

## CLEARWATER DOWNTOWN DEVELOPMENT BOARD MEETING

July 6, 2022 – 5:30 PM – City Council Chambers

1. **Call to Order.** Chair Morfopoulos called the meeting to order at 5:30 pm.

**In attendance:**

Chair Paris Morfopoulos  
Vice Chair Keanan Kintzel  
Treasurer Festus Porbeni  
Shahab Emrani  
Terri Novitsky  
Ex officio Member Mark Bunker  
Ex officio Member Lina Teixeira

CRA Assistant Director Matt Jackson  
CRA Program Specialist Anne Lopez  
CRA Business Assistance Administrator Howard Smith  
DDB Attorney Elise K. Winters

**Absent:**

Secretary Caitlein Jammo  
Ray Cassano

2. **Minutes of the May meeting**

2.1. Upon motion duly made by Member Novitsky, seconded by Member Emrani, and carried unanimously, the minutes of the June 1, 2022, meeting were approved.

3. **Citizens to be heard regarding items not on the agenda.**

Ryan Zuleg, co-owner of Captain's Lounge and Nashville Keys, suggested enhanced security in downtown via Knightscope, an autonomous security robot, in conjunction with the Clearwater Police Department.

4. **New Business Items**

4.1. **Special event funding for Clearwater Jazz Holiday (CJH)**, \$26,000 requested and recommended by staff. Steve Weinberger spoke on behalf of CJH in support of the third Wanderlust series which was created during the pandemic and is now part of regular programming. Upon motion duly made by Member Emrani, seconded by Member Kintzel, and carried unanimously, the CJH funding request was approved in the amount of \$26,000.

4.2. **Special event funding request for the Starry Night Event**, \$8,410 requested, \$4,010 recommended by staff. Xavier Walton spoke on behalf of the requesters who would like to present a free-to-the public event downtown with a band and food and craft booths involving local vendors. Tony Tello of Nash Keys spoke as a local businessman in support of the event. Upon motion duly made by Member Emrani, seconded by Member Kintzel, and

carried unanimously, the Starry Night Event funding request was approved in the staff-recommended amount of \$4,010.

Member Emrani made a motion to include an additional \$1,000; there was no second.

Upon motion by Member Porbeni to fund an additional \$2,800 for the cost the band, seconded by Member Emrani, and a vote of 2 in favor and 3 against, additional Starry Night Event funding in the amount of \$2,800 was not approved.

**4.3. May 2022 Financial Statement.** Upon motion duly made by Member Novitsky, seconded by Member Emrani, and carried unanimously, the May 2022 financial statement was approved.

**4.4. Certificate of Taxable Value from Pinellas County Property Appraiser.** Anne Lopez presented the information, noting an increase of 7.59% over the previous year.

**4.5. Aggregate Millage rate of 0.9700 for 2022-2023 fiscal year.** Anne Lopez presented the information as part of the budget and TRIM process. Upon motion duly made by Member Emrani, seconded by Member Novitsky, and carried unanimously, the Aggregate Millage rate of 0.9700 for 2022-2023 fiscal year was approved.

Upon motion duly made by Member Kintzel, seconded by Member Novitsky, and carried unanimously, Public Hearing Dates for Proposed Millage and Budget were set for September 7 and September 15, 2022.

**4.6. Set minimum reserves for the Fiscal Year 2022-2023.** Anne Lopez presented the staff's recommendation to set the minimum reserves at \$50,000. Upon motion duly made by Member Kintzel, seconded by Member Emrani, and carried unanimously, minimum reserves of \$50,000 were approved.

**4.7. Request appointment of Downtown Development Board members to serve as the Nominating Committee for the October 2022 election.** Anne Lopez outlined the responsibilities of the committee, and stated that Chairman Morfopoulos and Members Emrani and Kintzel are not eligible with their terms ending. The Chairman appointed all other members of the Board; Member Porbeni declined for business reasons.

## **5. Old Business**

**5.1. CRA Update.** Mr. Jackson stated that two people are in final interviews for the Special Events coordinator position. Cleveland Street bollards will be installed soon. New lighting has been installed to stay through September. Newstreet light pole banners have been approved for printing and installation. Three existing murals should have a grand opening with AI effects.

The Chairman asked about the status of the Creative Contractor's building. Mr. Jackson said there are no pending negotiations or contracts. Any interest would have to follow a formal process with the City.

The Chairman requested an update on the signage north of downtown. Mr. Jackson said the sign is not operational and the parts for repair are being researched but don't appear to be available. Mr. Smith will follow up further.

Member Porbeni requested an update on the FAR for downtown. Mr. Jackson will review and clarify the actual FAR for the DDB area.

#### **6. Chair's Report.**

- Daydreaming: Niki Butcher's Hand Painted Photography – open through January 31, 2023, at the Clearwater Public Library. Free to the public.
- The Market Marie – Saturday, July 9, at Court and Myrtle.
- Public Art Walk presented by the Clearwater Arts Alliance – Saturday, July 16.

Details and full calendar of events at [www.downtownclearwater.com](http://www.downtownclearwater.com) .

#### **7. Board Members to be heard**

Member Emrani is excited to see all the new developments scheduled to be voted on in November and to see how the City is moving forward with current plans.

Member Porbeni thanked the CRA staff for their continued support and the citizens for trying to make a difference.

Member Kintzel wished everyone a good evening.

Member Novitsky thanked presenters for the grant requests to continue promoting downtown.

Ms. Teixeira noted the homeless issue downtown as one the City Council is addressing. She thanked the DDB for approving the CJH events. She encouraged everyone to attend as many downtown events as possible. The Trash As Art exhibit will continue on display downtown. She encouraged the Board to use their funds on-hand to fully fund more events thereby supporting the requesters and their efforts.

Mr. Bunker noted that July 6, 1776, the Pennsylvania Evening Post was the first to present the newly adopted Declaration of Independence and wished everyone a happy Sixth of July.

Chair Morfopoulos addressed Ms. Teixeira's funding comments with a reminder that the DDB is charged with using funds wisely, and encouraged submission of funding applications.

#### **8. Adjourned at 6:40 p.m.**

**Approved:**

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Date

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Secretary