



CREATE,
INSPIRE,
EXPLORE



ANNUAL REPORT CITY OF CLEARWATER COMMUNITY REDEVELOPMENT AGENCY

Message from the Chair of the Community Redevelopment Agency

Greetings,

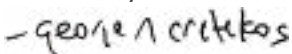
On behalf of the city of Clearwater's Community Redevelopment Agency (CRA), I am pleased to provide the Annual Report for Fiscal Year 2018/2019 which ended on Sept. 30, 2019. Throughout the report, you will find examples of the CRA's adopted 18-month strategy which aims to foster a downtown that will become a great destination in which one can live, work, and play, as well as one to support.

This year, the Community Redevelopment Agency held significant arts and civic engagement programming at Second Century Studios. Through the CRA's unique partnership with The Dalí Museum, the Dreams of Dalí Virtual Reality Experience came to Second Century Studios for a six-month run that provided a powerful example of how technology is offering new pathways for audiences to engage in the arts. The success of the exhibit resulted in the CRA receiving the Creative Loafing Best of the Bay Award in 2019 for the best gallery show in the region.

In addition, with the University of South Florida's Access 3D Lab, the CRA anticipates another augmented reality installation that brings together the downtown's burgeoning tech sector and arts community. The CRA is continuing its support of local businesses with a food and drink grant program for tenants and property owners with businesses aimed at attracting new residents and foot traffic to downtown.

Finally, the demolition of the Harborview Center during 2019 was a tangible first step toward construction on the Imagine Clearwater project to transform our downtown waterfront into every resident's "second neighborhood." In the year ahead and for the foreseeable future, the CRA trustees and staff look forward to working with partners not only to help redefine Florida coastal living here in Clearwater, but also to reenergize civic pride and enthusiasm for a vibrant and welcoming downtown CRA district.

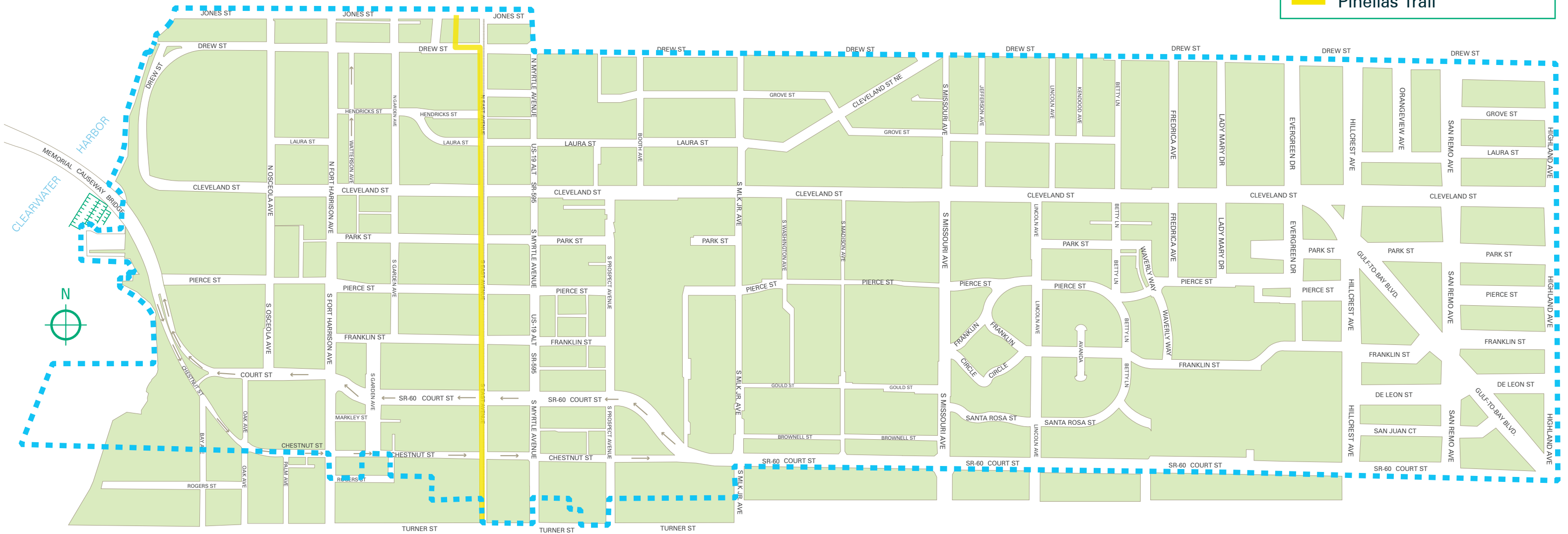
With best wishes and warm, personal regards, I am
Sincerely,


George N. Cretekos
Mayor

FY 2018-2019

BOUNDARY MAP

MAP KEY:
- - - Downtown CRA Boundary
— Pinellas Trail



The mission of the City of Clearwater's Community Redevelopment Agency is to promote Downtown Clearwater's ongoing neighborhood revitalization through programs and initiatives that strengthen and stimulate our local economy and environment.

