

OMB Contract Review

Contract Name	Two Capital Project Funding Agreements with the City of Clearwater for renovations to the Clearwater Beach Municipal Marina and the Eddie C. Moore Complex.				
GRANICUS	25-1622A	Contract #		Date:	10.20.25

Mark all Applicable Boxes:

Type of Contract							
CIP		Grant		Other	X	Revenue	
						Project	

Contract information:

New Contract (Y/N)	Y	Original Contract Amount	\$15,600,000.00
Fund(s)	1040	Amount of Change	
Cost Center(s)	381210	Contract Amount	\$15,600,000.00
Program(s)	1989	Amount Available	NA
Account(s)	5810006 Aid to Govt Agencies - Cap	Included in Applicable Budget? (Y/N)	N
Fiscal Year(s)	FY26 & FY28		

Description & Comments

The Board of County Commissioners is asked to approve two Capital Project Funding Agreements with the City of Clearwater totaling \$15.6 million to support the replacement of the Clearwater Beach Municipal Marina (\$7.85 million) and renovations to the Eddie C. Moore Complex (\$7.75 million). Both projects aim to enhance tourism and align with the County's Capital Project Funding Program Guidelines and strategic goals of promoting prosperity and business growth.

The first Capital Project Funding Agreement is between Pinellas County and the City of Clearwater provides up to \$7.85 million in Tourist Development Tax funding on a reimbursement basis for the replacement of the Clearwater Beach Municipal Marina. The project will modernize the marina by replacing deteriorating timber docks with ADA-compliant fixed and floating docks, upgrading utilities, replacing seawalls, improving sidewalks and pedestrian access, adding landscaping and lighting, and creating a public promenade connecting Beach Walk to nearby attractions. Construction began in October 2024 and is scheduled for completion by August 2026. The City must maintain ownership, insurance, and compliance with all funding conditions and provide 10 years of tourism promotion benefits to Visit St. Pete–Clearwater, including joint marketing, media collaboration, signage, data sharing, and visitor engagement initiatives. County reimbursement will occur only upon project completion and verification of all terms.

The second Capital Project Funding Agreement is between Pinellas County and the City of Clearwater provides up to \$7.75 million in Tourist Development Tax funding on a reimbursement basis for renovations to the Eddie C. Moore Complex, a key sports tourism facility. The project includes new buildings, seating, dugouts, lighting, technology upgrades, landscaping, and site improvements, with construction scheduled from February 2027 to January 2028. The City must complete the project within three years, maintain ownership and insurance, and provide 10 years of tourism promotion benefits to Visit St. Pete–Clearwater, including joint marketing, permanent signage, event access, digital branding, and data sharing. The County's payment is contingent on project completion and compliance, and the City must repay funds if the project is not completed or the promotional commitments are not fulfilled.

Funding will be provided on a reimbursement basis upon project completion, with the Marina expected to be completed in August 2026 and the Eddie C. Moore Complex in January 2028. The projects were among five approved by the Tourist Development Council on February 19, 2025, and by the Board on March 25, 2025, for a combined total of up to \$26.4 million in Tourist Development Tax funding.
(continued)

Funding for replacement of the Marina is not budgeted in the CVB's Fiscal Year 2026 Adopted Budget in the Tourist Development Tax Fund and may necessitate a budget amendment if the agreement is approved. There is lapse capital program funding available for Fiscal Year 2026 that may be sufficient for the Marina agreement.

Funding for the renovations for the ECM Complex will be programmed in the Fiscal Year 2028 Proposed Budget.

Analyst:
Andrew Brown

Ok to Sign: ☒