

# City of Clearwater

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



## Meeting Minutes

**Monday, July 7, 2025**

**1:00 PM**

**Main Library - Council Chambers**

**Community Redevelopment Agency**

## **Rollcall**

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

**Also Present:** Jennifer Poirrier – City Manager, Daniel Slaughter – Assistant 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 1:59 p.m.*

### **2. Approval of Minutes**

- 2.1 Approve the minutes of the June 2, 2025 CRA meeting as submitted in written summation by the City Clerk.

**Trustee Teixeira moved to approve the minutes of the June 2, 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 – None.**

### **4. New Business Items**

- 4.1 Approve a Lease, Property Operation, and Grant Agreement between the Community Redevelopment Agency (CRA), the City of Clearwater (City), and the Clearwater Urban Leadership Coalition (CULC); and authorize the appropriate officials to execute same.

The purpose of this item is to approve a Lease, Property Operation, and Grant Agreement between the City, the CRA, and CULC (Lease). The City and CRA jointly issued a request for letters of interest (LOI) for an operator of a shipping container village to whom the City and CRA would lease certain real property to for such purpose.

The CRA-owned property is addressed as 1325 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755 and the City-owned properties are addressed as 1321 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; 1317 N. Martin Luther King, Jr. Avenue, Clearwater, FL 33755; and 1106 Tangerine Street, Clearwater, FL 33755 (collectively, the aforementioned properties are the "Project Site"). The legal description for the CRA-owned property is provided below:

Lot 16 of Block "C" of Greenwood Park, according to the map or plat thereof as recorded in Plat Book 8, Page 22 of the Public Records of Pinellas County, Florida.

On January 13, 2025, the CRA Board of Trustees selected CULC as the winner of the request for LOI and authorized the CRA Director to enter lease negotiations with CULC.

The Clearwater Urban Leadership Coalition (CULC) proposes to establish a shipping container village consisting of an assortment of not less than five shipping containers repurposed to provide commercial space to businesses offering retail, dining, and entertainment experiences at the Project Site.

The Lease shall be for an initial term of ten years with two five-year renewal periods at the sole option of CULC. Rent shall be due in installments of \$2,000.00 per month increasing 3% annually. However, no rent shall be due for the first four years of the initial term. Additionally, the Lease also contains a development timeline that CULC must meet to maintain compliance with the Lease. Under the Lease, the CRA will also be giving CULC a grant in the amount of \$500,000.00 to aid in the development of the village. Additional details on rent, expenses, and terms are outlined in the Lease.

Staff recommends approval of the Lease.

**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, and supports Eco-friendly enterprises, and encourages high-quality job growth.

*One individual spoke in support.*

**Trustee Allbritton moved to approve a Lease, Property Operation, and Grant Agreement between the Community Redevelopment Agency (CRA), the City of Clearwater (City), and the Clearwater Urban Leadership Coalition (CULC); and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

**4.2 Approve a Downtown Clearwater Commercial Grant for Talanga's Holding, LLC, located at 1343 Cleveland St., Clearwater, FL 33755, in an amount not to exceed \$106,786.78 and authorize the appropriate officials to execute same**

The Downtown Clearwater Commercial Grant Program is designed to support commercial property and business owners within the Downtown Clearwater Community Redevelopment Area (DTCRA) by providing financial assistance for improvements that enhance the appearance, functionality, and economic viability of properties. The program consolidates previous grant offerings into a single, more accessible structure to better serve applicants and advance the goals of the Downtown Redevelopment Plan.

On April 28, 2025, CRA staff received a grant application from Talanga's Holding, LLC for a series of building and site improvements. The proposed work includes:

- **Retroactive Reimbursement for:**
  - Security Camera System
  - Large Fans
  - Cooler Repairs
  - Fryer
  - Signage
- **Future Work for:**
  - Paving & Parking Lot Paint
  - Electrical
  - HVAC

The total estimated cost of the project is \$194,157.79, and the applicant will provide a 45% match, totaling \$87,371.01.

