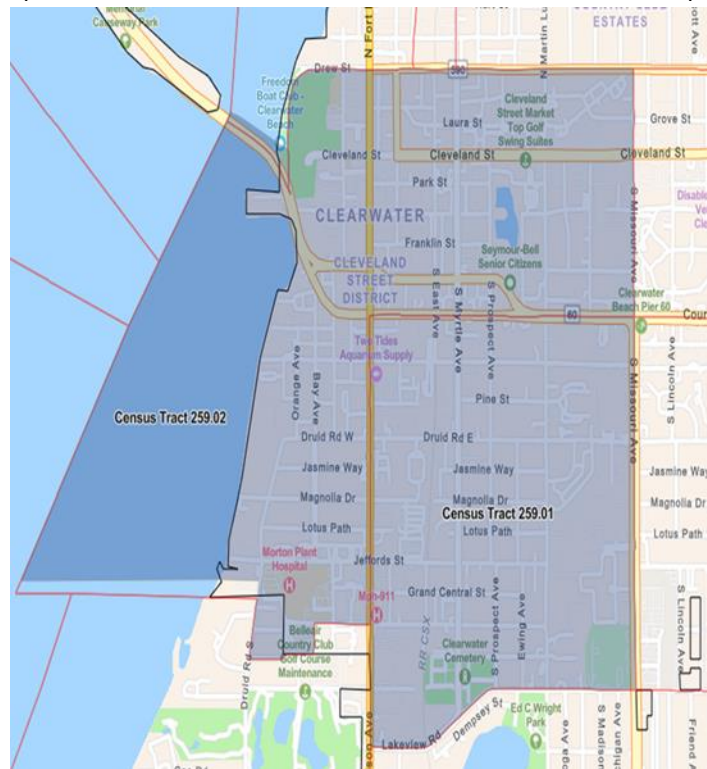


## Exhibit A: Existing City of Clearwater Opportunity Zone

(Census Tract 259- Downtown Clearwater Area)



The exhibit illustrates the boundaries of the City's original federally designated Opportunity Zone areas, including portions of Downtown Clearwater previously identified within Census Tracts 259.01 and 259.02. The zone is bordered by the Intracoastal Waterway on the west, Drew Street on the north, Lakeview Road on the south, and Missouri Avenue on the east.

The City's original Opportunity Zone designation was established under the initial federal Opportunity Zone framework authorized through the Tax Cuts and Jobs Act of 2017. Under the updated permanent Opportunity Zone framework established through the 2025 federal redesignation process, qualifying census tracts are now subject to revised federal eligibility requirements and updated U.S. Census Bureau demographic and economic indicator criteria.

Specifically, changing economic conditions, increased redevelopment activity, private investment growth, and updated demographic indicators within the existing Opportunity Zone area contributed to the tract's ineligibility under the revised federal criteria. As a result, the previously designated Opportunity Zone area was not included within the City's current Opportunity Zone 2.0 nomination package submitted for state consideration.