

City of Clearwater

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



Meeting Minutes

Monday, July 13, 2026

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, 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 2:00 p.m.

2. Approval of Minutes

- 2.1 Approve the minutes of the June 15, 2026 CRA meeting as submitted in written summation by the City Clerk.

Trustee Allbritton moved to approve the minutes of the June 15, 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

Kathy Flaherty expressed concerns that no one knows about the Festival Plaza and urged the City to activate the area as previously promised.

4. New Business Items

- 4.1 July Business Spotlight - Social Sips Café.

Present Social Sips Cafe as the July 2026 winner of the Clearwater CRA Business Spotlight Program. Located at 801 Cleveland Street in downtown Clearwater, the cafe has become known for its community-focused atmosphere and commitment to contributing to the vitality and character of downtown Clearwater.

Video Link: <https://youtu.be/4wGkTy3G2a0>

STRATEGIC PRIORITY:

2.1 Strengthen public-private initiatives that attract, develop, and retain a 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 the Third Quarter Budget Amendments to the Fiscal Year 2025-2026 North Greenwood Community Redevelopment Agency Budget and adopt Resolution 26-03.

Clearwater Community Redevelopment Agency is recommending the following Third Quarter Budget Amendments to the FY 2025-2026 North Greenwood CRA Budget:

North Greenwood CRA Revenue

- A decrease of \$12,502 in increment received from Pinellas County
- A decrease of \$9,475 in increment received from City of Clearwater
- An increase of \$31,000 for estimated interest earnings

North Greenwood CRA Operating

- To adjust to reflect actual and anticipated expenditure for the fiscal year.

North Greenwood CRA Capital Projects

- To record a transfer of \$500,000 to fund R2601 Container Village
- A decrease of \$12,502 in Pinellas County Increment received
- An increase of \$21,525 for R2502 Economic Development-city
- Establish R2601 Container Village Project and transfer \$500,000 from R2404

STRATEGIC PRIORITY:

1.3 Adopt responsive levels of service for public facilities and amenities, and identify resources required to sustain that level of service.

Resolution 26-03 was presented and read by title only.

Trustee Mannino moved to approve the Third Quarter Budget Amendments to the Fiscal Year 2025-2026 North Greenwood Community Redevelopment Agency Budget and adopt Resolution 26-03. The motion was duly seconded and upon roll call, the vote was:

Ayes: 5 - Chair Rector, Trustee Cotton, Trustee Mannino, Trustee Allbritton and Trustee Teixeira

4.3 Approve clarifications to the North Greenwood Residential Exterior Improvement Grant Program Guidelines related to grant fund disbursement procedures and eligible recipients of grant payments.

Staff is requesting approval of clarifications to the North Greenwood Residential Exterior Improvement Grant Program Guidelines to provide additional transparency, flexibility, and clarify grant fund disbursement procedures and eligible recipients of grant payments. Staff worked in coordination with the City Attorney's Office to develop the clarifications and ensure consistency. The proposed clarifications do not alter the intent, purpose, eligibility requirements, funding limits, or overall structure of the existing program. The proposed clarifications include:

- **Section 3, PG# 2-3:** Clarifies the grant disbursement process by allowing payments to be made directly to the applicant, an approved licensed contractor, or vendor, as approved by the CRA Director. It also clarifies that up to 50% of the approved grant award may be advanced, with no more than one payment every 30 days.
- **Section 4, PG# 5:** Adds mailboxes as an eligible improvement under the program.
- **Section 6, PG# 7-8:** Clarifies reimbursement procedures, documentation requirements, phased payments, and confirms that complete reimbursement requests will be processed within 30 days.
- **Section 9, PG# 13:** Adds an acknowledgment to the application informing applicants that grant funds are considered taxable income and that a 1099 will be issued for any grant funds disbursed.

The North Greenwood Residential Exterior Improvement Grant Program was established to assist homeowners with eligible residential improvements that enhance neighborhood appearance, preserve existing housing, improve property conditions, and further the redevelopment goals of the North Greenwood Community Redevelopment Area.

STRATEGIC PRIORITY:

2.4 Support equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

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

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

Trustee Cotton moved to approve clarifications to the North Greenwood Residential Exterior Improvement Grant Program Guidelines related to grant fund disbursement procedures and eligible recipients of grant payments. The motion was duly seconded and carried unanimously.

4.4 Approve the recommended updates to the Downtown Commercial Grant Program guidelines related to grant fund disbursement procedures and eligible payees.

Staff requests approval of administrative clarifications to the Downtown Commercial Grant Program guidelines. These updates do not change the program intent, eligibility requirements, or funding structure, but provide additional clarity regarding who may receive grant disbursements and how funds may be distributed.

The clarifications outline that grant funds may be paid directly to the applicant, licensed contractor(s), or approved vendor(s), as authorized by the CRA Director and consistent with the approved grant agreement. The updates also define reimbursement procedures, required documentation, and circumstances in which partial disbursements may be approved prior to project completion. These clarifications are intended to improve transparency, consistency, and administrative efficiency in program implementation. Staff worked with the City Attorney's Office to ensure the language provides clearer guidance while maintaining the original intent of the program.