Staff recommends approval of the grant in an amount not to exceed \$106,786.78.

If approved, CRA staff will work with the applicant to execute a grant agreement outlining the terms and conditions. Grant funds will be disbursed upon

submission and verification of all required documentation, including permits, itemized budgets, and photographic evidence of work performed.

**APPROPRIATION CODE AND AMOUNT:**

Funds for this new program are available in R2003- Economic Development-City in an amount of \$800,000 for FY 2023-2024.

**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.

2.3 Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.

3.1 Support neighborhood identity through services and programs that empower community pride and belonging.

**Trustee Mannino moved to approve a Downtown Clearwater Commercial Grant for Talanga's Holding, LLC, located at 1343 Cleveland St., Clearwater, FL 33755, in an amount not to exceed \$106,786.78 and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

**4.3 Discuss St. Petersburg College and City of Clearwater partnership to bring a Management Consulting Services pilot program to the North Greenwood CRA**

The City of Clearwater, in partnership with the College of Business at St. Petersburg College (SPC), is prepared to launch a Management Consulting Services (MCS) Pilot Program designed to strengthen local business performance while advancing student professional development.

This initiative offers pro-bono consulting services to one Clearwater-based business per quarter, delivered by a team of junior business consultants-SPC students enrolled in an intensive 8-week Management Consulting course. These students will operate under the expert leadership of Dr. Andy Rojas, a seasoned professor with over 25 years of consulting experience across diverse industries.

**Program Overview:**

- Duration: 8 weeks (beginning October 2025)

- Participation: One small to medium-sized Clearwater business per quarter
- Consulting Team: 7-10 students per project, led by Dr. Rojas
- Deliverables: A comprehensive, co-branded business report that includes a SWOT analysis, industry and competitive research, and a tailored strategic growth plan

**Business Commitment Requirements:**

- Signed Certificate: To recognize student participation and achievement
- Availability: Participation in two in-person meetings (onboarding and final presentation) and virtual collaboration throughout the engagement
- Open Communication: Ongoing access to company information and personnel as needed

**Benefits to Participating Businesses:**

- Complimentary business assessment and strategic growth plan
- Customized insights into operational improvements and competitive advantages
- Contribution to student career readiness and community-wide economic development

**Next Steps:**

City staff met with leaders of the Clearwater Urban Leadership Coalition and Dr. Rojas to discuss the pilot program, and both sides were excited about this collaboration and would like to proceed in the process. Dr. Rojas will list the course for open enrollment and as soon as they have a minimum of six students enrolled, we can proceed.

The St. Petersburg College Management Consulting Services pilot program represents a unique opportunity to foster innovation, education, and economic development in Clearwater by bridging academic talent with real-world business challenges.

**STRATEGIC PRIORITY:**

2.5 Facilitate partnerships with educational and research institutions to strengthen workforce development opportunities.

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

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

3.1 Support neighborhood identity through services and programs that empower community pride and belonging.

*The Trustees supported the partnerships and thanked staff for their efforts.*

No action taken.

## **5. Director's Report**

*CRA Executive Director Jesus Niño reviewed recent events and staff efforts. He said staff will begin to provide regular updates regarding construction in Downtown, the former North Ward Elementary School site redevelopment, and the Reimagine Main Library Project. Planning and Development staff will be presenting an update on the North Ward school site at a council work session which will include an update by the architect. He said staff has been working with other city departments to coordinate efforts to establish a comprehensive list of Downtown residents, stakeholders, and organizations in order to communicate construction related updates. He said the information is also available online. Staff received six proposals for the Reimagine Main Library Project; recommendations will be presented to the Trustees after the review process is completed.*

*In response to questions, Mr. Niño said the construction webpage identifies all city-related or city-initiated construction projects. The communication strategy to inform the public on Downtown construction includes social media and staff interactions. He said staff is always considering new ideas and technologies that will improve outreach efforts.*

## **6. Adjourn**

*The meeting adjourned at 2:13 p.m.*

Attest

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Chair  
Community Redevelopment Agency

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City Clerk