (CRA) to provide staffing and administrative services and authorize appropriate officials to execute same.

Since 2016, the City has provided the CRA department staff with salaries and

benefits reimbursed by the CRA through Tax Increment Financing (TIF) funds. Section 163.387, Florida Statutes, permits the use of TIF funds for staff and other services in support of CRA redevelopment activities.
The Agreement establishes the roles and responsibilities of both parties, including:

- **CRA Responsibilities:** Provide annual TIF funding to cover salaries, benefits, and internal service allocations, subject to CRA budget approval.
- **City Responsibilities:** Provide staffing, IT, legal, clerk, and administrative support services, as well as office space for the CRA.

This Agreement transitions from an annual term to a **three-year term (FY 2025/26 - FY 2027/28)**, providing greater continuity in staffing and operations while maintaining annual budget approval and oversight.

APPROPRIATION CODE AND AMOUNT:
Funding will be provided annually through CRA-approved budgets utilizing TIF revenues.

STRATEGIC PRIORITY:
1.3 Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.
5.2 Generate organizational success through collaborative engagement and inclusive decision-making to create shared value outcomes.

Trustee Mannino moved to approval of a three-year Interlocal Agreement between the City of Clearwater and the Clearwater Community Redevelopment Agency (CRA) to provide staffing and administrative services and authorize appropriate officials to execute same. The motion was duly seconded and carried unanimously.

4.3 Approve funding, in an amount not to exceed $15,000, for the purchase and implementation of the Downtown CRA Officers E-Bike Program in partnership with the City of Clearwater Police Department and authorize appropriate officials to execute the same.

The Clearwater Police Department (CPD) is seeking approval to integrate electric bicycles (e-bikes) into the Downtown Community Policing Team. This initiative aligns with the City of Clearwater's Strategic Plan and the Downtown Clearwater CRA Plan by enhancing public safety, increasing officer accessibility, and strengthening community engagement in the downtown area. E-bikes will provide officers with improved mobility in pedestrian-heavy areas, faster response times, and increased approachability to the public while promoting eco-friendly transportation alternatives.

Program Outline:

The CPD Downtown Community Policing E-Bike Program will:

Deploy e-bikes for CPD officer patrols within the Downtown CRA boundaries, including areas inaccessible by vehicles (400/500 blocks of Cleveland Street).

Provide increased officer visibility and direct community engagement.

Enhance mobility for traffic enforcement and public safety education.

Conduct e-bike safety demonstrations for the public and riders.

Support law enforcement investigations, particularly in traffic-related cases where e-bikes are involved.

Total Funding Request: $15,000

E-bikes and accessories (helmets, safety equipment)

Officer certification and training

Maintenance and inspections

Contingency for repairs and adjustments

Goals and Objectives:

Enhance Public Safety

Key Performance Indicators (KPIs):

• Increase officer response time in congested areas.

• Reduce number of unsafe rider-related complaints in downtown blocks.

Strengthen Community Engagement

KPIs:

• Deploy officers on e-bikes during downtown events.

• Conduct a minimum of 2 public safety demonstrations annually.

• Collect feedback from merchants and residents on officer visibility and approachability.

Community Input:

Supportive Feedback: East Gateway stakeholders expressed unanimous support for increased visibility and approachability of e-bike patrols.

Concerns Noted: Businesses including Chiang Mai, P.J.'s Auto World, and

Senor Subs expressed concerns about unsafe e-bike rider behavior on Cleveland Street, reinforcing the importance of CPD's dual role in both education and enforcement.

Recommendation:

Staff recommends approval of funding in the amount of **$15,000** for the City of Clearwater Police Department Downtown Community Policing E-Bike Deployment Program. This initiative will improve CPD officers accessibility, enhance safety and visibility, strengthen community engagement, and promote sustainability within Downtown Clearwater CRA Area

APPROPRIATION CODE AND AMOUNT:
Funding for this program is available in R2001 Community Policing.
STRATEGIC PRIORITY:
1.4 Foster safe and healthy communities in Clearwater through first-class public safety and emergency response services.
1.5 Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.

