

**NORTH GREENWOOD CITIZENS ADVISORY COMMITTEE**  
**March 4, 2026 – 5:30 PM – North Greenwood Recreation Center**

**Board Members Present:** Chair Kinard Robinson, Vice Chair Marilyn Turman, Member Hannah Menard, Member Jason Corbett, and Member Chantal Davis

**Staff Present:** Jesus Niño, CRA Executive Director, Anne Lopez, CRA Assistant Director, Vickie Shire, CRA Division Manager, Tasha Hadley, CRA Specialist, Brian Ulbricht, CRA Specialist, and Marilyn Browne, CRA Specialist.

1. **Call to Order:** Chair Robinson called the meeting to order at 5:30 PM. All committee members self- introduced themselves.
2. **Approval of Minutes:**  
Minutes from the last meeting were reviewed. Vice Chair Turman noted clarification regarding the following items.
  - **4.1 Funding Request for 1105 Carlton – Historic Site**  
Vice Chair Turman asked whether the request would need to go out for another bid. Dylan confirmed that it would not.
  - **Board Members to be Heard**  
Vice Chair Turman asked about the possibility of using Downtown CRA funds. Anne Lopez clarified that this would not be permitted. Vice Chair Turman also expressed excitement regarding the Business Showcase associated with the container project and future business networking opportunities.

After discussion with Chair Robinson, the committee agreed to approve the minutes. Motion carried unanimously with approval made by Vice Chair Turman and seconded by Member Menard.

3. **Citizens to be Heard Regarding Items Not on the Agenda:**  
No citizens came forward to speak.
4. **New Business Items:**

**4.1 ID#26-0270 Introduction of Kyree Sellman - New Neighborhoods Coordinator, Public Communications**

Kyree Sellman introduced himself and shared Strategies for Developing Neighborhood Associations

**4.2 ID#26-0271 Introduce new board member to North Greenwood Citizens Advisory Committee**

Chantala Davis introduced herself. She was unanimously voted and appointed to the North Greenwood Community Redevelopment Area Citizens Advisory Committee as the Nonprofit Representative for a term expiring February 5, 2028. Ms. Davis is the founder of A Mother's Arms Inc.

**5.ID#26-0274 Presentation: North Greenwood Overlay District Update**

Lauren Matzke, Planning & Development Director, provided an update on the drafting and establishment of the North Greenwood Community Redevelopment Area Overlay District within the Community Development Code. She also introduced Marcie Stenmark, *NEW* Planning Division Manager.

On Thursday, February 19, 2005, the Community Development Board unanimously recommended approval of two agenda items:

- Comprehensive Plan amendments to establish a new Planned Redevelopment District (PRD) Overlay future land use category, with associated bonuses, and incorporate policies 10001] for a new North Greenwood Community Overlay District. [CPA2025-10001]
- City Initiated amendment to the Future Land Use Map to apply a new Planned Redevelopment District exception of the area comprising the Old Bay Character District of the Downtown, which is designated as Central Business District (CBD), and any properties designated as Water, Preservation (P), or Recreation/Open Space (R/OS) on the city's Future Land Use Map. [LUP2025-11005.]

These two items are the first of four pieces required to complete this project. Both ordinances and staff reports are being provided for CAC information.

While these proceed through the required public hearings and are reviewed by state agencies for compliance with state standards, staff will continue finalizing the draft North Greenwood Community Overlay District and meeting with the community. Once the draft code amendments are finalized, they will proceed through the required public hearings, including review and by the city's Development Review Committee (DRC), the Community Development Board (CDB), and City Council (two hearings required).

Citizen Comment Card:

Staff **Ed Busey** asked about the format for the next public stakeholder engagement related to zoning. responded that updates will be shared as they develop and that the community will continue to be actively involved.

**4.4 ID#26-0275 Community Redevelopment Agency North Greenwood Grant Updates –** Vickie Shire, CRA Division Manager, provided updates on NGCRA Residential and Commercial Grants:

**NG Residential Grant:**

- Maximum grant amount increased from \$20,000 to \$25,000.
- Resident match requirement remains 5% for households within 0–120% Area Median.
  - Volunteer options remain at \$150.00 per hour.
  - Applicants can apply every 3 years with an effective date of the grant agreement.
  - Applicants are now required to provide only one quote.

Member Corbett asked if the income threshold has been adjusted recently. Vickie explained that funding parameters are determined by the U.S. Department of Housing and Urban Development (HUD).

Member Turman asked for clarification regarding the website's language about exterior coverage. Vickie explained that interior work may be covered if the damage was caused by an exterior issue. Vickie will review the text on the website for clarity.

**NG Commercial Grant:**

- Maximum grant amount increased from \$70,000 to \$100,000.

Citizen Comment Cards:

Barbara Miller shared that she was a grant recipient and stated that she was unaware that the awarded funds may be subject to taxes.

Gloria Campbell expressed concerns that awardees who are on Medicare or Medicaid could will lose their ability to access support from other programs.

CRA leadership is currently consulting with legal counsel to determine whether there is a way to eliminate or reduce the tax burden for North Greenwood grant awardees. An update will be provided as more information becomes available.

**4.5 ID#26-0276 Showcase Leron Roberts, North Greenwood Residential Awardee.**

A video featuring Leron Roberts, a North Greenwood Residential Grant recipient, was shown. Mr. Roberts used his \$15,000 grant award to install new windows and doors and repaint his home.

**4.6 ID#26-0272 Provide update: on North Greenwood Mural Festival**

Amber Brice, Art & Cultural Affairs Manager, provided an update on the North Greenwood Mural Festival. There are 16 artists on the list to complete the project, and painting will start in April.

Applications are still open for wall space.

**4.7 ID#26-0273 Grove Update:**

Gloria Campbell, Executive Director, Clearwater Urban Leadership Coalition, shared the Business Showcase Summary and Project timeline. Ten small businesses are projected to open in December 2026

## 5. CRA Update:

Brian Ulbricht, CRA Specialist, reported that the North Ward Elementary roof is now covered, and the CRA is seeking redevelopment proposals.

He also provided funding updates for the North Greenwood grant programs.

**North Greenwood Residential Grants**

Funds Approved: \$511,390.18

Funds Paid to Date: \$324,488.19

**North Greenwood Commercial Grants**

Funds Approved: \$449,516.91

Funds Paid to Date: \$279,505.05

**Year-to-Date Metrics**

**Residential**

- Staff Meetings: 13
- Grants Under Review: 6
- Approved: 15
- Completed: 18

**Commercial**

- Approved: 4
- Completed: 2

Brian thanked Vice Chair Turman for her suggestion to implement a yard sign program for grant recipients. The signs are currently in the process of being produced.

Chair Robinson requested that, moving forward, the committee be provided with a Grant Summary and a Profit and Loss (P&L) statement in their meeting packets.

**6. Board Members to be Heard:**

Vice Chair Marilyn Turman shared her excitement regarding the container project and expressed appreciation to the media for their support. Regarding the taxation of grant recipients, she noted that she consulted her accountant, who advised that grants are generally considered taxable income because they represent financial gain; however, certain grants, such as those for energy efficiency or disaster relief, may be exempt.

Vice Chair Turman also shared information about an upcoming two-day Elder Event that will address the current crisis of loneliness.

**7. Adjourn:**

Chair Robinson adjourned the meeting at 6:41 PM.

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Kinard Robinson  
Chair, North Greenwood Citizens Advisory  
Committee

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Vickie Shire  
CRA Division Manager