North Ward Elementary School Update

City Council Work Session Dec. 1, 2025





Sept. 15th Council Presentation Recap

- Building Assessment and Repair Study Rowe Architects
 - Historic building research and identification of grants
 - Building documents
 - Existing conditions assessment
 - Recommendations for pre-development improvements and use
 - Development of cost estimates for improvements
- Capital Improvement Funds Available \$200,000
- Council affirmed preserving the site's historic designation building
- Supported mixed-use development concept approach to redevelopment

DEVELOPMENT CONCEPTS

MIXED USE & RESIDENTIAL





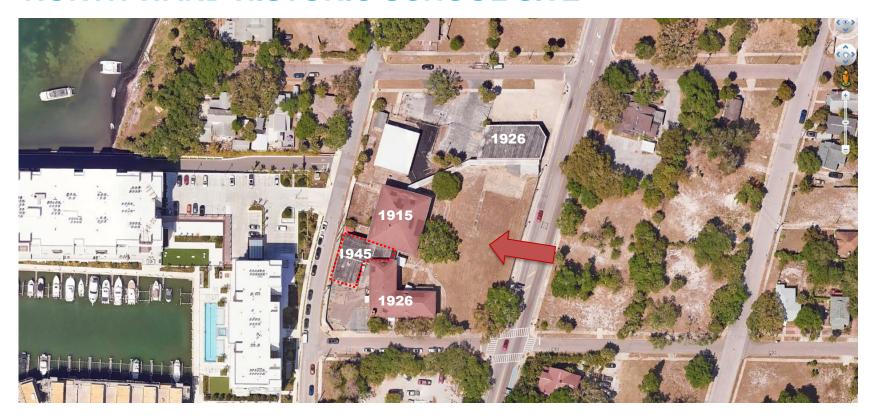
Roof Replacement & "Shrink Wrap" Estimates

- Roof Replacement
 - Only 3 historically significant buildings \$278,634
 - On all buildings \$372,674
- Roof Shrink Wrap
 - Temporarily cover the structures \$83,000





NORTH WARD HISTORIC SCHOOL SITE



CITY OF CLEARWATER STRATEGIC PRIORITY



- 1.2 Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.
- 2.1 Strengthen public-private initiatives that attract, development and retain diversified business sectors.
- 3.2 Preserve community liability through responsible development standards, proactive code compliance, and targeted revitalization.

PROPERTY APPRAISALS

In November 2025, two independent property appraisals were completed, establishing values of \$1,600,000 and \$2,700,000, respectively.



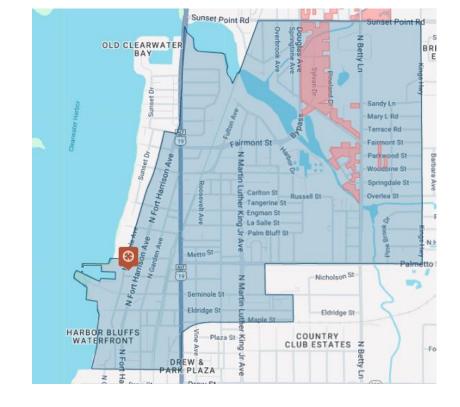
CRA/Downtown Zone

Downtown Redevelopment Plan Policies

- Policy #3 Pursue historic designation of the North Ward School.
- Policy #14 Coordinate with Pinellas County Schools to explore options to repurpose the North Ward School.

North Greenwood CRA

- Redevelopment Goal 5 Quality of Life
 - Preserve and expand the community's historical and cultural resources.
- "...high amount of vacant properties adjacent to the area represents the potential for larger catalytic development projects..."



MARKETING & PROPERTY DISPOSITION STRATEGY

- Define potential reuse parameters and public goals
- Identify developers with proven experience in Historic Preservation projects.
 - Curate and engage a contact list that includes developers, architects, engineers, general
 contractors, commercial realtors, and regional influencers.
- Pre-marketing 120-150 days prior to accepting proposals target May 2026
 - Develop information package to attract high-quality investment and redevelopment interest
 - Land use, zoning and entitlement process
 - Market Information Data
 - Financial tools for development
 - Marketing strategies -site tours, marketing collateral, website landing page, social media, advertising/digital content, sponsorships, etc.

MARKETING & PROPERTY DISPOSITION STRATEGY

- Issue RFQ to prequalify development or organizations with proven historic adaptative reuse experience
- Minimum content for proposals shall include:
 - Conceptual reuse plan and proposed uses
 - Preservation and rehabilitation program
 - Financial capacity and pro formas
 - Development schedule and community benefits
- Proposals will be evaluated and reviewed before being presented to Council approval

