

City of Clearwater

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



Meeting Minutes

Monday, June 2, 2025

1:00 PM

Main Library - Council Chambers

Community Redevelopment Agency

Roll Call

Present 4 - Vice Chair Lina Teixeira, Trustee Ryan Cotton, Trustee Michael Mannino and Trustee David Allbritton

Absent 1 - Chair Bruce Rector

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 – Vice Chair Teixeira**

The meeting was called to order at 1:46 p.m.

2. Approval of Minutes

- 2.1 Approve the minutes of the May 12, 2025 CRA meeting as submitted in written summation by the City Clerk.

Trustee Allbritton moved to approve the minutes of the May 12, 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 June Business Spotlight - Clearwater Closet.

Clearwater Closet as the fifth recipient of the Business Spotlight Program Clearwater Closet has become a standout addition to the Downtown Clearwater Redevelopment area, founded on a simple spark of inspiration after discovering a unique storefront. Since opening in 2024, the shop has embraced the spirit of the neighborhood's revitalization by partnering with over 15 local vendors and preparing to collaborate with a student program at Clearwater High School.

The store is more than a boutique-it's a creative space where community

connections thrive. A recent highlight includes two young Clearwater locals who connected through the shop: one an aspiring photographer, the other a clothing designer reignited by seeing his work proudly worn in the store. Their collaboration is a testament to Clearwater Closet's role as a platform for emerging talent.

Known for its approachable vibe and flexible shopping experience, Clearwater Closet continues to grow as a hub for local expression. With its commitment to supporting artists, students, and small makers, the business is helping shape a vibrant, inclusive future for Downtown Clearwater.

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 video presentation.

- 4.2** Schedule special Community Redevelopment Agency (CRA) meetings on Monday, July 7, 2025 at 1:00 p.m., Wednesday, September 3, 2025 at 5:15 p.m., and Wednesday, September 17, 2025 at 5:15 p.m.

Staff requests holding a CRA meeting on Monday, July 7, 2025. Staff also request meeting dates for CRA budget hearings on Wednesday, September 3, 2025 and Wednesday, September 17, 2025. These are the same date as the City's budget hearings and do not conflict with the County's budget hearings. If approved, the CRA meeting scheduled for September 15, 2025 is cancelled.

Trustee Mannino moved to schedule a special Community Redevelopment Agency (CRA) meeting for Monday, July 7, 2025, at 1:00 p.m. and a special CRA meeting for Wednesday, September 3, 2025, at 5:15 p.m. and Wednesday, September 17, 2025, at 5:15 p.m. 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 experiences, tourism, and national sporting events.

In response to a question, Mr. Niño said twelve individuals toured the facility, some of which were from the same organization.

5. Director's Report

5.1 Progress Report on general CRA activities, projects and initiatives.

Downtown Property Disposal/Disposition

In March 2025, city staff presented a property disposition and disposal strategy for 70 city and CRA owned properties across the city of Clearwater. Of those 70 parcels, 10 of them were determined to be undevelopable, but if offered/sold to the adjacent property owner would reduce City liability and maintenance obligations. Twenty of the seventy parcels are in the North Greenwood CRA.

All undevelopable properties have been offered to abutting property owners. The public notice period ends June 13, 2025.

Residential Parcels in North Greenwood CRA consist of a total of 6 parcels, 4 of which are being offered as a single site for redevelopment. The initial advertisement for disposal was done incorrectly, so the public notice period was amended and offers will be due on June 27, 2025.

Next steps include creating Technical Review Committee to review all offers of purchase. The next group of properties offered will be advertised and posted on 7/23. Properties targeted for multi-family development will be advertised for disposal on 8/27.

North Ward School

Acquired in 2019 from Pinellas County Schools, the North Ward School has been through a couple of stages of development, design and cost estimating over the past few years. Capital improvement funding of \$200,000 is allocated for initial stabilization work. The total estimated cost to complete all improvements recommended by Rowe Architects is approximately \$3.4 million. The estimate includes high-priority items like roofing, but some elements-such as windows-could be deferred. If the project remains a city project, Rowe

Architects noted that cost reductions are possible through phased implementation and the pursuit of grant funding, particularly for historic preservation-related items.

Staff recommend placing the project on a City Council Work Session agenda to hear a presentation by Rowe Architects on their work product and discuss the next steps in the development of the North Ward School property.

Reimagine Clearwater Main Library - Call for Development Concepts

The 30-day submission period for “Reimagine Clearwater Main Library: A Cultural Destination” opens today, May 21, and runs through June 20. Proposals are being accepted online at myclearwater.com/reimagine.

The initiative invites cultural institutions to repurpose at least 10,000 square feet of the 92,332-square-foot library into a dynamic cultural venue (e.g., immersive exhibits, performing arts, or other public-facing uses).

To promote the call, the CRA:

- Distributed outreach to cultural networks via email and letter,
- Partnered with the American Alliance of Museums for a paid campaign,
- Launched targeted LinkedIn marketing.

Two public tours were hosted (April 11 and May 9) with 12 participants. A seven-member Review Committee will begin evaluating submissions in July. Finalists will present to City Council.

STRATEGIC PRIORITY:

The Director’s Report is provided to update Trustees and community on activities that advance implementation of the Downtown Redevelopment Plan and North Greenwood Redevelopment Plan.

In response to questions, Mr. Niño said the undevelopable properties are likely too small to be developed. Assistant City Manager Battle said staff is prepared to discuss options for potential uses at a future work session. He said the City is prepared to spend \$200,000 to stabilize the former North Ward School building and make it usable. Planning and Development Interim Director Lauren Matzke said the concept scenarios for North Ward site can be reviewed and discussed at the work session. She said the building has been designated as historical by Council and has been added to the national register.

There was council consensus to schedule a work session to discuss the former North Ward School site.

6. Adjourn

The meeting adjourned at 2:09 p.m.

Attest

Chair
Community Redevelopment Agency

City Clerk