



CITY OF CLEARWATER

COMMUNITY REDEVELOPMENT AGENCY

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MEMORANDUM

TO: Jennifer Poirrier, City Manager

FROM: Jesus Nino, Executive Director, Community Redevelopment Agency; and Project Team

DATE: March 07, 2025

SUBJECT: Property Disposition Strategy – City-Owned and CRA-Owned Properties

Project Background

At the February 5, 2025, Strategic Planning and Implementation Meeting, the City Manager directed a CRA-led interdepartmental team to develop this strategy, with a draft due by March 7, 2025. This initiative builds on previous CRA Trustee directives to assess City and CRA property inventories and identify opportunities for productive reuse.

Purpose and Summary

The Property Disposition Strategy provides a comprehensive, structured approach for managing and disposing of surplus properties owned by the City of Clearwater (City) and the Community Redevelopment Agency (CRA). This strategy is designed to be legally compliant, transparent, and aligned with the City's long-term vision for economic development, housing affordability, and community revitalization.

By adhering to established legal frameworks and best practices, the strategy ensures that surplus properties are disposed of in a manner that maximizes community benefit, promotes economic growth, supports affordable housing, and fosters responsible land stewardship. Additionally, it aligns with Clearwater's broader redevelopment goals, contributing to public infrastructure enhancements and an improved quality of life for residents.

Key Objectives:

- Optimized Land Use – Identify and repurpose surplus properties efficiently.
- Strategic Alignment – Ensure consistency with the City Charter, Strategic Plan, Comprehensive Plan, and redevelopment priorities.
- Regulatory Compliance – Adhere to statutory requirements and competitive disposition processes.
- Transparency & Accountability – Utilize appraisals, environmental reviews, and fair market transactions.
- Community Impact – Drive economic growth, job creation, and affordable housing initiatives.
- Governance & Oversight – Establish a review team to evaluate and recommend property dispositions for governing body approval.

This strategy reinforces both the CRA’s mission and the City’s Strategic Plan Vision by fostering economic vitality, responsible development, and long-term sustainability.

Project Team (Clearwater Property Disposition Team):

- Jesus Nino, Community Redevelopment Agency Department
- Anne Lopez, Community Redevelopment Agency Department
- Brian Ulbricht, Community Redevelopment Agency Department
- Ted Kozak, Planning and Development Department
- Robert J. Kasmer, Public Works Department
- Joseph DeCicco, Public Works Department
- Dylan Mayeux, Economic Development & Housing Department
- Philip Kirkpatrick, Economic Development & Housing Department
- Matthew Mytych, City Attorney’s Office

Stakeholders (Internal and External):

- Clearwater City Council and Mayor / CRA Trustees
- City Manager’s Office
- Residents & Business Owners
- Developers & Investors
- Affordable Housing Organizations
- State & Local Regulatory Agencies
- Parks & Recreation
- Finance Department

Implementation and Next Steps

As a living document, this strategy will be updated as needed to enhance efficiency, adapt to evolving market conditions, and improve implementation processes. Certain components will be further developed to provide detailed, actionable steps for execution.

Upon submission, the project team will promptly incorporate feedback from the City Manager’s Office, City Attorney’s Office, and Senior Executive Team members to refine and finalize the strategy for implementation.

Attachment:

- City of Clearwater Community Redevelopment Agency & City Owned Property Disposition Strategy