

City of Clearwater

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



Meeting Minutes

Monday, June 15, 2026

1:00 PM

Main Library - Council Chambers

Community Redevelopment Agency

Roll Call

Present 4 - Chair Bruce Rector, Trustee Michael Mannino, Trustee David Allbritton, and Trustee Lina Teixeira

Absent 1 - Trustee Ryan Cotton

Also Present: Jennifer Poirrier – City Manager, Alfred Battle – Assistant City Manager, Owen Kohler – Interim City Attorney, Rosemarie Call – City Clerk, 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.

Unapproved

1. Call to Order – Chair Rector

The meeting was called to order at 1:00 p.m.

2. Approval of Minutes

- 2.1 Approve the minutes of the May 18, 2026 CRA meeting as submitted in written summation by the City Clerk.

Trustee Allbritton moved to approve the minutes of the May 18, 2026 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 Present Hatchet Hangout as the June 2026 winner of the Clearwater CRA Business Spotlight Program.

Hatchet Hangout, located at 709 N. Myrtle Ave. in the North Greenwood CRA district, is an indoor axe-throwing venue offering leagues, events, and group experiences for residents and visitors. This recognition reflects Hatchet Hangout's contribution to activity and business growth within the North Greenwood CRA district.

This expanded version of the program directly supports the goals of both the

2018 Clearwater Downtown Redevelopment Plan and the 2023 North Greenwood Community Redevelopment Area Plan, specifically:

2018 Clearwater Downtown Redevelopment Plan

- People Goals: Downtown shall be a place that attracts residents, visitors, businesses, and their employees and enables the development of community. The City shall encourage a vibrant and active public realm, recreation and entertainment opportunities, and support neighborhoods.
- Objective 1D: Encourage a variety of office-intensive businesses to relocate and expand in Downtown to provide a stable employment center.

2023 North Greenwood CRA Plan

- Goal 5: Quality of Life: Sustain a high quality of life through community engagement, access to recreational opportunities, celebrating the unique culture of North Greenwood, improving public health, and protecting the environment.

STRATEGIC PRIORITY:

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

3.1 Support neighborhood identity through services and programs that empower community pride and belonging.

CRA Specialist Tasha Hadley provided a video presentation.

4.2 Approve the 2025 Annual Financial Statement.

Presentation of the fiscal year 2025 Annual Financial Statement by external auditors.

STRATEGIC PRIORITY:

1.1 Provide evidence-based measurement tools to continually guide municipal performance and promote accountable governance.

Auditor Lauren Strobe provided a PowerPoint presentation.

Trustee Mannino moved to approve the 2025 Annual Financial Statement. The motion was duly seconded and carried unanimously.

4.3 Review evaluation committee results of the redevelopment proposals for seven Community Redevelopment Agency-owned parcels Located between South Martin Luther King Jr. Avenue and South Washington Avenue, North of Gould Street, and, if deemed appropriate by the Community Redevelopment Agency Board of Trustees, authorize staff to negotiate a development, purchase, and sale agreement.

On January 14, 2026, the City of Clearwater Community Redevelopment Agency (CRA) issued a Request for Development Proposals (RFDP) for the redevelopment of seven CRA-owned parcels located between South Martin Luther King Jr. Avenue and South Washington Avenue, north of Gould Street, within the Downtown Community Redevelopment Area (DTCRA). The subject properties are located within the Prospect Lake District as identified in the Downtown Community Redevelopment Area Plan (DTCRA Plan). Pursuant to the RFDP, proposals were required to demonstrate consistency with the DTCRA Plan and the redevelopment objectives of the CRA.

The subject parcels include (total combined 3.13 acres mol):

- 205 S Martin Luther King Jr. Ave (Parcel No. 15-29-15-65196-000-0030), consisting of approximately 88,310 square feet.
- Washington Ave S (Parcel No. 15-29-15-65196-000-0035), consisting of approximately 7,850 square feet.
- Washington Ave S (Parcel No. 15-29-15-65196-000-0034), consisting of approximately 7,850 square feet.
- Pierce St (Parcel No. 15-29-15-65196-000-0060), consisting of approximately 4,800 square feet.
- S Martin Luther King Jr. Ave (Parcel No. 15-29-15-65196-000-0061), consisting of approximately 7,500 square feet.
- S Martin Luther King Jr. Ave (Parcel No. 15-29-15-65196-000-0062), consisting of approximately 7,500 square feet.
- 1110 Gould St (Parcel No. 15-29-15-65196-000-0063), consisting of approximately 23,550 square feet.

The RFDP sought proposals for the acquisition and redevelopment of all seven parcels as a unified redevelopment site. Preference was given to proposals that provided optimal community and economic benefit, competitive purchase offers above the appraised value of \$2,520,000, and projects containing commercial uses such as retail, office, hospitality, or similar activating uses. The RFDP also expressly provided that projects consisting of one hundred percent workforce or affordable housing would be considered even if all preference factors were not fully met.

