



CITY OF CLEARWATER

COMMUNITY REDEVELOPMENT AGENCY

POST OFFICE BOX 4748, CLEARWATER, FLORIDA 33758-4748

600 CLEVELAND STREET, CLEARWATER, FLORIDA 33755

TELEPHONE (727) 562-4039

MEMORANDUM

TO: Jennifer Poirrier, City Manager

FROM: Jesus Nino, Executive Director, Community Redevelopment Agency

DATE: November 27, 2024

SUBJECT: Exploration of Arts and Cultural Redevelopment Options for the Clearwater Main Library

Purpose and Summary

This memorandum presents a strategic approach to repurpose a portion of the Clearwater Main Library, located at 100 N. Osceola Avenue, into an arts and cultural hub. Directed by the CRA Trustees at the November 4, 2024, meeting, this document outlines recommendations, legal and funding considerations, and next steps for achieving this transformative vision. The initiative focuses on leveraging a section of the library to create a dynamic cultural destination aligned with the city charter, CRA guidelines, and Florida statutes, fostering downtown revitalization and economic growth.

Background

The Clearwater Main Library, a 90,000-square-foot facility near Coachman Park, is underutilized and presents a significant opportunity for reimagining. Aiming to align with CRA redevelopment goals, the CRA Trustees directed staff to explore converting a portion of the library into a Visual Arts Museum or a similar cultural venue to better serve the community and attract consistent foot traffic.

Key Goals Include:

- **Enhancing Utilization:** Transforming a portion of the library into a cultural hub to draw visitors throughout the week.
- **Economic Development:** Supporting local businesses and tourism by complementing attractions like Coachman Park, the amphitheater, and surrounding amenities.
- **Stakeholder Engagement:** Gaining strong community backing, with 89% of surveyed stakeholders supporting a high-performing cultural venue (informal survey).
- **Leveraging Public-Private Partnerships:** Exploring collaborations with institutions like museums and introducing innovative, interactive cultural experiences.

This initiative aligns with the CRA’s mission of reducing blight, fostering private investment, and driving economic revitalization.

Legal and Funding Requirements

Adherence to the City Charter, CRA guidelines, and Florida statutes is critical for the successful redevelopment of the Clearwater Main Library. The following considerations apply:

1. **Charter Restrictions:**
 - The library property may be leased but not sold.
 - Permissible uses include art galleries, cafes, restaurants, and compatible cultural purposes.
 - Non-permissible uses, like a hotel, require a voter-approved referendum to amend the charter.
2. **Consistency with CRA Redevelopment Goals & Fund Usage:**
 - Funds must align with the CRA redevelopment plan to reduce blight and foster investment. Projects must prioritize economic revitalization, cultural enhancement, and public benefit.
3. **Competitive Solicitation (Fla. Stat. § 163.380):**
 - A 30-day (minimum) public advertisement/solicitation process is required for redevelopment proposals, ensuring transparency and fostering innovation.
4. **Prohibition on Financing Certain Projects (Fla. Stat. § 163.370(3)(a)):**
 - Increment revenues cannot fund the construction or expansion of administrative buildings unless taxing authorities agree, or the project supports community policing innovation.
 - **Interpretation for the Library:** As the library is not an administrative building, this restriction does not apply. Renovations or expansions funded by increment revenues must align with redevelopment goals, such as supporting arts and cultural tourism or enhancing the library’s community role.
5. **Legal Review:**
 - Request for Proposal or Letters of Interest, Advertisements, and Proposals will undergo legal review to ensure compliance with city charter, CRA statutes, and land-use or other city ordinances, rules, and regulations.

Key Insights from Stakeholders

1. **Economic and Cultural Impact:**
 - Arts and culture draw high-spending tourists and contribute significantly to local economies.
 - Interactive experiences align with evolving tourism trends.
2. **Potential Partnerships:**
 - Collaborations with arts and cultural institutions offer opportunities for shared investments and creative programming.
3. **Community Support:**
 - An informal survey revealed strong stakeholder support, with 89% backing arts and cultural redevelopment for the library.

Next Steps

1. **Develop and Advertise an RFP:**
 - Draft an RFP focused on arts and cultural uses, ensuring compliance with the city charter and CRA guidelines.
 - Advertise for at least **60 days** to attract competitive, innovative proposals.
2. **Engage Key Stakeholders:**
 - Continue to collaborate with city departments (Planning, Legal, Procurement) and cultural organizations like the Clearwater Arts Alliance.
 - Initiate outreach to potential regional and national arts and cultural partners.
3. **Evaluate Proposals:**
 - Assess proposals based on alignment with legal, financial, and redevelopment goals.
 - Consider combining multiple compatible uses, such as art galleries, interactive exhibits, and cafes.
4. **Present Findings:**
 - Deliver a comprehensive report and RFP scope to CRA Trustees at the December 2024 meeting.

