

# City of Clearwater

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



## Meeting Minutes

**Monday, December 3, 2018**

**9:00 AM**

**Council Chambers**

**Community Redevelopment Agency**

**Roll Call**

**Present** 4 - Chair George N. Cretekos, Trustee Bob Cundiff, Trustee Hoyt Hamilton, and Trustee David Allbritton

**Also Present** – Jill Silverboard – Deputy City Manager, Micah Maxwell – Assistant City Manager, Pamela K. Akin – City Attorney, Rosemarie Call – City Clerk, Nicole Sprague – Official Records and Legislative Services Coordinator, and Amanda Thompson – 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 Cretekos**

*The meeting was called to order at 9:38 a.m. at City Hall.*

**2. Approval of Minutes**

- 2.1 Approve the October 29, 2018 CRA Meeting Minutes as submitted in written summation by the City Clerk

**Trustee Cundiff moved to approve the October 29, 2018 CRA Meeting Minutes 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 Approve the 2019 Community Redevelopment Agency meeting schedule and adopt Resolution 18-03.

Community Redevelopment Agency staff has prepared the proposed meeting schedule for the City of Clearwater Community Redevelopment Agency (CRA) Board for the calendar year 2019. CRA Board meeting will be held monthly in the City Council Chambers at the Clearwater Main Library, 100 North Osceola Avenue.

The meeting schedule will be posted on the CRA's website, with separate meeting notices provided by the City Clerk's Office and noted on the City's website prior to each meeting.

If there is no action for the board to consider at a scheduled meeting, staff will recommend the meeting be cancelled. Changes to the dates may be required to accommodate needs of the Board members and/or CRA staff.

If there is a need for a special meeting CRA staff will notify the board and the meeting will be noticed by the City Clerk's Office as well as the City's website.

**Trustee Hamilton moved to approve the 2019 Community Redevelopment Agency meeting schedule. The motion was duly seconded and carried unanimously.**

**Resolution 18-03 was presented and read by title only. Trustee Allbritton moved to adopt Resolution 18-03. The motion was duly seconded and upon roll call, the vote was:**

**Ayes:** 4 - Chair Cretekos, Trustee Cundiff, Trustee Hamilton and Trustee Allbritton

- 4.2** Approve a Grant to Loan Agreement in the amount of \$100,000 with ClearSkyz Cafe III, LLC for interior building improvements at 418 Cleveland Street and authorize the appropriate officials to execute same.

At the July 16, 2018 CRA meeting, the Trustees directed staff to invite a grant application for from the restaurant tenant, ClearSky on Cleveland, for the Anchor Tenant Program. The trustees stated they would consider a grant request of \$100,000 for building improvements.

ClearSky on Cleveland has submitted a grant application, supporting invoices and the financial documentation necessary for a complete grant request. As outlined in their application, the tenant has made \$112,312.09 in building improvements to upgrade the electrical infrastructure, provide ADA compliant ramps and doors as well as installed hurricane windows. These improvements were necessary to open the restaurant and will stay with the building beyond the 10-year lease that is currently in place. The tenant spent more than \$1 million dollars to construct the entire restaurant space, including a new dining area in the rear of the building. The Anchor Tenant program allows for the loan to be forgiven over a 5-year period. The tenant has agreed to stay in business and maintain the existing improvements for a minimum of 5 years.

The proposed grant application meets the goals of the Anchor Tenant program and the CRA's redevelopment plan to attract more foot traffic to downtown and improve the appearance of buildings. ClearSky on Cleveland is a full-service restaurant that has proven to be a dining destination for local residents and tourists to Clearwater Beach. The interior renovations, quality food and service have set a new standard for restaurants in downtown.

**APPROPRIATION CODE AND AMOUNT:**

Funds are available in 3887552-94893 Opportunity Fund

**Trustee Cundiff moved to approve a Grant to Loan Agreement in the amount of \$100,000 with ClearSkyz Cafe III, LLC for interior building improvements at 418 Cleveland Street and authorize the appropriate officials to execute same. The motion was duly seconded and carried unanimously.**

- 4.3** Approve the extension of 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 Trustees approved a new lease amendment for this site on October 29, 2018. Due to a misunderstanding between CRA staff and the property owner, that lease did not contain the correct lease rate. The property owner wishes to increase the rent from \$8.00 to \$14.21 per square foot. Current lease rates in downtown range from \$10 to \$25 per square foot. This increased rate is reasonable given the current market and the original build out investment of \$65,000 from the property owner. No other terms of the lease have changed include the end date of January 31, 2020.

