

CLEARWATER DOWNTOWN DEVELOPMENT BOARD MEETING
August 4, 2025 – 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 Jen Fraizer, Member Mikhal Khodortsov

Also present: Jesus Nino, CRA Executive Director, Anne Lopez, CRA Assistant Director, David Margolis, Attorney, Jennifer Poirrier, City Manager

1. **Call to Order.** Chair Rector called meeting to order at 1:00 pm.
2. **Approval of Minutes.**
 - 2.1 **ID#25-0686 Approve the minutes of July 7, 2025, Downtown Development Board meeting.**

Vice Chair Teixeira motioned to approve the July 7, 2025, minutes.

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

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Fraizer, Member Khodortsov.

3. **New Business Items**

- 3.1 **ID#25-0687 Approve the May and June 2025 Financial Statements for filing.** CRA Assistant Director Anne Lopez presented the May and June Financial Statements for filing.

Member Allbritton motioned to approve the May and June 2025 Financial Statements 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 Fraizer, Member Khodortsov.

- 3.2 **ID#25-0695 Approve a third quarter budget amendment to the Fiscal Year 2024-2025 Downtown Development Board Budget and adopt Resolution 25-01.** City Attorney David Margolis reads Resolution 25-01 regarding the amendments to the Fiscal Year 2024-2025 Downtown Development Board Budget.

CRA Assistant Director Anne Lopez presented the third quarter budget amendment to Fiscal Year 2024-2025 Downtown Development Board Budget under Resolution 25-01

Member Mannino motioned to approve the third quarter budget amendment to the Fiscal Year 2024-2025 Downtown Development Board Budget.

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

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Fraizer, Member Khodortsov.

3.3 ID#25-0696 Approve the proposed budget for Fiscal Year 2025-2026 for the Clearwater Downtown Development Board

CRA Assistant Director Anne Lopez presented the proposed budget for Fiscal Year 2025-2026 Downtown Development Board Budget

Vice Chair Teixeira deferred questions regarding the proposed budget to the Director's Report.

Member Cotton motioned to approve the proposed budget for Fiscal Year 2025-2026 Clearwater 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 Fraizer, Member Khodortsov.

3.4 ID#25-0693 Approve a three-year Interlocal Agreement between the Clearwater Downtown Development Board and the Clearwater Community Redevelopment Agency for the refund of CRA Tax Increment fees and the provision of personnel, administration, and management services and authorize appropriate offices to execute same.

CRA Executive Director Jesus Nino presented the request for approval of Interlocal Agreement between the Clearwater Downtown Development Board and the Clearwater Community Redevelopment Agency.

Vice Chair Teixeira motioned to approve the three-year Interlocal Agreement between the Clearwater Downtown Development Board and the Clearwater Community Redevelopment Agency.

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

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Fraizer, Member Khodortsov.

3.5 ID#25-0567 Approve the Downtown Development Board (DDB) 1st Friday Lunchtime Market, a recurring community activation event scheduled for the first Friday of each month, from October 2025 through February 2026,

for a total not to exceed \$15,000, and authorize the appropriate officials to execute same.

CRA Division Manager Vickie Shire presented the request to approve the 1st Friday Lunchtime Market.

Conversion ensued regarding the budget, event details, and measurements surrounding the event between board members and staff.

Member Allbritton motioned to approve the Downtown Development Board 1st Friday Lunchtime Market.

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

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Fraizer, Member Khodortsov.

3.6 ID#25-0704 Approve a High Impact Grant funding request from Florida Best Promotion Inc. to support Salsa at the District – Halloween Edition on November 1, 2025, in an amount not to exceed \$29,200, and authorize the appropriate officials to execute same.

CRA Division Manager Vickie Shire presented the request to approve a High Impact Grant funding request from Florida Best Promotion Inc. to support Salsa at the District- Halloween Edition. Staff noted that the applicant is having difficulty arriving to the meeting.

Conversion ensued regarding the total budget, event details, and measurements surrounding the event between the board members and staff.

Member Mannino motioned to approve a High Impact Grant funding request from Florida Best Promotion Inc. to support Salsa at the District – Halloween Edition in an amount not to exceed \$15,000 and authorize the appropriate officials to execute same.

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

Ayes: Vice Chair Teixeira, Member Allbritton, Member Cotton, Member Mannino, Member Fraizer,

Nayes: Member Khodortsov.

- 4. Director's Report.** CRA Executive Director Jesus Nino provided updates on the budget hearing, St. Petersburg Partnership, the Outdoor Café Grant Program, a Micro-Grant Requests, and the Clearwater Community Redevelopment Agency Outreach Meeting schedule for September 26, 2025.

Vice Chair Teixeira inquired about the unencumbered funds, the Outdoor Cafe Grant Program, downtown lighting, and street shading.

Member Mannino inquired if bringing in a third-party firm to assist with public relations and marking.

Member Allbritton mentioned the use of musicians for previous events in the downtown area.

Member Cotton mentioned interest in hearing the marking research staff as completed.

5. Board Members to be Heard.

6. **Adjourn.** The meeting was adjourned at 1:39 pm.

Chair
Downtown Development Board

Anne Lopez
CRA Assistant Director