Proposed Schedule

Task	Timeline
Comprehensive Report and RFP scope to CRA Trustees	December 16, 2024
Finalize RFP or LOI Document	December 31, 2024
CRA Trustees Review/Approval of RFP or LOI	January 13, 2025
Launch RFP or RFLOI for 60 Days	January 21, 2025
Proposal Due	March 24, 2024
Evaluate Proposals	April 7, 2025
Recommendation to CRA Trustees	May 12, 2025

Conclusion

Repurposing a portion of the Clearwater Main Library into a cultural hub presents a transformative opportunity to enhance downtown vibrancy, support local businesses, and align with CRA redevelopment goals. By adhering to legal guidelines, leveraging public-private partnerships, and incorporating stakeholder input, this initiative can achieve significant cultural and economic impact.

The forthcoming RFP will provide a framework for exploring innovative redevelopment proposals, setting the stage for a dynamic arts and cultural destination in Clearwater. Regular updates will be provided as progress is made.

Attachments:

- Alignment with the Clearwater Downtown Redevelopment Plan,
- Alignment of the Library Redevelopment Project with Clearwater's Strategic Plan,
- Scope of Work for a Request for Proposal (RFP) or Request for Letters of Interest (RLOI),
- High-Level Action Plan for Evaluating Proposals and Aligning Redevelopment and Strategic Goals
- Sample Advertisement/Notices

Alignment with the Clearwater Downtown Redevelopment Plan

The Clearwater Downtown Redevelopment Plan highlights several elements that support this initiative:

1. Revitalization of Downtown Assets:

- The plan emphasizes leveraging underutilized downtown spaces, such as the library, to attract visitors and foster economic activity. The library's redevelopment as a cultural hub aligns with the goal of transforming significant downtown assets into vibrant, functional, and attractive spaces.

2. Cultural and Economic Development:

- Establishing a cultural hub, such as an arts and cultural venue, directly supports the plan's goal of promoting cultural amenities to attract diverse audiences and enhance downtown's economic vitality. This is consistent with the plan's call for using cultural institutions to generate foot traffic and stimulate economic growth.

3. Integration with Nearby Attractions:

- The plan identifies the Main Library as a potential catalyst site, leveraging its proximity to Coachman Park and the waterfront to enhance downtown connectivity and vibrancy. The proposed project capitalizes on this strategic location to create synergies with adjacent assets like Coachman Park and The BayCare Sound amphitheater.

4. Public-Private Partnerships and Innovation:

- The plan encourages partnerships with cultural institutions and innovative uses of space. The library project's vision of collaborating with museums and introducing interactive exhibits fulfills this objective, fostering shared investments and creative programming.

5. Community Engagement and Inclusivity:

- The redevelopment aligns with goals to enhance public spaces for community interaction, cultural enrichment, and educational opportunities. Providing accessible cultural experiences at the library fosters inclusivity and aligns with the plan's emphasis on promoting equitable access to amenities.

6. Alignment with Environmental and Sustainability Goals:

- The plan's focus on environmentally sustainable practices in redevelopment projects is mirrored in the library's incorporation of eco-friendly elements in its design and operations. This supports broader city goals of environmental stewardship.

By transforming the library into a cultural hub, the project aligns with the strategic objectives of the Clearwater Downtown Redevelopment Plan, leveraging its potential to act as a catalyst for downtown revitalization, economic development, and cultural engagement.

Alignment of the Library Redevelopment Project with Clearwater’s Strategic Plan

The redevelopment of a portion of the Clearwater Main Library into an arts and cultural hub aligns with the **City of Clearwater’s Strategic Plan**, supporting its vision for a thriving community from Bay to Beach. This initiative aligns with specific **Strategic Priorities** and **Objectives** as outlined below:

1. High Performing Government

- **Objective 1.2:** “Maintain public infrastructure, mobility systems, natural lands, environmental resources, and historic features through systematic management efforts.”
 - The library project revitalizes public infrastructure, transforming an underutilized space into a cultural hub that enhances the downtown area.
- **Objective 1.5:** “Embrace a culture of innovation that drives continuous improvement and successfully serves all our customers.”
 - The innovative use of arts, cultural programming, and partnerships supports this objective by improving services and meeting community needs.