The city of Clearwater CRA aims to create lasting change in Downtown Clearwater. In October 2018, the CRA adopted an 18-month strategy to foster an environment that is the next great destination to live, work and play. The four goals are to:

- Create and share authentic, positive stories about Downtown Clearwater
- Begin construction on Imagine Clearwater
- Permit 600 housing units
- Attract \$100 million dollars of private investment

STATEMENT OF REVENUE

BUDGETED AMOUNTS

	Original	Final	GAAP Basis Actual Amounts	Variance with Final Budget Positive (Negative)
Revenues:				
• Intergovernmental - local	\$ 1,877,022	1,877,440	1,877,440	-
Investment earnings:				
• Interest	50,000	199,850	205,867	6,017
• Net appreciation (depreciation) in fair value	-	-	147,437	147,437
- Total investment earnings (loss)	50,000	199,850	353,304	153,454
• Miscellaneous	71,026	71,026	71,144	118
- Total revenues	1,998,048	2,148,316	2,301,888	153,572
Expenditures:				
• Current - economic environment	604,371	581,789	546,236	35,553
• Debt service - Interest & fiscal charges	-	-	-	-
- Total expenditures	604,371	581,789	546,236	35,553
• Excess (Deficit) of revenues over expenditures	1,393,677	1,566,527	1,755,652	189,125
Other financing sources (uses):				
• Transfers in	1,539,879	1,779,126	1,779,126	-
• Transfers out	(2,933,556)	(3,345,653)	(3,570,708)	(225,055)
- Total other financing sources (uses)	(1,393,677)	(1,566,527)	(1,791,582)	(225,055)
Net change in fund balances	-	-	(35,930)	(35,930)
Fund balance, beginning of year	-	-	35,930	35,930
Fund balance, end of year	\$ -	-	-	-

ACCOMPLISHMENTS

Budget & Interlocal

- Approved an interlocal agreement between the Community Redevelopment Agency and Downtown Development Board to provide personnel, administrative and management services. (\$71,026)
- Approved an interlocal agreement with the City of Clearwater for activities in the Clearwater Main Library that support community learning in the areas of Science, Technology, Engineering and Math, Entrepreneurship and small business growth. (\$97,260)
- Approved an interlocal agreement with the City of Clearwater to provide the CRA with staffing, Information Technology services and telephone services. (\$500,000)
- Approved an interlocal agreement with the City of Clearwater Police Department for additional Community Policing in the Downtown Gateway District, Prospect Lake District, and Downtown Core District. (\$176,279.96)
- Approved a grant agreement with Ruth Eckerd Hall, Inc to produce Blast Friday festival series in Downtown Clearwater. (\$100,000)



ACCOMPLISHMENTS (continued)

Grants

- Approved a grant to Pour Yours Holding, LLC for interior building improvements at 522 Cleveland Street (\$30,000)
- Approved a grant to Vector Amusements LLC for interior building improvements at 629 Cleveland Street (\$9,054.82)
- Approved a Loan to Grant agreement for Blackbrick Tavern and Kitchen for interior building improvements at 432 Cleveland Street. (\$62,341.25)
- Approved a Loan to Grant agreement with Tequila's Mexican Grill and Cantina, LLC for interior improvements at 422 Cleveland Street (\$100,000)
- Approved a Food and Drink Loan to Grant agreement with Main Street Clearwater Development LLC (\$238,110.41)
- Approved a Loan to Grant agreement with ClearSkyz Café LLC for interior building improvements at 418 Cleveland Street. (\$100,000)
- Approve Grant with 1100 Cleveland, LLC for street view improvements for 1100 Apex (\$400,000)
- Provided funding in the amount of \$600,000 to The Ring LLC for buildout of downtown's first coworking space focused on wellness
- Approved and processed Sidewalk Café Furniture Grant for Downtown Pizza. (\$2,100)
- Renewed the lease with the Clearwater Community Garden in Downtown Gateway
- Completed the Downtown Clearwater Parking Study with Kimley Horn



Request for Proposals

- For the first time since separating from Economic Development department in 2016, the CRA issued a series of Requests for Proposals for redevelopment opportunities in downtown. We received proposals for affordable housing and a brewery that are working through the negotiation process.

Acquisitions

- Purchase of real property at 701 Franklin Street. (\$540,000)
- Purchased of surplus real property at 115 S. Martin Luther King Jr. Ave from the City of Clearwater. (\$300,549.11)
- Purchase of surplus real property at the southwest corner of Cleveland Street and S. Dr. Martin Luther King Jr. Avenue from the City of Clearwater (\$346,782.89)
- Purchase of surplus real property at the southwest corner of Prospect Avenue and Park Street from the City of Clearwater (\$260,000)

Play

- Partnered with The Dalí Museum to bring the Dreams of Dalí Virtual Reality Experience to Second Century Studios (\$60,000)
- Completed the first phase of the Downtown Clearwater Mural Program, with four large-scale murals painted at local businesses (\$100,000)
- Sponsored a Pop-Up Park and 3-D mural for Spring Break 2019 at the PSTA's Jolley Trolley park-n-ride program (\$10,000)
- Sponsored Children's Day/ Día Del Nino Celebration in the Downtown Gateway (\$10,000)
- Celebrated the demolition of the Harborview Center in the first phase of the Imagine Clearwater project along the downtown waterfront
- Hosted the "Our Perspectives, Our Cultures, Our Community" visual arts exhibit, featuring 80 pieces from 45 local artists, at Second Century Studios
- Hosted the inaugural Holiday Extravaganza, a series of events, throughout Downtown Clearwater (\$51,630)
- Partnered with USF's Access 3D Lab to begin development on an augmented reality installation on the "Comunidad" mural (\$24,400)



BOARD OF TRUSTEES:

GEORGE N. CRETEKOS
JAY POLGLAZE
DR. BOB CUNDIFF
DAVID ALLBRITTON
HOYT HAMILTON

Community Redevelopment Agency

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D O W N T O W N
CLEARWATER