Clearwater Police Sgt. Richmond provided a PowerPoint presentation.

In response to questions, Sgt. Richmond said the two officers assigned to the CRA will be assigned a bike. The third bike allows for a spare. The package being purchased includes the police equipment needed on the bikes.

Trustee Cotton moved to approve funding, in an amount not to exceed $15,000, for the purchase and implementation of the Downtown CRA Officers E-Bike Program in partnership with the City of Clearwater Police Department and authorize appropriate officials to execute the same. The motion was duly seconded and carried unanimously.

4.4 Approve the Fiscal Year 2025-2026 Downtown Clearwater Community Redevelopment Area Budget and adopt Resolution 25-02.

The Fiscal Year 2025-2026 Downtown Community Redevelopment Area Budget aligns proposed project expenditures to facilitate future redevelopment of downtown through the implementation of the Downtown Plan.

The major highlights of the FY 2025-2026 proposed preliminary budget are:

Tax Increment Revenue is $6,505,676 which is an increase of $419,408 over the Amended 2024-2025 revenue, reflecting an increase in taxable value of both the original CRA area and the expanded (Downtown Gateway) CRA area.

DTCRA Funds are divided between Operating Expenditures and Project Funds.

Operating Expenditures
  Decrease in Professional Services
  Decrease in Contractual Services

Decrease in Advertising
Increase in Equipment Rental
Increase in Memberships and Subscriptions
Increase in Training and Reference

Operating Expenditures have decreased from FY 24/25. This decrease will still allow for adequate training and professional services for this fiscal year. Operating Expenditures also includes the payment of $397,975 to the Downtown Development Board (DDB).

Project Funds
Transfers Out designated the funding this fiscal year that will be allocated to various Project Funds. The costs for Interlocal Agreements with the City and the Clearwater Police Department are found in the General Fund and Community Policing lines for a total of $1,362,289. The Interlocal Agreement between the City and CRA is for salaries, benefits, and internals services, as outlined in the interlocal agreement. These costs have been split between the Downtown CRA and North Greenwood.

The remaining City TIF revenue has been allocated to Community Engagement ($250,000); Economic Development ($1,000,000); Transportation ($500,000); Housing ($599,246).

County TIF Funds, $2,878,256 for this fiscal year, are restricted and have been allocated to Economic Development ($678,256); Transportation ($200,000); Housing ($2,000,000).

STRATEGIC PRIORITY:
1.3 Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.

Resolution 25-02 was presented and read by title only.

Trustee Teixeira moved to approve the Fiscal Year 2025-2026 Downtown Clearwater Community Redevelopment Area Budget and adopt Resolution 25-02. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Chair Rector, Trustee Cotton, Trustee Mannino, Trustee Allbritton and Trustee Teixeira

4.5 Approve Third Quarter budget amendments for the Downtown Clearwater Community Redevelopment Area and adopt Resolution 25-01.

The Downtown CRA Operating and Capital budgets have been reviewed through the third quarter of FY 2024-25. Updates include adjustments to revenues, transfers, and expenditures to reflect actual and project needs. Key adjustments include:

Downtown Operating

Adjust the budget to reflect the actual expenditures to date.

Downtown CRA Capital Projects

C2105 Mercado

An increase of $15,000 for Mercado Public Art. $10,000 from Arts and Culture and $5,000 from city increment transferred from the close of the City's Downtown Intermodal Project

R2003 Economic Development City-

Decrease of $3,673 in City Increment Revenue
Increase of $167,783 Interest Earning
Increase of $1,063437.39 TIF revenue transferred as part of prior year end closing
Increase of $41,078 in City Increment revenue from the closure of the City's Downtown Intermodal Project

R2005 Infrastructure City-

Increase of $167,858 reimbursement from PSTA received for their portion of utility undergrounding on Myrtle Avenue.

R2010 Housing County

Decrease of $86,737 in County Increment received.

STRATEGIC PRIORITY:

1.3 Adopt responsive levels of services for public facilities and amenities and identify resources required to sustain that level of service.