2. Economic & Housing Opportunity

- **Objective 2.1:** “Strengthen public-private initiatives that attract, develop, and retain diversified business sectors.”
 - The project seeks partnerships with arts and cultural institutions, such as the Salvador Dalí Museum (example), and regional organizations to strengthen economic development.
- **Objective 2.2:** “Cultivate a business climate that welcomes entrepreneurship, inspires local investment, supports Eco-friendly enterprises, and encourages high-quality job growth.”
 - The initiative promotes investment in downtown Clearwater and encourages the growth of jobs related to arts, culture, and hospitality.
- **Objective 2.3:** “Promote Clearwater as a premier destination for entertainment, cultural experiences, tourism, and national sporting events.”
 - By creating a vibrant arts and cultural hub, the library redevelopment enhances Clearwater’s cultural offerings, complementing nearby attractions like Coachman Park and The Sound amphitheater.

3. Community Well-Being

- **Objective 3.1:** “Support neighborhood identity through services and programs that empower community pride and belonging.”
 - The library’s new cultural focus will provide programs that connect and empower the Clearwater community.
- **Objective 3.4:** “Inspire citizen participation through civic engagement and volunteerism to build strong, inclusive, and engaged communities.”
 - The project will encourage local residents to participate in programming, volunteer opportunities, and public events at the arts and cultural hub.

4. Environmental Stewardship

- **Objective 4.2:** “Adopt renewable resource usage and waste reduction practices to ensure a vibrant City for current and future generations.”
 - Sustainable practices in the library renovation and operations, including energy-efficient design and waste reduction, support this objective.
- **Objective 4.4:** “Develop accessible and active transportation networks that enhance pedestrian safety and reduce citywide greenhouse gas emissions.”
 - The project’s focus on walkability and proximity to other downtown attractions will promote pedestrian activity and reduce reliance on vehicles.

5. Superior Public Service

- **Objective 5.3:** “Generate organizational success through collaborative engagement and inclusive decision-making to create shared value outcomes.”
 - Collaboration with the CRA, city departments, community partners, local and regional arts and cultural organizations ensures the project aligns with shared goals and delivers high-quality outcomes.
- **Objective 5.4:** “Enhance employee health and productivity through a holistic approach to workplace wellness and benefit resources.”
 - The redevelopment fosters creativity and engagement among city staff and stakeholders, contributing to improved productivity and well-being.

Conclusion

The library redevelopment aligns with Clearwater’s Strategic Plan by addressing key priorities in economic development, community engagement, sustainability, and public service. The project demonstrates a commitment to transforming the library into a vibrant cultural destination, supporting the city’s mission to provide quality, sustainable, and cost-effective services while fostering a thriving residential and economic environment.

Scope of Work for a Request for Proposal (RFP) or Request for Letters of Interest (RLOI)

Development and Operation of an Arts and Cultural Hub at the Clearwater Main Library

Introduction

The City of Clearwater and the Clearwater Community Redevelopment Agency (CRA) invite proposals from qualified organizations, firms, or cultural institutions to design, develop, and manage an arts and cultural hub within a designated portion of the first floor of the Clearwater Main Library, located at 100 N. Osceola Avenue. This initiative seeks to transform an underutilized space into a dynamic cultural destination that aligns with **Clearwater's City Charter requirements**, CRA redevelopment goals, enhances public engagement, and drives economic growth.

The proposed arts and cultural hub will complement nearby attractions, including Coachman Park and The BayCare Sound Amphitheater, while fostering public-private partnerships, supporting innovative programming, and promoting consistent foot traffic to support downtown revitalization.

All uses must comply with the City Charter guidelines, including:

1. Permissible uses such as art galleries, cafes, and cultural purposes.
2. **Prohibition of non-permissible uses, such as hotels, without voter approval.**
3. Compliance with **Article II, Section 2.01** of the Charter for surplus property designation and public hearing requirements prior to leasing property for longer than five years.