Background Information from the October 29, 2018 hearing:

The CRA began a lease with Water's Edge Commercial Group, LLC on June 1, 2017 to use approximately 2,000 square feet of first-floor retail space located in the ground floor of Water's Edge Condominiums as an Artist Workshop/Exhibit Space and public education space for Imagine Clearwater. The retail space, branded as Second Century Studios, has assisted in implementation of downtown redevelopment goals by providing increased cultural programming to generate foot traffic in downtown and engaging the public in the Imagine Clearwater plan. To date, the space has hosted Bazaar Art Collective, an arts installation, *Plasti-Plast*, by national artist Amy Landesburg, two Clearwater employee arts shows and most recently the Florida Center for Creative Photography.

Second Century Studios will continue to play a key role in the CRA's 18-month strategy by providing a space for public art programming, hosting targeted networking events for private investors and supporting pop-up retail businesses to increase opportunities for shopping in downtown. These activities support building a positive brand, attracting housing and encouraging private investment. Also, the studio fills a space on highly visible downtown corner that is difficult to lease due to the lack of guaranteed parking. Future activities in Second Century Studios include:

- Holiday Vendor Market (November 17 - December 31, 2018)
- "Dreams of Dali", a virtual reality exhibit, by The Dali Museum (January - June 2019)
- Pop up retail and art exhibitions (July-November 2019)
- Holiday Vendor Market (November - December 2019)

After January 31, 2020, staff anticipates this retail space will return to use by the private market.

**APPROPRIATION CODE AND AMOUNT:**

Funding for this agreement is available in CRA project 94885, ULI Implementation.

*In response to questions, CRA Executive Director Amanda Thompson said the original rent was \$8.00 per sq. ft.; the proposed rate increased by more than 75% but still below the market rate. Staff has looked at other locations within the Downtown core but found them to be either too large for the CRA's programmatic needs or required significant renovations to meet the ADA and fire sprinkler system requirements. She said the objective is to remain in the Downtown core and near the Imagine Clearwater site to be a source of public information when the Harborview Center is demolished. The space will be leased through January 2020.*

**Trustee Allbritton moved to approve the extension of 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.**

#### 4.4 CRA 18-month Strategy Update

*CRA Executive Director Amanda Thompson provided a PowerPoint*

*presentation. Recreation Specialist Madai Gutierrez reviewed upcoming Holiday Extravaganza programming and marketing efforts. CRA Executive Assistant Anne Lopez provided an update on the mural program. Downtown Manager Anne Fogarty France reviewed the permitting team process and provided an update on the Food and Drink Grant Program.*

*In response to a suggestion that the Trustees review mural designs prior to contract execution, the City Attorney said the CRA does not select the mural; the property owner approves the mural design. Ms. Thompson said the mural installed at the Garden Street Garage was approved by the Public Art and Design Board and the Downtown Development Board.*

*In response to a question, Ms. Thompson said the CRA pays for the mural.*

*Support was expressed to have the CRA review the mural design prior to installment.*

*The City Attorney said if the mural program is renewed, staff can redraft the program. She expressed a concern that CRA regulate the content of the murals. Staff prefers the decision be made through the appropriate advisory board or the property owner.*

*Support was expressed to bring mural designs to the CRA prior to contract execution.*

*In response to questions, Ms. Fogarty-France said \$1.6 million funds have been requested through the Food and Drink Grant Program. Ms. Thompson said the property owner has until December 1 to secure a tenant. If a tenant is not secured, staff will work with the property owner to secure a tenant. The grant funds are available on a first come first served basis. The CRA will review the grant application and decide whether to fully or partially fund the grant request.*

## **5. Director's Report – None.**

## **6. Adjourn**

*The meeting adjourned at 10:15 a.m.*