

# City of Clearwater

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



## Meeting Minutes

**Monday, April 20, 2026**

**1:00 PM**

**Main Library - Council Chambers**

**Community Redevelopment Agency**

**Roll Call**

**Present** 3 - Chair Bruce Rector, Trustee Allbritton, Trustee Teixeira, Trustee Ryan Cotton, and Trustee Michael Mannino

**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 2:21 p.m.*

**2. Approval of Minutes**

- 2.1 Approve the minutes of the March 2, 2026 CRA meeting as submitted in written summation by the City Clerk.

**Trustee Teixeira moved to approve the minutes of the March 2, 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 New Vision Behavioral Health, Inc. as the April 2026 recipient of the Business Spotlight Program.

New Vision Behavioral Health, Inc., located within the Willa Carson Health & Wellness Center at 1108 N Martin Luther King Jr. Ave., provides counseling services that support the mental and emotional well-being of individuals in the North Greenwood community.

Founded by Zaneta Ellison McGraw, LMHC, the practice was established to serve communities where access to behavioral health services is essential. Through a client-centered approach, business helps individuals navigate life's challenges while promoting resilience and long-term wellness.

Video Link: [CRA Business Spotlight Video: New Vision Behavioral Health](https://www.youtube.com/watch?)  
<<https://www.youtube.com/watch?>

[reload=9&v=fr6RWa36Z\\_c&feature=youtu.be>](https://www.youtube.com/watch?v=fr6RWa36Z_c&feature=youtu.be)

**STRATEGIC PRIORITY:**

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

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** Accept a proposal for the redevelopment of 706 N. Missouri Avenue from St. Benedict Holdings, LLC and authorize CRA staff to negotiate an agreement for development, purchase and sale of property with said entity.

The City of Clearwater was notified on July 1, 2025, by the State of Florida that the property at 706 N. Missouri Avenue would be conveyed to the city at no cost. The property transfer was made official on August 18, 2025. The property was subsequently transferred to the Clearwater Community Redevelopment Agency on January 26, 2026, to position the property for sale to facilitate use and development consistent with the North Greenwood Community Redevelopment Plan.

On February 22, 2026, in accordance with Section 163.380, Florida Statutes, the CRA provided public notice of the disposition of the Property through publication in a newspaper of general circulation within the community and invited proposals from private developers and other interested parties to redevelop or rehabilitate the Armory site.

Proposals were due on March 24, 2026, and required, at a minimum:

1. A purchase price offer of at least \$2,000,000;
2. A description of the project, including size, appearance, and proposed uses;
3. A financial presentation, including sources and uses of funds, the project budget, and projected employment, including the number of jobs and the median annual salary; and
4. A detailed development schedule, including acquisition and construction timelines.

The public notice resulted in one proposal from St. Benedict Holdings, LLC (an affiliate of Yo Mama's Foods, which is headquartered within the NGCRA). The proposal has been reviewed, determined to be responsive, and found to meet the minimum requirements, including the required purchase price.

The proposal includes a \$2,000,000 purchase offer and proposes the adaptive

reuse of the existing Armory building and site to support the expansion of Yo Mama's Foods' operations, including warehouse, logistics, and light manufacturing uses, along with job creation and increased taxable value within the NGCRA.

**RECOMMENDATION:**

Staff recommends that the CRA Board of Trustees:

1. Accept the proposal submitted by St. Benedict Holdings, LLC as responsive to the public notice and compliant with the minimum requirements; and
2. Authorize CRA staff to negotiate with St. Benedict Holdings, LLC for a development, purchase and sale agreement and any associated legal instruments.

Upon completion of negotiations, a development, purchase and sale agreement, along with any other associated legal instruments, will be presented to the CRA Board of Trustees for final approval at a subsequent meeting. If this agreement is approved, the CRA may thereafter transfer fee simple ownership of the property to St. Benedict Holdings, LLC.

Pursuant to Section 163.380(1), Florida Statutes, the purchaser and its successors and assigns shall be obligated to devote the real property only to the uses specified in the community redevelopment plan and may be required to comply with such additional conditions as the CRA deems to be in the public interest, including the obligation to commence required improvements within a reasonable time.

**FISCAL IMPACT:**

N/A at this stage. Final financial terms will be presented for approval as part of the development, purchase and sale agreement.

**STRATEGIC ALIGNMENT:****North Greenwood CRA Plan:**

Goal 1: Public Safety (p. 93): Activates an underutilized site and contributes to reducing conditions associated with blight.

Goal 3: Poverty Reduction (p. 93): Supports job creation, workforce development, and increased access to employment opportunities.

Goal 5: Quality of Life (p. 94): Enhances community vitality through reinvestment and improved economic activity.

Redevelopment Policies (pp. 94-95): Advance the reuse of publicly owned property to support economic development and private investment.

**STRATEGIC PRIORITY:**

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

2.2 Cultivate a business climate that welcomes entrepreneurship, inspires local investment, supports eco-friendly enterprises, and encourages high-quality job growth.

3.2 Preserve community livability through responsible development standards, proactive code compliance, and targeted revitalization.

*CRA Executive Director Jesus Nino shared pictures of the site and said that 89 individuals attended the North Greenwood Citizens Advisory Committee's special meeting on April 15, 2026. The Committee unanimously passed a motion recommending the CRA Trustees reopen the solicitation period to allow for additional proposals to be submitted and considered.*

*Applicant Representative Katie Cole and Applicant David Habib provided a PowerPoint presentation.*

*Seven individuals spoke in support.*

*Eleven individuals spoke in opposition.*

*In response to questions, Mr. Habib said if the item before Council is not approved, the distribution plant would remain in Chicago, limiting the company's ability to grow and expand in the future. Relocating the distribution plant to Clearwater would mean more jobs in Clearwater. He said he has been working on this matter for six years; continuing 30 or 60 days would impact the business. He said he was part of the North Greenwood Steering Committee before the CRA was formed and appreciates the neighborhood's passion, but they too have not approached me during the past nine years the company has been in business. He wants to work together to create economic development, job creation and reduce poverty in North Greenwood. He said he looks forward to working with the North Greenwood community to achieve the goals envisioned by the CRA and identifying the organizations the community wishes the company to partner with. Mr. Habib said workforce development is still part of the company's plan and includes internship and employment opportunities for North Greenwood residents. Ms. Cole said the RFN outlines the minimum requirements but additional council requirements, such as a deed restriction for use or property renovations, are expected. She said requirements related to internships should be addressed in a separate agreement. Mr. Habib said he is not looking to demolish the Armory site as it provides additional expansion space. The team is committed to Clearwater and wants to stay in the North Greenwood community.*

*Discussion ensued with support expressed to continue building the momentum Yo Mama's Foods has created in the community.*

**Trustee Allbritton moved to accept a proposal for the redevelopment of 706 N. Missouri Avenue from St. Benedict Holdings, LLC and authorize CRA staff to negotiate an agreement for development, purchase and sale of property with said entity. The motion was duly seconded and carried unanimously.**

**4.3 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 Directors Report April 2026.**

*CRA Executive Director Jesus Nino provided a PowerPoint presentation.*

**6. Adjourn**

*The meeting adjourned at 4:37 p.m.*

Attest

\_\_\_\_\_  
Chair  
Community Redevelopment Agency

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City Clerk