This program meets the following goals and objectives of the Downtown Clearwater Community Redevelopment Plan:

People Goal, page 46

- Objective 1E: Maintain Cleveland Street as Downtown's Main Street which is valued for its historic character and pedestrian scale
- Objective 1D: Encourage a variety of office-intensive businesses, including finance, and insurance, IT/software, professional services and medical to relocate and expand in Downtown to provide a stable employment center.

Amenity Goal, page 47

- Objective 3G: Create and active space to work as signature destination, including civic plazas, market, and retail gathering places that promote economic growth Downtown.

Urban Design Goal, page 48

- Objective 4A: Encourage redevelopment that contains a variety of building forms and style.
- Objective 4D: Encourage renovation, restoration, and reuse of existing historic structures to maintain the character of Downtown's neighborhoods.

STRATEGIC PRIORITY:

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

2.4 Support equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

Trustee Teixeira moved to approve the recommended updates to the Downtown Commercial Grant Program guidelines related to grant fund disbursement procedures and eligible payees. The motion was duly seconded and carried unanimously.

- 4.5** Approve recommended updates to the North Greenwood Commercial Grant Program Guidelines related to grant fund disbursement procedures and eligible recipients of grant payments.

Staff is requesting approval of clarifications to the North Greenwood Commercial Grant Program Guidelines to provide additional transparency and administrative clarity regarding grant fund disbursement procedures and the parties eligible to receive grant payments. Staff worked in coordination with the City Attorney's Office to develop the clarifications and ensure consistency with applicable legal and administrative requirements.

The proposed clarifications do not alter the intent, purpose, eligibility requirements, or funding structure of the existing program. The revisions are intended solely to better define the process for reimbursement payments, contractor/vendor disbursements, and applicant responsibilities related to grant funding administration.

Specifically, the clarifications address:

- Circumstances under which grant funds may be disbursed directly to approved licensed contractors or vendors;
- Procedures for reimbursement requests and phased disbursements;
- Documentation requirements for payment processing; and

- Clarification of applicant and property owner responsibilities under the program.

The North Greenwood Commercial Grant Program was established to encourage reinvestment, business development, property improvements, and economic revitalization within the North Greenwood Community Redevelopment Area.

This program meets the following goals and objectives of the North Greenwood Community Redevelopment Area Plan:

- 1) All plan recommendations must be implemented in, or benefit residents and businesses located in this defined area (NGCRA boundary) (Plan Section 2.5, Establishment of CRA Boundaries, page 9).
- 2) Encourage commercial or mixed-use development along North Martin Luther King Jr. Avenue (Plan Section 2.6, Public Engagement and Outreach, page 85).
- 3) Encourage commercial development along Pinellas Trail (Plan Section 2.6, Public Engagement and Outreach, page 85).
- 4) Increase access to high paying jobs for the residents of the North Greenwood CRA both within and outside of the area through workforce development, business assistance programs, and support for entrepreneurs (Plan Section 3.2 Goals & Objectives, Goal 3 Poverty Reduction, page 93). (NGCRA funds are only applicable within the NGCRA boundary.)
- 5) Develop a grant program to fund improvements to commercial buildings, to establish new businesses, and reduce blight in the North Martin Luther King, Jr. Avenue commercial corridor (Plan Section 4.5, Plan Implementation, Table 15, Goal 3 Policy Implementation: Poverty Reduction, page 138).

STRATEGIC PRIORITY:

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

2.4 Support equitable housing programs that promote household stability and reduce the incidence of homelessness within Clearwater.

Trustee Allbritton moved to approve recommended updates to the North Greenwood Commercial Grant Program Guidelines related to grant fund disbursement procedures and eligible recipients of grant payments. The motion was duly seconded and carried unanimously.

4.6 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.

In response to a suggestion, support was expressed to remove the discussion item from the agenda moving forward since the matter is discussed regularly now.

5. Director's Report

5.1 Director's Report for July 2026.

CRA Executive Director Jesus Nino provided a PowerPoint presentation. Assistant City Manager Al Battle said staff continues outreach efforts for the Reimagine Clearwater Main Library project to find the right partners and projects, but the marketplace has not changed since the Trustees discussed the project earlier this year. He recommended suspending the formal proposal process and allow staff to continue the informal solicitation process and recruit activation opportunities to fill the space. Mr. Battle said any consideration to lease the space would require the matter to be noticed, providing an opportunity for competing interest to engage.

Discussion ensued with comments made that it is sad to hear that the process has halted but the rationale for the new direction is understandable and that the pause provides an opportunity to think about public purpose opportunities allowed by the city charter.

6. Adjourn

The meeting adjourned at 2:41 p.m.

Attest

Chair
Community Redevelopment Agency

City Clerk

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