

North Ward Elementary School Update

North Greenwood CRA Advisory
Committee Presentation



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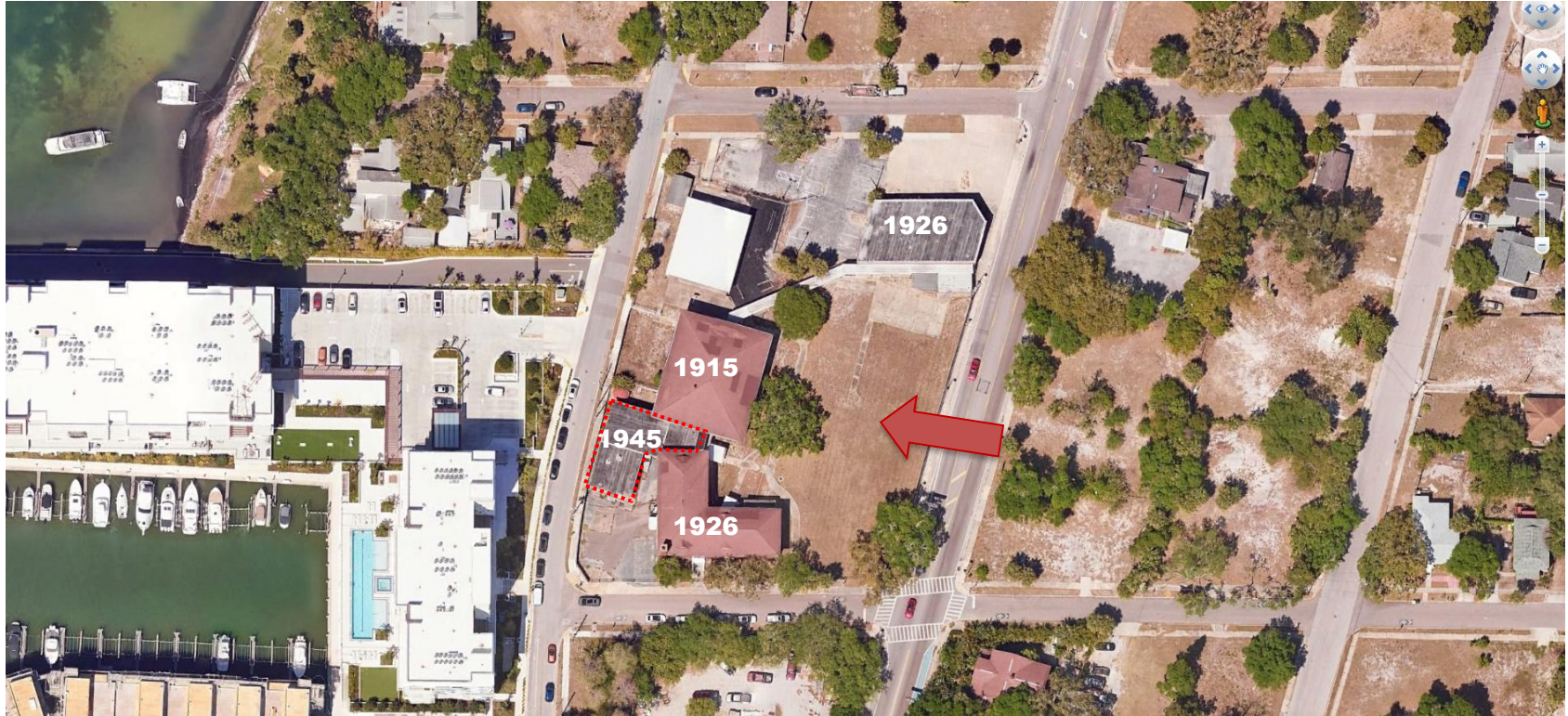
Sept. 15th Council Presentation Recap

- 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

December 1st Council Presentation Recap

- Council discussed roof replacement versus roof repair/protective covering
 - Capital Improvement Funds Available - \$200,000
 - Roof replacement estimate - approximately \$183,000
 - Roof protective covering or “shrink wrap” - \$83,000
- Pre-marketing and property disposal strategy was outlined (described in more detail slides 11-12)
- Confirmation of preference of mixed-use development program as focus of redevelopment

NORTH WARD HISTORIC SCHOOL SITE



PROPERTY APPRAISALS

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



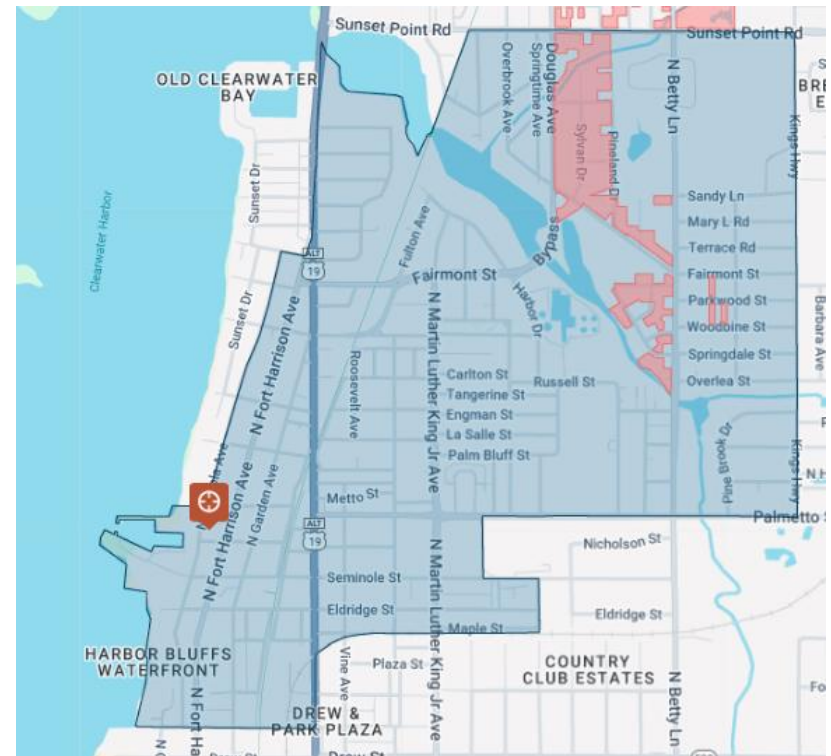
CRA/Downtown Zone

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..."



DEVELOPMENT CONCEPTS

MIXED USE & RESIDENTIAL

First Floor



DEVELOPMENT CONCEPTS

COMMUNITY WELLNESS CENTER

Site floor



Roof "Shrink Wrap" Installation

- Roof Shrink Wrap
 - Cost to Install - approximately \$83,000
 - Installation complete May 2026



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 prior to accepting proposals
 - 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

- Advertise property availability for development, with a preference for developers and organizations with proven historic adaptive 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

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.

North Ward Open House – “Night at the North Ward”

- Target Date - July 30, 2026
- Time of Event - 4pm to 8pm
- Open to Public
- Targeted Attendees
 - North Greenwood Community
 - North Greenwood CRA Committee
 - Local and Regional Developers
 - Economic Development and Community Partners
 - Development and Investment Community focused on development in City of Clearwater

QUESTIONS?



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