Objectives

1. **Reimagine Library Utilization:** Transform a portion of the first floor into an engaging arts and cultural hub to attract consistent weekday and weekend visitors. **The City Council, CRA Trustees, and City Administration will determine the portion of the library suitable for redevelopment.**
 - **Aligns with Strategic Plan:** "Strengthen public-private initiatives that attract, develop, and retain diversified business sectors."
2. **Foster Economic Growth:** Support downtown businesses by driving foot traffic and attracting diverse audiences, including residents and affluent tourists.
 - **Aligns with Strategic Plan:** "Strengthen public-private initiatives that attract, develop, and retain diversified business sectors."
3. **Enhance Community Engagement:** Provide interactive, educational, and experiential programming for residents and visitors.
 - **Aligns with Strategic Plan:** "Support neighborhood identity through services and programs that empower community pride and belonging."
4. **Leverage Partnerships:** Build partnerships with arts and cultural institutions, local colleges and universities, nonprofits, and other innovative organizations.
 - **Aligns with Strategic Plan:** "Cultivate a business climate that welcomes entrepreneurship, inspires local investment, supports Eco-friendly enterprises, and encourages high-quality job growth."

5. **Promote Sustainability:** Incorporate eco-friendly practices in design, programming, and operations to support Clearwater’s environmental goals.
 - **Aligns with Strategic Plan:** “Support proactive climate resiliency strategies to protect natural and built environments.”

Scope of Work

1. Design and Renovation

The selected proposer will:

- Collaborate with the CRA and City of Clearwater to develop a conceptual design for the arts and cultural hub that complies with the City Charter, including surplus property requirements, and aligns with CRA redevelopment goals.
- Redesign the designated portion of the first floor to include:
 - **Exhibition Spaces:** Flexible areas for displaying traditional, digital, and interactive art forms.
 - **Visitor Amenities:** Features such as a small café, gift shop, or community engagement spaces aligned with Charter restrictions.
 - **Technology Integration:** Infrastructure for innovative technologies like, but not limited to, augmented reality (AR), virtual reality (VR), and artificial intelligence (AI) exhibits.
 - **Accessibility:** Full compliance with ADA standards to ensure inclusivity.
 - **Safety and Security:** Systems such as fire safety compliance, secure artwork storage, and visitor safety measures.

Deliverables:

- Architectural designs, floor plans, and detailed budget estimates.
- A phased construction timeline, identifying key milestones and completion dates.

2. Programming and Community Engagement

The selected proposer will:

- Curate and manage diverse programming, including:
 - Rotating exhibitions, interactive art installations, and hands-on workshops, potential arts studios for local artist.
 - Lectures, school partnerships, and community-focused events.
 - Experiential programs using AR, VR, or AI technologies.
- Foster community engagement through collaborations with local schools (all ages), colleges, universities, nonprofits, and other arts and cultural organizations.
- Market the hub to local, regional, and national audiences, leveraging partnerships with businesses and arts and cultural organizations.

Deliverables:

- Annual programming calendar targeting various demographics.
- Partnerships with local, regional, and national institutions.
- Quarterly reports on program participation, visitor data, and community impact.

3. Operations and Management

The selected proposer will:

- Oversee daily operations, including staffing, event coordination, and facility maintenance.
- Implement sustainable practices, such as energy-efficient lighting, recycling, and waste reduction.
- Maintain the space to ensure a high-quality visitor experience.
- **Comply with all municipal regulations governing city property use.**

Deliverables:

- Comprehensive operational plans, including staffing structures and sustainability initiatives.
- Maintenance and financial reports covering operational costs and revenue streams.

4. Partnerships and Collaborations

The selected proposer will:

- Establish public-private partnerships to enhance programming and funding.
- Collaborate with institutions to create unique, innovative exhibits.
- Partner with local businesses, hotels, and event organizers to enhance the downtown experience.

Deliverables:

- Formal agreements with cultural and business partners.
- Co-branded events and marketing collaborations.

5. Metrics and Reporting

The selected proposer will:

- Develop performance metrics, such as:
 - Visitor attendance and engagement statistics.
 - Financial performance, including revenue generation and cost efficiency.
 - Community impact measures, such as participation in programs and stakeholder feedback.
- Provide regular progress reports to the CRA and City of Clearwater.

Deliverables:

- Monthly and annual performance reports.
- Strategic recommendations for continued growth.

Proposal Requirements

Proposals must include:

1. **Design and Development Plan:** A conceptual design, renovation approach, and detailed timeline that aligns with **Clearwater's City Charter and CRA guidelines**.
2. **Programming Plan:** A vision for exhibitions, events, and educational activities that foster economic growth, community engagement, and sustainability.
3. **Operational Plan:** A detailed strategy for staffing, maintenance, and daily operations.
4. **Experience and Qualifications:** Evidence of similar past projects, including partnerships with cultural institutions.

5. **Alignment with Strategic Goals:** Proposals must explicitly demonstrate how they align with Clearwater's Strategic Plan objectives and CRA redevelopment goals.
6. **References:** At least three references from comparable projects.

