

RESOLUTION NO. 26-06

A RESOLUTION OF THE COMMUNITY REDEVELOPMENT AGENCY OF THE CITY OF CLEARWATER, FLORIDA, APPROVING AND AUTHORIZING CONVEYANCE OF CERTAIN REAL PROPERTY LOCATED AT 706 N. MISSOURI AVENUE, CLEARWATER, FLORIDA 33755 BY SPECIAL WARRANTY DEED PURSUANT TO THE TERMS OF AN AGREEMENT FOR DEVELOPMENT, PURCHASE, AND SALE OF PROPERTY; AUTHORIZING APPROPRIATE OFFICIALS TO EXECUTE SAID DEED; RELEASING ANY AUTOMATIC RESERVATION AND RIGHT OF ENTRY IN ACCORDANCE WITH SECTION 270.11, FLORIDA STATUTES; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Community Redevelopment Agency of the City Of Clearwater, Florida (the "Agency") owns in fee simple property having an address of 706 N. Missouri Avenue, Clearwater, Florida 33755, Parcel I.D. Number: 10-29-15-33300-000-0010, as more particularly described on Exhibit "A" (the "Property"); and

WHEREAS, Section 163.380(1), Florida Statutes provides that a community redevelopment agency may sell, lease, dispose of, or otherwise transfer real property or any interest acquired in the real property for community development in a community redevelopment area to any private person; and

WHEREAS, Section 163.380(2), Florida Statutes provides that such real property shall be sold, leased, or otherwise transferred at a value determined to be in the public interest and that if the value of such real property is disposed for less than fair value, such disposition shall require the approval of the governing body at a duly noticed public hearing; and

WHEREAS, Section 163.380(3)(a), Florida Statutes provides that prior to disposition of such real property the Agency must give notice of disposition by publication in a newspaper having a general circulation in the community and invite proposals from private redevelopers or any persons interested in undertaking to redevelop or rehabilitate a community redevelopment area or any part thereof; and

WHEREAS, on February 22, 2026, the Agency published a Notice of Disposition of Property (the "Disposition Notice") in a newspaper having a general circulation in Clearwater, Florida requesting proposals to acquire the Property seeking a local business headquartered in the City of Clearwater to redevelop the site for commercial use among other specifications; and

WHEREAS, St. Benedict Holdings, LLC (the "Developer"), was the only respondent to the Disposition Notice and submitted a proposal for redevelopment of the Property with a focus on expanding the operations campus for its food distribution business, commonly known as Magnificat Holdings LLC d/b/a Yo Mama's Foods; and

WHEREAS, on April 20, 2026, the Agency's Board of Trustees convened at a duly noticed public meeting and authorized the Agency's staff to negotiate an agreement for development and purchase, and sale of property with the Developer; and

WHEREAS, on August 3, 2026, the Agency's Board of Trustees convened at a duly noticed public meeting and approved the Agreement for Development, Purchase, and Sale of Property (the "Purchase Agreement") and the underlying sale of the Property for the purposes contained therein; and

WHEREAS, the Agency desires to authorize the conveyance of the Property as described herein to the Developer with contractual rights under the Purchase Agreement with the vested owner identified therein by and through the appropriate CRA officials who are authorized to execute said deed, and to authorize the CRA Chairperson or his designee to execute all associated documents as necessary to effectuate the closing in accordance with the terms of the Purchase Agreement.

NOW THEREFORE, BE IT RESOLVED BY THE AGENCY:

SECTION 1. The Agency authorizes the sale and conveyance of the Property as described herein to the Developer with contractual rights under the Purchase Agreement with the vested owner identified therein by and through the appropriate CRA officials authorized to execute a deed that conforms to the requirements of the Purchase Agreement. The CRA Chairperson or his designee may execute all associated documents as necessary to effectuate the closing in accordance with the terms of the Purchase Agreement.

SECTION 2. The Agency approves of the sale and conveyance of the Property by special warranty deed, and said deed shall release any automatic reservation and right of entry in accordance with Section 270.11, Florida Statutes.

SECTION 3. This Resolution is not intended to modify, amend, or supersede the terms of the Purchase Agreement. The provisions of this Resolution are independent, and should any part be found void or unenforceable, the remaining provisions shall continue in force.

SECTION 4. This Resolution shall be effective immediately upon adoption.

PASSED AND ADOPTED this _____ day of _____, 2026.

Bruce Rector
CRA Chairperson

Approved as to form:

Attest:

Matthew J. Mytych, Esq.
CRA Attorney

Rosemarie Call
City Clerk

EXHIBIT “A”
LEGAL DESCRIPTION

Lot 1, GREENFIELD SUBDIVISION, as recorded in Plat Book 31, Page 28, of the Public Records of Pinellas County, Florida.

Parcel I.D. Number: 10-29-15-33300-000-0010