

CLEARWATER DOWNTOWN DEVELOPMENT BOARD MEETING
February 2, 2026 – 1:00 PM – City Council Chambers

Board Members Present: Chair Bruce Rector; Vice Chair Lina Teixeira; Member David Allbritton; Member Mike Mannino; Member Ryan Cotton; Member Mikhail Knodortsov

Also present: Anne Lopez, CRA Assistant Director; Vickie Shire, CRA Division Manager; Jesús Niño, CRA Director; David Margolis, City Attorney; Jennifer Poirrier, City Manager; Alfred Battle, Assistant City Manager

1. **Call to Order.** Chair Rector called the meeting to order at 1:00 pm.
2. **Approval of Minutes.**

2.1 ID#26-0061 Approve the minutes for the January 12, 2026, Downtown Development Board meeting.

Vice Chair Teixeira moved to approve the minutes of the January 12, 2026, Downtown Development Board meeting.

The motion was duly seconded and upon roll call, the vote was:

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Mikhail Knodortsov.

3. New Business Items

3.1 ID#26-0060 Approve the Downtown Development Board First Quarter Budget Amendments.

CRA Director Jesús Niño presented the proposed Downtown Development Board First Quarter Budget Amendments.

Member Allbritton moved to approve the Downtown Development Board First Quarter Budget Amendments.

The motion was duly seconded and upon roll call, the vote was:

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Mikhail Knodortsov.

3.2 ID#26-0078 Appoint an applicant to fill a vacancy on the Downtown Development Board through December 31, 2027.

CRA Director Jesús Niño presented to the board on the appointment of an applicant to fill a vacancy on the Downtown Development Board through December 31, 2027. He stated that 10 applications were submitted with 5 being eligible for the vacancy. These applicants include Nash Keys Employee Jessica Andujar, Clearwater Beach Fitness Owner, Juan Carlos Garcia, District Bistro Owner Keven Tatlici, The Ring Workspaces Community Manager Pavlinkia Vitinov, and Frank Crum Business Consultant Alana Whitehouse.

Dan Mahoney, Owner of Downtown Pizza, spoke in favor of Kevin Tatlici being appointed to the Downtown Development Board.

Tonatiuh Tello, Owner of Nash Keys, spoke in support of Jessica Andujar being a member of the Downtown Development Board.

Member Allbritton mentioned that he received emails from downtown business owners in support of Kevin Tatlici.

Vice Chair Teixeira also mentioned she received emails in support of Kevin Tatlici and stated having a downtown business owner would benefit the board.

Member Cotton and Member Knodortsov voiced their support for Kevin Tatlici too.

Chair Rector voiced his support for Kevin Tatlici and acknowledged Juan Carlos Garcia's contribution as a business owner and interest in supporting downtown.

Member Cotton moved to approve the appointment of Kevin Tatlici to the Downtown Development Board.

The motion was duly seconded and upon roll call, the vote was:

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Mikhail Knodortsov.

3.3 ID#26-0081 Special Event Report Re-Cap Report

CRA Director Jesús Niño stated to the board that Parks and Recreation Staff will be included in future Special Event Reports.

CRA Division Manager Vickie Shire presented the Special Event Report Re-Cap alongside Parks and Recreation Division Manager Kris Koch.

Member Cotton stated his satisfaction with the implementation of placer.ai and the greater integration of data in the special events report.

Member Knodortsov also voiced satisfaction with the integration of data to make informed decisions.

Vice Chair Teixeira also supported the use of placer.ai data in the special events reporting.

Member Mannino asked if staff would be able to break the data down even further.

Parks and Recreation Division Manager Kris Koch answered affirming that the data can be broken down further.

Vice Chair Teixeira also expressed interest in breaking down the data further.

Chair Rector voiced his satisfaction with the use of placer.ai by staff for special events.

3.4 ID#26-0059 Approve the October through December 2025 Financial Statement for filing.

CRA Director Jesús Niño presented the October through December 2025 Financial Statement for filing.

Member Mannino moved to approve the October through December 2025 Financial Statement for filing.

The motion was duly seconded and upon roll call, the vote was:

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Mikhail Knodortsov.

4. Director's Report.

4.1 ID#25-1100 Downtown Development Board Director's Report

CRA Director Jesús Niño presented the Director's Report for February 2026.

Arts and Cultural Affairs Manager Amber Brice and Parks and Recreation Special Events Manager Jewel Smith spoke on the World's Largest Rubber Duck events.

Member Allbritton stated these events exceeded his expectations.

Vice Chair Teixeria stated that events like this can be successful and create a positive economic impact.

Member Mannino congratulated the team on the success of the event and asked if it's possible to bring the World's Largest Rubber Duck back to Clearwater.

Arts and Cultural Manager Amber Brice answered that the Clearwater Downtown Development Board as a has right of first refusal and we can bring the duck back on an annual or bi-annual basis to maintain public interest.

Vice Chair Teixeria and Members Mannino and Cotton expressed their support for bringing the World's Largest Duck back annually.

Chair Rector voiced the need to be strategic about bringing the World's Largest Duck back and mentioned the value of bringing the World's Largest Duck to Clearwater.

CRA Director Jesús Niño resumed the Director's Report for February 2026.

Member Mannino stated special events are important for downtown and looks forward to future marketing efforts for downtown.

5. Board Members to be Heard

6. **Adjournment.** The meeting was adjourned at 2:00 pm.

Chair
Downtown Development Board

Anne Lopez
CRA Assistant Director