

City of Clearwater

*City Hall
112 S. Osceola Avenue
Clearwater, FL 33756*



Meeting Minutes

Tuesday, May 30, 2017

9:00 AM

Special CRA Meeting

Council Chambers

Community Redevelopment Agency

Roll Call

Present 4 - Chair George N. Cretekos, Trustee Doreen Caudell, Trustee Bob Cundiff, and Trustee Bill Jonson

Absent1 - Trustee Hoyt Hamilton

Also Present: William B. Horne II – City Manager, Jill Silverboard – Deputy City Manager, Micah Maxwell – Assistant City Manager, Pamela K. Akin - City Attorney, Rosemarie Call - City Clerk, Seth Taylor – CRA Executive Director and Nicole Sprague – Official Records and Legislative Services Coordinator

To provide continuity for research, items are listed in agenda order although not necessarily discussed in that order.

Unapproved**1. Call To Order – Chair Cretekos**

The meeting was called to order at 9:00 a.m. at City Hall.

2. Approval of Minutes

- 2.1 Approve the minutes of the May 1, 2017 CRA Meeting as submitted in written summation by the City Clerk.

Trustee Jonson moved to approve the minutes of the May 1, 2017 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 Amend the operating budget for the Community Redevelopment Agency (CRA) for fiscal year 2016-2017, approve budget amendments to the CRA Capital Improvement Project Fund and adopt Resolution 17-02.

The amended capital budget reflects shifting downtown redevelopment priorities for the Community Redevelopment Area, including business attraction, economic development incentives, placemaking, branding and marketing, among other priorities.

In response to questions, CRA Executive Director Seth Taylor said the Downtown Beautification line item is for supplemental landscaping. Wayfinding signs are funded through the Downtown Redevelopment line item. Staff is working with MERJE design firm to design, fabricate and install a comprehensive wayfinding signage system. Mr. Taylor said the gateway monument signs will be part of the project.

Trustee Caudell moved to amend the operating budget for the Community Redevelopment Agency (CRA) for fiscal year 2016-2017, approve budget amendments to the CRA Capital Improvement Project Fund. The motion was duly seconded and carried unanimously.

Resolution 17-02 was presented and read by title only. Councilmember Cundiff moved to adopt Resolution 17-02. The motion was duly seconded and upon roll call, the vote was:

Ayes: 4 - Chair Cretekos, Trustee Caudell, Trustee Cundiff and Trustee Jonson

- 4.2** Approve an agreement for loan and exhibition of artwork and management of a gallery space with Professional Association of Visual Artists (PAVA) for a term of six months, with an option to renew for an additional six months, and authorize the appropriate officials to execute same.

The City Community Redevelopment Agency (CRA) wishes to contract with PAVA to program and manage the property located at 331 Cleveland Street for the purposes of a studio, gallery, public assembly space, and consignment shop. PAVA and its members will staff the gallery at times and dates coordinated with activities in Downtown Clearwater. These activities include, but are not limited to: Blast Friday, Pierce Street Market, events at the Capitol Theatre, and other significant downtown events.

APPROPRIATION CODE AND AMOUNT:

Placemaking: 388-94889; not to exceed \$15,000.

In response to questions, Cultural Affairs Specialist Christopher Hubbard said city staff and PAVA staff will be cross trained in their respective areas. The space will include text panels and videos informing visitors of the Imagine Clearwater and 2nd Century initiatives. City staff will include CRA employees. CRA staff will coordinate hours of operation (i.e., open to the public, closed to the public (restrictive to PAVA)). Mr. Hubbard said

operation hours will also coincide during Downtown special events and shows at the Capitol Theatre. Normal hours of operation will be 11:00 a.m. to 5:30 p.m., Wednesdays through Fridays. The PAVA art pieces handle the consignment of all art pieces; all transactions will be electronic. Mr. Hubbard said the space will not include a kitchen; the intent is to work with Downtown restaurants to cater community activities, mixers and artist presentations hosted in the space.

Trustee Cundiff moved to approve an agreement for loan and exhibition of artwork and management of a gallery space with Professional Association of Visual Artists (PAVA) for a term of six months, with an option to renew for an additional six months, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

- 4.3** Approve a lease agreement between the Community Redevelopment Agency (CRA) and Water's Edge Commercial Group, LLC, a Florida Limited Liability Company, for the premises located at 331 Cleveland Street No. 2502, and authorize the appropriate officials to execute same.

The CRA will lease approximately 2,000 square feet of first-floor retail space located in the ground floor of Water's Edge Condominiums to serve as an Artist Workshop/Exhibit Space. The lease agreement between the CRA and Water's Edge Commercial Group, LLC will commence on June 1, 2017, for a term of six months, in the amount of \$1,425.24 per month.

The CRA will be sharing the retail space with the Pinellas Association of Visual Artists (PAVA) for a collaborative, coordinated initiative to foster public art and engagement in Downtown. The CRA will utilize half of the leased space to house a 2nd Century Clearwater exhibit. The exhibit will feature the Imagine Clearwater - Bluff Master Plan and showcase additional 2nd Century Clearwater (formerly referred to as ULI) priority projects.

APPROPRIATION CODE AND AMOUNT:

Funding for this agreement to be provided by CRA funding code 388-94885 ULI Implementation. As of May 11, 2017, the balance in this fund is \$570,120.

In response to questions, CRA Executive Director Seth Taylor said Exhibit A is a blueprint that shows space dimensions. The space will be a white box, which is ideal for exhibit space, that will be built to code but not include a kitchen. Mr. Taylor said the secondary goal of the arrangement is to help market the spaces to interested parties. The City Attorney said the lease is for six months, with two renewals. Sixty-day notice would be required if the CRA chooses not to renew the lease.

Staff anticipates the CRA would be asked to leave because Water's Edge would have a new tenant. Mr. Taylor said PAVA is contributing to the monthly utilities; the CRA is paying for the lease.

Trustee Jonson moved to approve a lease agreement between the Community Redevelopment Agency (CRA) and Water's Edge Commercial Group, LLC, a Florida Limited Liability Company, for the premises located at 331 Cleveland Street No. 2502, and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.

Seth Taylor said staff has scheduled a special meeting on June 12 to announce the CRA's Anchor Tenant Incentive Program.

5. Adjourn

The meeting adjourned at 9:23 a.m.

Attest

Chair
Community Redevelopment Agency

City Clerk