

NORTH GREENWOOD CITIZENS ADVISORY COMMITTEE

June 3, 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

Present: Alfred Battle, Assistant City Manager; Jesus Niño, CRA Executive Director; Anne Lopez, CRA Assistant Director; Vickie Shire, CRA Division Manager; Eric Santiago, CRA Manager; Tasha Hadley, CRA Specialist; Brian Ulbricht, CRA Coordinator; and Marilyn Browne, CRA Specialist.

1. Call to Order:

Chair Robinson called the meeting to order at 5:30 PM. All committee members introduced themselves for the record. A quorum was present.

2. Approval of Minutes:

Minutes from March 4, 2026, Regular Meeting and April 15, 2026, Special Meeting were reviewed.

- **ID#26-06462** Chair Robinson, the committee agreed to approve the minutes for March 4, 2026. Motion carried unanimously with approval made by Vice Chair Turman and seconded by Member Davis.
- **ID#26-06463** Chair Robinson, the committee agreed to approve the minutes from April 15, 2026. Motion carried unanimously with approval made by Member Davis and seconded by Member Menard.

3. Citizens to be Heard Regarding Items Not on the Agenda:

- Barbara Sorey-Love, President, Clearwater African American Foundation
 - Requested consideration to rename the North Greenwood Library in honor of Christine Wigfall Morris, recognizing her historical significance.
 - Requested a Florida Historic Marker for Braithwaite Nursery.
 - Requested follow-up with the Florida Division of Historical Resources regarding completion of the Pinellas High historical marker at Pinellas High School.
 - Inquired about the absence of a City-sponsored Juneteenth celebration.

4. New Business Items:

4.1 ID#26-0646

North Greenwood CRA Commercial Grant Program – Staff Recommended Revisions and Clarifications

Vickie Shire, CRA Division Manager, presented proposed revisions and clarifications to the North Greenwood CRA Commercial Grant Program. Staff explained that the updates were intended to improve program clarity, streamline application requirements, and ensure consistent administration of the grant process.

Revisions included updates to eligibility language, documentation requirements, and administrative review procedures. Staff emphasized that the goal of the changes was to improve transparency and accessibility for business applicants.

Committee members discussed the impact of the revisions on applicants and whether additional outreach would be conducted to inform businesses of the updates. Staff confirmed that outreach materials and website language would be updated accordingly.

After discussion, the Committee expressed support for the recommended revisions.

Motion was made by Member Menard and seconded by Member Corbett. Motion carried unanimously.

4.2 ID#26-0675

Provide Feedback on the North Greenwood CRA Communication and Outreach Strategy

Tasha Hadley, CRA Specialist, presented an overview of the North Greenwood CRA Communication and Outreach Strategy. The presentation outlined efforts to strengthen community engagement, improve awareness of CRA programs, and expand outreach through digital platforms, printed materials, and community partnerships.

Committee members provided feedback emphasizing the importance of reaching residents who may not regularly attend meetings or engage online. Suggestions included increasing visibility in community gathering spaces and improving clarity and consistency of messaging.

Staff acknowledged the feedback and noted that revisions would be incorporated into the final outreach plan.

5. Old Business Items:

5.1 ID#26-0671

Updates on The Grove @ 1105 Development

Jai Hinson, Executive Director of Arts 4 Life Academy, provided an update on The Grove @ 1105 development, including project progress, coordination efforts, and anticipated milestones. Everyone was invited to attend the, A Taste of the Village on Monday, June 15, 2026, 7-9 PM

5.2 ID#26-0677

Present an Overview of the Art Oasis Mural Festival

Eric Santiago, CRA Manager, presented an overview of the Art Oasis Mural Festival. The program will feature multiple artists completing mural installations throughout designated areas within the CRA district.

Four Murals will be coming:

1. City of Clearwater Parks Beautification Building - Summer 2026
2. Let's Go Carting - Summer 2026,
3. North Greenwood Recreation Center – Storage Building-Summer 2026
4. Big Jim's BBQ

Committee members expressed support for the initiative and highlighted the importance of public art in community revitalization.

5.3 ID#26-0648

Updates on the Armory

Alfred Battle, Assistant City Manager, provided an update on the Armory site, including ongoing planning efforts and redevelopment considerations. Mr. Battle presented a proposed development agreement with St. Benedict Holdings, LLC (Yo Mama's Foods) for the \$2 million purchase and redevelopment of the former Clearwater Armory site in the North Greenwood CRA. The agreement limits use of the property to a distribution center, includes a 15-year term, and requires CRA oversight to ensure compliance with redevelopment and preservation standards.

Key provisions include job creation efforts for North Greenwood residents (approximately 25–30 positions), annual compliance reporting, and a CRA repurchase option in the event of property or ownership transfer. Battel noted the agreement is intended to support long-term investment, historic preservation, economic development, and protection against incompatible future use.

5.4 ID#26-0644

Provide an Update on North Ward School

Alfred Battle, Assistant City Manager, provided an update on the North Ward School, noting continued progress on stabilization and redevelopment planning efforts. Staff briefly reviewed the marketing and property disposition strategy for the property, including plans to advertise redevelopment opportunities and host a "Night at the North Ward" open house on July 30, 2026. The event will engage community members, developers, and other key stakeholders. Committee members emphasized the importance of preserving the historic character of the property while considering appropriate future uses.

6. CRA Updates

6.1 ID#26-0676

North Greenwood CRA Program Updates – Commercial and Residential Grant Programs

Vickie Shire, CRA Division Manager, provided updates on the North Greenwood Commercial and Residential Grant Programs.

- Commercial - Total Program Funds; \$833,472 with Fund Balance \$358,955.09.
- Residential - Total Program Funds; \$755,136.89 with Fund Balance \$296,497.79

6.2 ID#26-0673

Business Spotlight – Clearwater Brewing Company

Tasha Hadley, CRA Specialist, presented Clearwater Brewing Company as a success story under the North Greenwood CRA Commercial Grant Program. The presentation highlighted business improvements supported through CRA funding and positive economic impact within the district. The presentation highlighted the Menards' commitment to the project, their efficient completion of the approved improvements, and their responsible stewardship of CRA funds throughout the grant process. Hannah Menard appreciated the spotlight and recognition.

7. Board Members to be Heard:

Chair Robinson called for staff to speak on the Code Overlay and FY 2025-26 Budget.

Lauren Matzke, Planning and Development Director, provided a brief update on the Code Overlay project and ongoing collaboration with Forward Pinellas. Ms. Matzke discussed efforts to evaluate existing land use and development regulations, identify opportunities to support redevelopment and neighborhood revitalization, and ensure future growth aligns with community goals. She also highlighted the role of Forward Pinellas in providing planning support, technical assistance, and regional coordination as the project moves forward. Committee members received the update and discussed the importance of balancing redevelopment opportunities with the preservation of neighborhood character.

Anne Lopez, CRA Assistant Director, provided a brief overview of the North Greenwood CRA's FY 2025-26 Budget.

Vice Chair Marilyn Turman thanked the CRA for the invitation to attend CRA Dos and Don'ts. Turman also shared upcoming events in North Greenwood.

8. Adjourn:

Chair Robinson adjourned the meeting at 7:54 PM.

Kinard Robinson

Chair, North Greenwood Citizens Advisory Committee

Vickie Shire
CRA Division Manager