Resolution 25-01 was presented and read by title only.

Trustee Allbritton moved to approve Third Quarter budget amendments for the Downtown Clearwater Community Redevelopment Area and adopt Resolution 25-01. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Chair Rector, Trustee Cotton, Trustee Mannino, Trustee Allbritton and Trustee Teixeira

4.6 Approve the Fiscal Year 2025-2026 North Greenwood Community Redevelopment Area Budget, adopt Resolution 25-04, and authorize the appropriate officials to execute same.

The North Greenwood CRA has aligned its proposed operating budget and proposed project budget to facilitate future redevelopment as outlined in the North Greenwood Community Redevelopment Area Plan. Table 12 of the North Greenwood Community Redevelopment Area Plan outlines the Recommended TIF Expenditures.

The three-priority areas are:
• Affordable Housing: Create, preserve, or improve income restricted affordable housing units and prevent displacement.
• Economic Development & Employment: Increase quality employment opportunities, particularly in the county target industries
• Mobility: Improve transit, walking, and biking options and access to transit.

Tax Increment Revenue for the North Greenwood CRA is $1,081,779 which is an increase from the Amended FY 24/25 revenue.

Increment funds are divided between Operating Expenditures and Project Funds. Operating Expenditures include services, supplies and expenses that occur during the fiscal year and are primarily used for conducting North Greenwood CRA's day-to-day operations. Project funds are established to assist with creating programing recommended in the North Greenwood Community Redevelopment Area Plan.

Total operating expenditures $42,300; Salaries for CRA Executive Director and CRA staff $100,000 which is split with the Downtown CRA; R2407, Housing County $200,000; R2409 Mobility County $278,753; Economic Development City $528,726.

STRATEGIC PRIORITY:
1.3 Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.

Resolution 25-04 was presented and read by title only.

Trustee Mannino moved to approve the Fiscal Year 2025-2026 North Greenwood Community Redevelopment Area Budget, adopt Resolution 25-04, and authorize the appropriate officials to execute same. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Chair Rector, Trustee Cotton, Trustee Mannino, Trustee Allbritton and Trustee Teixeira

4.7 Approve the Third Quarter Budget Amendments to the Fiscal Year 2024-2025 North Greenwood Community Redevelopment Agency Budget and adopt Resolution 25-03.

Clearwater Community Redevelopment Agency is recommending the following Third Quarter Budget Amendments to the FY 2024-2025 North Greenwood CRA Budget:

North Greenwood CRA Operating

• Adjust the budget to reflect the actual expenditures to date.

North Greenwood CRA Capital Projects

R2401 Residential Improvement Program increase $26,410.89 prior year
R2402 Business Improvement Program increase $58,103.95
R2403 Carlton Ave Rehab increase $26,410.89
R2404 Public Infrastructure increase $36,975.24
R2405 Public Art & Culture increase $10,564.35
R2408 Mobility City $67,603
R2409 Mobility County decrease $12,936 - decrease in County increment received
R2502 Economic Development City increase $112,200.46 in increment revenue transfer as part of the prior year end closing.

STRATEGIC PRIORITY:

1.3 Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.

Resolution 25-03 was presented and read by title only.

Trustee Cotton moved to approve the Third Quarter Budget Amendments to the Fiscal Year 2024-2025 North Greenwood Community Redevelopment Agency Budget and adopt Resolution 25-03. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Chair Rector, Trustee Cotton, Trustee Mannino, Trustee Allbritton and Trustee Teixeira

4.8 Downtown Revitalization

A monthly opportunity for CRA Trustees to exchange ideas and address downtown related topic and priorities.

STRATEGIC PRIORITY:

2.1 Strengthen public-private initiatives that attract, develop, and retain diversified business sectors.

2.3 Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.

5. Old Business Items – None.

6. Director's Report

6.1 CRA September Director’s Report

CRA Executive Director Jesus Niño provided a PowerPoint presentation.

7. Adjourn

The meeting adjourned at 1:24 p.m.

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Chair
Community Redevelopment Agency

Attest

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City Clerk