In response to the RFDP, the CRA received five proposals from qualified development teams:

1. Archway Partners, LLC
2. Newstar Development, LLC
3. Clearwater MLK Civic District Holdings, LLC
4. Velair Development Company
5. DW Development Group

On April 21, 2026, a multi departmental Proposal Evaluation Committee

convened to review and evaluate the submitted proposals based upon the adopted evaluation criteria, including: community and economic benefit, purchase price, project diversity, regulatory compliance, presentation completeness, financial completeness, project feasibility, and developer experience and capacity.

Based on the composite scoring of the individual evaluators, the proposals were ranked as follows:

1. Archway Partners, LLC
2. Newstar Development, LLC
3. Clearwater MLK Civic District Holdings, LLC
4. Velair Development Company
5. DW Development Group

The CRA Board of Trustees retains full discretion regarding the consideration, ranking, selection, rejection, negotiation, or disposition of the subject properties.

Archway Partners, LLC Proposal

The proposal submitted by Archway Partners, LLC, in partnership with the Clearwater Housing Authority, proposes the development of “Washington Commons,” a mixed use, mixed income residential redevelopment consisting of approximately 178 residential units within a five-story development constructed in two phases. The proposal also includes approximately 3,000 square feet of neighborhood serving ground floor commercial space intended to activate the streetscape and support the surrounding area.

The proposed development includes a mix of one- and two-bedroom units serving a range of income levels below 80 percent of Area Median Income. Planned amenities include a fitness center, community and multipurpose room, residential services space, rooftop solar infrastructure, electric vehicle charging stations, and other sustainability features. The proposal incorporates urban infill and pedestrian oriented design principles intended to enhance compatibility with the surrounding downtown environment and the Prospect Lake District. The project is proposed to be financed through a combination of public and private funding sources, including competitive 9% Low Income Housing Tax Credits and/or 4% Low Income Housing Tax Credits with tax exempt bonds, as well as other state and local funding programs. The proposal includes a request for approximately \$1,220,000 in City housing funds, consisting of approximately \$610,000 per phase, to support the project’s Low Income Housing Tax Credit application process. Archway Partners also proposes entering into a purchase and sale agreement to acquire all parcels included in RFDP No. 15-26 for the full appraised value of \$2,520,000.

The Archway proposal was forwarded to the Neighborhood and Affordable Housing Advisory Board (NAHAB) for review on May 12, 2026, due to the affordable and workforce housing components contained within the proposal. The original RFDP was not limited to affordable housing proposals, but rather sought redevelopment proposals consistent with the DTCRA Plan and the redevelopment objectives of the CRA.

The proposed redevelopment generally advances several goals, objectives, and

policies contained within the DTCRA Plan, including, but not limited to:

- Encouraging redevelopment of underutilized and vacant properties within the Prospect Lake District.
- Supporting mixed use and mixed income residential development.
- Increasing housing opportunities within Downtown Clearwater.
- Supporting pedestrian oriented urban infill development.
- Activating streetscapes and encouraging neighborhood serving commercial uses.
- Leveraging public private partnerships and external funding sources.
- Supporting redevelopment consistent with the vision, goals, and policies of the DTCRA Plan.

The proposal also generally supports the following DTCRA Plan goals and objectives:

- People Goal - Downtown shall be a place that attracts residents, visitors, businesses, and enables the development of community.
- Objective 1F - Allow for a variety of residential densities and housing types to provide for a range of affordability and mix of incomes.
- Objective 1G - Continue to utilize incentives to encourage new residential uses Downtown.
- Objective 2B - Strengthen pedestrian oriented streets and active ground floor uses.
- Objective 3G - Create and activate spaces that promote economic growth for Downtown.
- Objective 4A - Encourage redevelopment containing a variety of building forms and styles.
- Objective 4B - Ensure redevelopment enhances the built environment.
- Policy 10 - The CRA may evaluate participation with the private sector in land assembly to facilitate projects consistent with the DTCRA Plan.
- Policy 12 - Support affordable housing and redevelopment funding opportunities.
- Policy 18 - Incorporate pedestrian scale elements that create an inviting pedestrian environment.
- Prospect Lake District Vision - Encourage residential growth, mixed use redevelopment, and reinvestment within the District.

STRATEGIC PRIORITY:

2.4 - Supports equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

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

In response to questions, CRA Executive Director Jesus Nino said the 9% tax credit financing proposal will go away if Archway is not granted the tax credit. He said Archway may also pursue the 4% low-income housing tax credit or pivot and look elsewhere.

Trustee Teixeira moved to direct staff to negotiate a development, purchase, and sale agreement with Archway Partners, LLC. The motion was duly seconded and carried unanimously.

4.4 Downtown Revitalization

A monthly opportunity for CRA Trustees to exchange ideas and address downtown related topics 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 experience, tourism and national supporting events.

5. Director's Report

5.1 Director's Report for June 2026

CRA Executive Director Jesus Nino provided a PowerPoint presentation.

Discussion ensued with comments made that staff's robust efforts have increased engagement in Downtown, North Greenwood and interest in the Main Library.

Assistant City Manager Al Battle said a public meeting will be held on June 30, 2026 to discuss land use and zoning in North Greenwood.

6. Board Members to be Heard – None.

7. Adjourn

The meeting adjourned at 1:38 p.m.

Attest

Chair
Community Redevelopment Agency

City Clerk