Evaluation Criteria

Proposals will be evaluated based on:

- **Alignment with CRA goals and City Charter requirements:** The ability to foster economic revitalization, cultural engagement, and permissible use compliance.
- **Creativity and feasibility** of proposed designs and programming.
- **Community impact potential**, including anticipated foot traffic and local business support.
- **Alignment with Clearwater Strategic Plan**, including objectives related to economic development, community engagement, and sustainability.
- **Financial feasibility** and long-term sustainability.

High-Level Action Plan for Evaluating Proposals and Aligning Redevelopment and Strategic Goals

Objective

To establish a structured and transparent process for evaluating redevelopment proposals for the Clearwater Main Library, ensuring alignment with the City of Clearwater's Strategic Plan, the Clearwater Downtown Redevelopment Plan, the City Charter requirements, and Florida Statutes.

Phase 1: Preparation and Proposal Solicitation

1. Define Evaluation Criteria (December 2024)

- **Alignment with Strategic and Redevelopment Goals:**
 - Ensure proposals address key strategic objectives, such as fostering economic growth, enhancing cultural and community well-being, and integrating environmentally sustainable practices.
 - Verify alignment with CRA redevelopment goals of reducing blight, creating private investment opportunities, and enhancing cultural engagement.
 - Incorporate specific references to compliance with the City Charter, including permissible uses and surplus property designation requirements.
- **Community Impact:**
 - Prioritize proposals that promote public access, community inclusion, and educational opportunities.
- **Design and Innovation:**
 - Emphasize creative use of space, incorporation of modern technologies (e.g., AR/VR, AI), and flexible, accessible designs.
- **Operational Feasibility:**
 - Evaluate operational plans, staffing, and sustainability of proposed operations.
- **Financial Viability:**
 - Assess cost-effectiveness, funding sources, and long-term sustainability.
- **Partnership Potential:**
 - Encourage collaboration with reputable cultural institutions, such as museums or universities, and local businesses.

Deliverable: A detailed Request for Proposal (RFP) including clear evaluation criteria, legal compliance requirements, and required deliverables from proposers.

2. Advertise the RFP (January 2025)

- Publish the RFP for **at least 30 days** (will publish for 60 days) to ensure compliance with **Florida Statutes Chapter 163.380** and surplus property public notice requirements.
- Disseminate the RFP through multiple channels:
 - City website and social media.
 - National humanities, arts and cultural, and architectural organizations.
 - Regional business and community networks.
 - Include explicit details about the public hearing process for surplus property designation.

Deliverable: Public RFP notice ensuring wide-reaching, competitive solicitation.

Phase 2: Proposal Review and Evaluation

3. Initial Proposal Screening (March 2025)

- Form an evaluation committee comprising representatives from:
 - CRA.
 - City Departments (Planning, Legal, Economic Development, Procurement, Library).
 - Arts and Cultural and Community Stakeholders.
- Screen proposals for:
 - Completeness and adherence to submission guidelines.
 - Basic compliance with legal and charter requirements (e.g., permissible uses under the City Charter).
 - Confirmation that surplus property requirements have been addressed.

Deliverable: Shortlist of qualified proposals.

4. Detailed Evaluation (March - April 2025)

- Utilize a weighted scoring system based on evaluation criteria:
 - Alignment with CRA and Strategic Plan goals: **30%**.
 - Financial and operational feasibility: **25%**.
 - Innovation and design quality: **20%**.
 - Community impact: **15%**.
 - Partnership potential: **10%**.
- Conduct interviews or presentations with shortlisted proposers to clarify key aspects of their proposals.
- Ensure that proposals demonstrate explicit compliance with **Article II, Section 2.01 of the City Charter** and surplus property regulations.

Deliverable: Final ranking of proposals with supporting documentation.

5. Recommendation to CRA Trustees (May 12, 2025)

- Compile a comprehensive report for CRA Trustees, including:
 - Evaluation results.
 - Stakeholder feedback.
 - Compliance verification with City Charter, Florida Statutes, and surplus property regulations.
 - Recommended proposal with justifications.

Deliverable: Final recommendation for approval.

Phase 4: Alignment and Implementation

6. Contract Negotiation (May - June 2025)

- Work with the selected proposer to finalize:
 - Project scope, deliverables, and timeline.
 - Legal agreements ensuring compliance with CRA and City guidelines.

- Performance metrics (e.g., KPIs for visitor engagement, financial sustainability, and community impact).
- Ensure surplus property designation and lease terms comply with **City Charter** requirements for public hearings and voter approval if necessary.

