

North Ward Elementary School Update

City Council Work Session
Dec. 1, 2025



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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

DEVELOPMENT CONCEPTS

MIXED USE & RESIDENTIAL

First Floor



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.



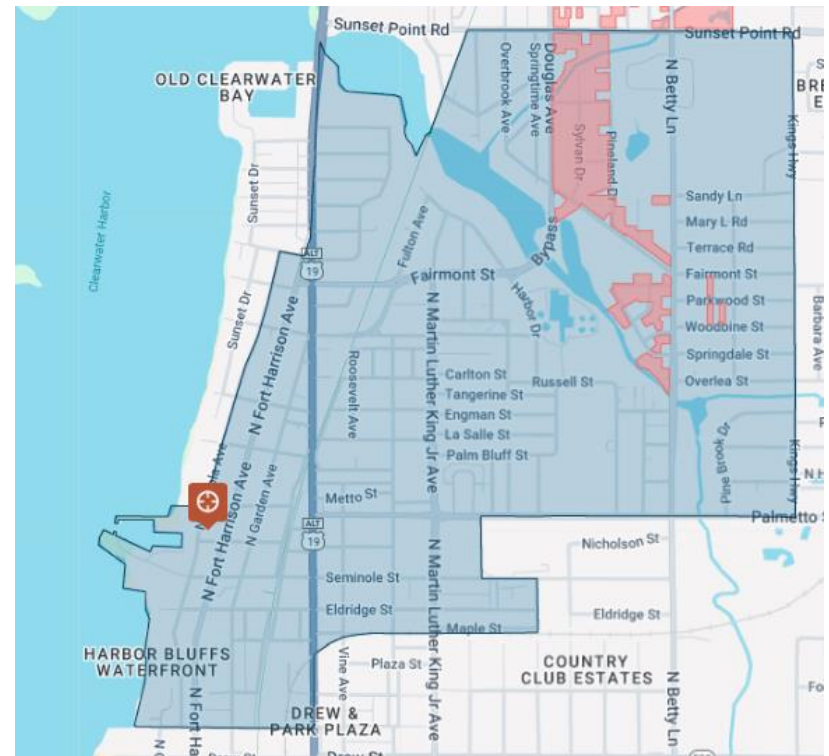
CRA/Downtown Zone

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

**THANK YOU
QUESTIONS?**



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