

Minutes for CNC Meeting May 5, 2025

- **President Jared Leone** called the meeting to order at 7:00 pm.
- He proceeded to introduce the officers of the CNC and the first guest speaker of the evening, City Council Member Michael Mannino, and reminded the members that we are just learning information and not making any political statement.
- Mike Mannino gave a lengthy explanation of the Church of Scientology for a vacation of right-of-way request on Garden Street.
 - Hopes and dreams of having a beautiful downtown area
 - COS has 1 billion dollars of real estate
 - But then what, we have to move forward - we need development and activation for the quality of Clearwater
 - We need to put things in writing to be signed, binding contracts
 - 2017 - land swap with COS and S Garden is in the middle and allowed them to ask for a vacation of the right-of-way.
 - A video was presented in 2017 with a tribute to Ron L. Hubbard and a small park.
 - In 2024, the COS started working on 3 properties: the Telephone Building, Woolworth Building, and Peoples State Bank. All three are listed on Loopnet
 - Came to ask for a vacation again, and the City said it was not enough.
 - The former Diner/Tequila Building came down by COS and was replaced with some trees, etc.
 - Once again, CoS asked for vacation of the right-of-way. The council agreed to enter into discussion
 - The road does have a value for parking of approximately \$20-30,000 a year
 - 2 appraisals were done \$1.8 million and \$940,000 - average was \$1.375 million, and the vote was not to sell to COS by the Council, but proceed with negotiations
 - City manager went back to COS and then to Council, and the vote was 3 for
 - First Assurance -The Building must be completed and have an occupancy licence granted within 5 years. - Then the deed would be transferred to COS.
 - Second Assurance - due to construction costs and inflation - 5 years with 2 one-year contingencies
 - 1st is \$300,000, and if not, the contract is null and void

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- 2nd is \$300,000 for another year, and if not, the contract is null and deed remains with the city.
- The park must be open and accessible on all four sides if passed.
- The only other thing that could be built is the Performing Arts Center.
 - Must face the western direction - front door.
 - No signage on Court Street
 - Must be landscaping down Court Street and the side of the building
- Other council members requested some other assurances, but he is not sure what they are
- Final vote is May 15th
- Not an easy decision to be made because of the fractured 50-year relationship
- Gotham project is still viable
 - 420+ unit condo with beer garden and Michelin Restaurant
- 16.2 acres of the County property - the council sits with the county for this parcel of property
- Questions were taken
 - Mr. Bunker - Clearwater Marine Aquarium was to have been downtown but it was stopped by David Miscavige. When they couldn't buy the property, they bought up all the other properties that had been left vacant. Miscavige hasn't put things in writing, but Cleveland Street Alliance.com did release the video. Look at building permits pulled. Not in writing but in the video. Looks pretty, but it is about activation with contracts, and assurances are written in the contract
 - Mr. Jonson assured that ClearSKy will be there long term as well as other restaurants in that area. Then it will move down the street. Have there been discussions for Safety Harbor-type restaurants?
 - COS is doing the construction and will put it on the website Loopnet, world-renowned for finding suitable businesses. It would help for long-term stability
 - Asked if Tom Cruise has been seen and is supporting it.
 - Chris Michelaek - What effect will this performing arts center have on the other venues?
 - Not looking to book venues on a daily or weekly basis. The floor can have tables set up. Having a high school graduation for free, could donate to Ruth Eckerd if that takes place

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- Kathleen discussed the other option for Garden Street, which has been presented to have an African American Memorial.
 - This proposal came in an hour before the second reading meeting. The Mac Dixon Memorial was presented without the family's knowledge, so it was reconfigured to be more of not just African Americans but on a historical sense, regardless of race.. Savethegarden.org to find out more about it. Not sure if History aligns correctly because it was N. Garden that was more for the African Americans. The road is not for sale.
- Chelsea Gird had a photo of the actual rendition of what the COS plans to do.
- Why can't there be a compromise if both parties want part of this?
 - Not a bad idea, and I get what you mean, but it is a vacation of right-of-way.
- Is this a monopoly to have this much property downtown?
 - There are only 4 property owners in the downtown, with the county on the way out.
- COS announced in 1993 that they were going to build and the earlier designs, Garden Street, were not affected, but now they would like the street.
 - It does show a roadway, but this is an unrealistic rendering. They do have an overhang, but the new plans show the footprint of the Performing Arts Center to be smaller
- Not always the Church, but sometimes it is people from the Church who are buying the properties.
 - Why is a meeting when we have discussions, the properties are included, and those people are not at the table
 - The Church owns the 3 buildings being renovated currently.
- **Neighborhood Services—** Javante Scott
 - Make sure your information about the neighborhoods registered is up to date
 - Citizen's Academy deadline for applicants is May 15th
 - May 25th is "We've Got the Watch", 6-8 at Crestlake Park - Memorial Celebration
 - May 20th - Meeting at the Downtown Library to discuss what will be done with the Osceola Road. Give a view of the Bluff properties and the road
 - June 1st begins hurricane season

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- Sandbags come from the county
- Keep those bags during the entire season
- Thank you for the wonderful Neighborhoods Day and Arbor Day
- Question about Neighborhoods Day
 - More follow-up
 - More Tiers for the grant
 - Evaluating registered neighborhoods

Membership Business Portion

- **Secretary's Report – Annette Pardue** - Minutes were information has been posted to the website
- posted to the website. Patrick Raftery made a motion to accept the minutes as presented. Cheryl Acton seconded the motion. It was unanimously passed
- **Treasurer's Report - Cheryl Acton** -gave a report that has been posted to the website and stated there were 2 new members- 1 renewal and 1 new

Old Business

- **Membership Committee - Jared Leone** gave an update for this committee that Edna is working to get her neighborhood to be an association. Lake Belvel is another member, and Merry Mount Park is working to become a member as well.
- **Code Compliance Committee Patrick Raftery** stated there was a meeting on May 3rd with the committee members - Dennis McDermott, Barb Fidler, Annette Pardue, Stephanie Siste will be taking Barb Fidler's position on the committee. A mission statement was read and will be posted on the website.

New Business

- Nancy Diaz brought up the See Click Fix link for the cul-de-sac issue and signed up to see what was happening in their neighborhood. They saw several notifications and contacted the code compliance officer for their area. He stated that closed means that it has been assigned to the code compliance officer. Neighborhoods need to be patient, and they will go to a magistrate system in the future.
- Bill Jonson discussed the efficiency of the city departments' Dashboards.
- Chris Michalek - lighting in the Chart House parking garage is glaring and needs to be taken care of, and several people have written to them. Suggested to contact the coding
- Rudy Michalek - concerns about the Town Hall meeting with the group and their language. This group is taking away from the real citizens to share their thoughts.

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- David Allbritton talked about this problem at the next council meeting and has some type of procedure to handle this.
- Bill Jonson discussed the Homeless Encampment that was in Northeast Clearwater and how much garage was removed from these woods. He also referenced the Citizen Survey from last fall and had a handout about this survey. It will be posted on the CNC website under Hot Topics.
- June - presentation on Solar, Julia from Solar United Neighbors. July- an update on the community rating score and the vulnerability assessment update from last year, August - Mayor Rector, Future meeting - Rebecca from Code Enforcement
- The poem was read by Karen Walby to the members so we all understand why the Memorial Event is We've Got The Watch
- **The next Meeting will be on June 2, at 7 pm at Clearwater Fire Training Facility, 1716 N. Becher Road.**
- **The meeting was adjourned at 8:39 by President Leone.**

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