Deliverable: Signed contract and project implementation plan.

7. Align Implementation with Strategic Goals (August 2025–Completion)

- Monitor project milestones to ensure alignment with:
 - **City of Clearwater Strategic Plan Objectives:**
 - Foster economic growth, community well-being, and environmental stewardship.
 - **Clearwater Downtown Redevelopment Plan Goals:**
 - Enhance downtown vibrancy and cultural engagement.
- Go through City’s plan review and permitting process.
- Conduct periodic reviews with CRA Trustees and community stakeholders to ensure progress and address challenges.

Deliverable: Quarterly progress reports and final implementation.

Metrics for Success

- 1. Strategic Alignment:**
 - Direct contribution to CRA and City goals (e.g., increased foot traffic, cultural enrichment).
- 2. Community Impact:**
 - Increased visitor attendance and engagement (e.g., surveys, participation rates).
- 3. Economic Growth:**
 - Measurable benefits to local businesses and increased private investment.
- 4. Sustainability:**
 - Adherence to eco-friendly practices in design and operations.
- 5. Legal Compliance:**
 - Fulfillment of surplus property requirements and compliance with City Charter and Florida Statutes.

This action plan ensures that the evaluation process remains transparent, competitive, and aligned with Clearwater’s broader vision of fostering a vibrant, inclusive, and sustainable community.

Sample Advertisement/Notice

CITY OF CLEARWATER NOTICE OF SURPLUS PROPERTY AND SOLICITATION OF PROPOSALS

NOTICE IS HEREBY GIVEN that sealed bids will be received by the City of Clearwater (City) until 10:00 A.M., Local Time, _____, 2025, for the lease of surplus property at 100 N. Osceola Avenue, Clearwater, FL (portion of Clearwater Main Library).

Brief Description: The City Council has declared a portion of the Clearwater Main Library surplus property, suitable for redevelopment into an arts and cultural hub, in alignment with Clearwater City Charter and CRA goals. Proposals are invited from qualified entities to lease or manage this space in accordance with municipal and statutory requirements.

Key Dates:

Public Notice Date: _____

Proposal Deadline: _____ (Minimum 30 days post-notice)

Bids must be in accordance with the provisions, specifications and instructions set forth herein and will be received by the Procurement Division until the above noted time, when they will be publicly acknowledged and accepted.

Bid packets, any attachments and addenda are available for download at:

Please read the entire solicitation package and submit the bid in accordance with the instructions. This document (less this invitation and the instructions) and any required response documents, attachments, and submissions will constitute the bid.

General, Process, or Technical Questions concerning this solicitation should be directed, IN WRITING, to the Procurement contact below:

This Invitation to Bid is issued by:

Lori Vogel, CPPB

Procurement Manager

lori.vogel@myclearwater.com

Sample Advertisement/Notice

NOTICE OF DISPOSITION OF REAL PROPERTY WITHIN THE CLEARWATER DOWNTOWN COMMUNITY REDEVELOPMENT AREA

Pursuant to Section 163.380, Florida Statutes, the City of Clearwater, through the Clearwater Community Redevelopment Agency (CRA), invites proposals for the development and operation of an arts and cultural hub within a portion of the first floor of the Clearwater Main Library, located at 100 N. Osceola Avenue, Clearwater, FL.

Project Overview:

The CRA seeks a qualified organization, firm, or cultural institution to design, develop, and manage a dynamic arts and cultural hub that aligns with the City of Clearwater's Strategic Plan and CRA redevelopment goals. The initiative will transform an underutilized portion of the library into a vibrant cultural destination that promotes public engagement, fosters economic development, and adheres to all City Charter requirements.

Proposal Submission Details:

The City of Clearwater and CRA will accept proposals from interested parties starting on _____, and all proposals must be received no later than _____, at _____ a.m./p.m., at the following address:

SUBMIT LETTERS OF INTEREST TO:

It is recommended that LOIs are submitted electronically through our bids website at _____. Alternately, proposers may mail or hand-deliver LOIs to the address below:

**Attn: Community Redevelopment Agency of Clearwater
Economic Development & Housing Department/LOI
600 Cleveland Street, 6th Fl, Clearwater, FL 33755**

The CRA reserves the right to accept the proposal deemed to be in the public interest and in furtherance of the CRA redevelopment goals.

This Invitation to Bid is issued by:

Lori Vogel, CPPB

Procurement Manager

lori.vogel@myclearwater.com