

City of Clearwater

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



Meeting Minutes

Monday, March 2, 2026

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, Dan Slaughter – Assistant 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 2:22 p.m.

2. Approval of Minutes

- 2.1 Approve the minutes of the February 17, 2026 CRA meeting as submitted in written summation by the City Clerk.

Trustee Teixeira moved to approve the minutes of the February 17, 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 March Business Spotlight - One Stoppe Shoppe

Present One Stoppe Shoppe as the March 2026 winner of the Business Spotlight Program.

One Stoppe Shoppe, located at 331 Cleveland Street, Suite B, in Downtown Clearwater, is being recognized as the March 2026 Business Spotlight Legacy recipient in recognition of more than 35 years of sustained operation within the Downtown CRA district.

Since opening in 1989, the family-run business has refined its inventory based on customer demand and built a loyal following both locally and internationally. This recognition reflects the store's long-standing presence and its ongoing role in supporting Downtown Clearwater's economic stability.

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 Approve a Downtown Commercial Grant to Tatlici Food, Inc. for The District Bistro located at 412 Cleveland Street, in an amount not to exceed \$69,773.02..

Tatlici Food, Inc., owner of *The District Bistro* located at 412 Cleveland Street, has applied for a Downtown Commercial Grant for retroactive reimbursement of eligible improvements completed at the property.

The total project cost was \$127,168.11, of which \$107,343.11 is eligible for grant consideration under the Downtown Commercial Grant Program guidelines. The project qualifies as a Level 2 grant, which requires a 35% applicant match.

- Total Eligible Project Cost: \$107,343.11
- Required 35% Match (Applicant Responsibility): \$37,570.09
- Maximum Grant Award (65%): \$69,773.02

The applicant has completed the improvements and is requesting reimbursement.

Tatlici Food, Inc. completed substantial renovations to The District Bistro, including:

- Mechanical & Infrastructure: HVAC repairs, wine cellar condenser repairs, hood and gas thermostat updates, and partial electrical rewiring.
- Interior Improvements: Bathroom renovations, painting, wallpapering, wood trim/railing installation, and lighting fixture upgrades.
- Security & Maintenance: Permanent security system updates and a comprehensive deep clean.

All work has been completed and verified as eligible under program guidelines.

12-MONTH LOOK-BACK REVIEW:

Per program requirements, staff conducted a 12-month review of prior grant payments issued to Tatlici Food, Inc.

Tatlici Food, Inc. previously owned Olive and Thyme located at 530 Cleveland Street and received the following grants:

- 1. Business Renovation Grant (BR-02-24): \$13,710.00 approved; \$2,840.00 paid for granite countertops. The remaining \$10,870.00 for a sprinkler system was not utilized.
- 2. Downtown Commercial Grant (DTC-C-24-03): \$58,021.87 approved; \$38,196.80 paid for interior renovations, HVAC, and plumbing. Work was partially completed and reimbursed.

Both grants associated with Olive and Thyme have since expired. The business at 530 Cleveland Street has closed, and a new tenant, Gulfside Pizza, has assumed the remaining lease. The new tenant, does not have any responsibility or obligation to the grants that were issued to Tatlici Food, Inc.

Because Tatlici Food, Inc. received a payment of \$38,196.80 within the required review period, Board approval is required for this new grant award.

FINANCIAL IMPACT:

Funding for this grant is available within the Downtown Commercial Grant Program budget.

- Grant Amount: Not to exceed \$69,773.02
- Applicant Match: \$37,570.09
- Total Eligible Project Cost: \$107,343.11

STAFF RECOMMENDATION:

Staff recommends approval of a Downtown Commercial Grant to Tatlici Food, Inc. for The District Bistro located at 412 Cleveland Street, for retroactive reimbursement of eligible improvements, in an amount not to exceed \$69,773.02.

APPROPRIATION CODE AND AMOUNT:

Funds for this grant are available in Economic Development-City 3887552-R2003

STRATEGIC PRIORITY:

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

Applicant Summer Tallici requested additional funds to cover equipment upgrades and replacement of the beer cooler and lines. She said these

items were not covered in the original grant scope and are not moveable. CRA Assistant Director Anne Lopez said if the additional grant funds are approved, the total grant would be \$82,659.27.

In response to questions, Ms. Lopez said, based on receipts provided to staff, the total project cost was \$127,168.11. The program has a max of \$5,000 for essential restaurant equipment, repairs, or replacement. Staff recommends awarding \$69,773.02, which is the allowed maximum. Ms. Tallici said the restaurant has been open since September. She said it is nice to see Downtown turnaround and see businesses work together.

Discussion ensued with comments made that the location was empty for a long time.

Trustee Allbritton moved to approve a Downtown Commercial Grant to Tatlici Food, Inc. for The District Bistro located at 412 Cleveland Street, in an amount not to exceed \$82,659.27. The motion was duly seconded and carried unanimously.

5. Director's Report

5.1 Director's Report for March 2026

CRA Executive Director Jesus Nino provided a PowerPoint presentation.

6. Adjourn

The meeting adjourned at 2:38 p.m.

Attest

Chair
Community Redevelopment Agency

City Clerk