

City of Clearwater

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



Meeting Minutes

Monday, November 17, 2025

1:00 PM

Main Library - Council Chambers

Community Redevelopment Agency

Roll Call

Present 5 - Chair Bruce Rector, Trustee Ryan Cotton, Trustee Michael Mannino, Trustee David Allbritton, and Trustee Lina Teixeira

Also Present: Jennifer Poirrier – City Manager, Alfred Battle – Assistant City Manager, David Margolis – 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 September 15, 2025 CRA meeting as submitted in written summation by the City Clerk.

Trustee Teixeira moved to approve the minutes of the September 15, 2025 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

Kelly Myer requested consideration to add town hall meetings to the proposed council meeting schedule and asked the City to consider how the proposed changes to the development code will impact the S. Garden Avenue situation.

Erika Escamilla requested consideration to implement a microgrant program for activities in the Mercado to assist vendors with their stands during market events at the Mercado and to provide branded chairs and tables for market events.

4. New Business Items

- 4.1 Approve, in an amount not to exceed \$122,438.25, for the Downtown Commercial Grant to 45 Sports Bar and Lounge, LLC, located at 1409 Cleveland Street, Clearwater, FL 33756, and authorize the appropriate officials to execute the same.

45 Sports Bar and Lounge, LLC, a locally owned business operating since 2023, is requesting Downtown Commercial Grant funding to expand and enhance their existing location. Proposed improvements include extending the bar area, repairing floors, completing kitchen renovations, upgrading lighting and duct work, interior painting, replacing storefront glass windows, and renovating restrooms. The total project cost is \$222,615.00, with the applicant providing a 45% match of \$100,176.75. Proof of matching funds has been submitted to CRA staff. The applicant was previously awarded a Business Renovation Grant in 2023 for \$19,450.00.

The proposed improvements will enhance the functionality, provide additional capacity, and improve the overall appeal of the property along Cleveland Street.

The Downtown Commercial Grant Program is designed to help Downtown Clearwater thrive as the urban core and heart of the City, serving as the center of business and government, and as an attractive place to live, work, shop, and play (Ch. 3, Vision, pg. 44). It also aligns with the City's Strategic Objective to strengthen public-private initiatives that attract, develop, and retain diversified business sectors.

Total Project Cost: \$222,615.00

- CRA Grant (not to exceed): \$122,438.25
- Applicant Match: \$100,176.75 (45% of total project cost, verified by staff)

The applicant agrees that all improvements funded through this Program will be maintained in accordance with City policies, codes, and any other applicable requirements identified by the City, CRA, or other regulatory agencies for a period of not less than three (3) years, unless otherwise approved in writing by the CRA Director. The applicant shall also comply with all applicable City rules and regulations, including the City of Clearwater Ethics Code. Each applicant acknowledges and understands that the Ethics Code prohibits City employees from receiving any direct or indirect benefit from any contract or obligation entered into with the City.

Applicants must obtain a Certificate of Occupancy or Certificate of Completion within three hundred sixty-five (365) calendar days from the date of the executed grant agreement, unless otherwise approved in writing by the CRA Director.

CRA staff recommends approval as the grant will support business expansion, enhance the downtown environment, and strengthen the economic vitality of Cleveland Street.

APPROPRIATION CODE AND AMOUNT:

Funds for this new grant are available in R2003- Economic Development-City in an amount not to exceed \$122,438.25

STRATEGIC PRIORITY:

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

Trustee Allbritton moved to approve, in an amount not to exceed \$122,438.25, for the Downtown Commercial Grant to 45 Sports Bar and Lounge, LLC, located at 1409 Cleveland Street, Clearwater, FL 33756, and authorize the appropriate officials to execute the same. The motion was duly seconded and carried unanimously.

4.2 Downtown Revitalization.

A monthly opportunity for CRA Trustees to exchange ideas and address downtown related topics and priorities.

Discussion ensued with comments made that messaging regarding activities and restaurants needs to continue and that many of the Market Marie retail vendors continue to express an interest in participating in city initiatives, such as mobile street vendors.

5. Director's Report**5.1 CRA October Director's Report**

CRA Executive Director Jesus Niño provided a PowerPoint presentation.

In response to comments regarding adding the North Ward property to the county list, the City Manager said staff has provided the county's consultant, CBRE, a list of properties for potential assemblage. She said it was her understanding that those properties would not be advertised. CBRE is working on the proposed solicitation, which will be shared with Council.

There was consensus to make the County aware that the North Ward property site is available, if they are interested.

In response to a question, Mr. Niño said the Cleveland Street Market restaurant relied heavily on the tenants, who did not support the business as originally expected, and was located in an area that lacked foot and vehicular traffic. CRA Assistant Director Anne Lopez said staff has reached

out to the owner of the new restaurant in Downtown, Flipside Burger, and hopes to have an update on the expected opening soon.

6. Adjourn

The meeting adjourned at 1:37 p.m.

Attest

Chair
Community Redevelopment Agency

City Clerk