

NORTH GREENWOOD CITIZENS ADVISORY COMMITTEE
Special Meeting April 15, 2026 – 7:00 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: Alfred Battle, Assistant City Manager; 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 7:01 PM. The meeting was recorded. Attendees were reminded to silence electronic devices and complete comment cards if they wished to speak.

2. Citizens to be Heard Regarding Items Not on the Agenda: No citizens came forward to speak.

3. New Business Items:

3.1 ID#26-0492 Proposal Review: 706 N. Missouri Avenue (Former Armory Site)

CRA Overview & Property Background:

Jesus Niño, CRA Executive Director, stated he was present to provide an overview and seek the Community Advisory Committee's recommendation on a proposal for the redevelopment of 706 North Missouri Avenue, commonly known as the Armory site. He briefly outlined the role of Community Redevelopment Areas (CRAs), including the use of Tax Increment Financing (TIF), and noted that CRA funds must be used within designated redevelopment areas in accordance with adopted plans.

Mr. Niño provided the following property timeline:

- August 2025: Property transferred from the State of Florida to the City of Clearwater
- January 2026: Ownership transferred from the City to the CRA
- February 2026: Property advertised for adaptive reuse in accordance with Florida Statutes (30-day solicitation period)
- March 2026: One proposal received and deemed responsive

Mr. Niño stated the solicitation required a minimum purchase price of \$2 million, along with a project description, financial information, and development schedule. One proposal was received from St. Benedict Holdings, LLC, an affiliate of Yo Mama's Foods, Inc., which met all minimum requirements.

At a high level, the proposal includes a \$2 million acquisition offer and the adaptive reuse of the existing Armory building as a logistics, warehouse, and light manufacturing facility integrated with the applicant's existing operations. The project is expected to support job creation, generate private investment, and return the property to the tax rolls, with resulting tax increment revenues reinvested within the North Greenwood CRA.

Mr. Niño noted the proposal aligns with the North Greenwood CRA Plan, including goals related to public safety, poverty reduction, and quality of life, as well as redevelopment

policies supporting the reuse of publicly owned property and the Area C emphasis on industrial uses and employment. He also noted consistency with the City's strategic priorities related to public-private partnerships, business development, and community revitalization.

The proposal is scheduled to be presented to the CRA Trustees for consideration, and the recommendation of the Community Advisory Committee will be provided for the record.

CAC Questions & Discussion:

Committee members discussed local hiring, workforce development, job awareness, and community reinvestment. The applicant expressed willingness to expand outreach and partnerships.

Public Comment:

Seventeen residents spoke, raising concerns about community awareness, historical preservation, transparency, and local impact.

CAC Member Comments:

Members expressed concern about limited outreach, lack of multiple proposals, need for clearer community benefits, and the importance of preserving the Armory's historical significance. Additionally, a CAC member requested clarification on the formal role of the CAC in the redevelopment and disposition process, highlighting the need for clearer expectations and involvement.

4. Recommendation:

A motion was made by Chantal Davis to recommend reopening the advertisement period for the property to allow additional proposals. The motion was seconded by Vice Chair Marilyn Turman and carried unanimously 5/0.

5. Adjourn:

Chair Robinson adjourned the meeting at 9:01 P.M.

Kinard Robinson

Chair, North Greenwood Citizens Advisory Committee

Jesus Niño, CRA Executive Director