

RESOLUTION 2016-06-02

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE BREWSTER HOSPITAL BUILDING ("BREWSTER HOSPITAL"), THE PARCEL ON WHICH IT SITS, AND ADJOINING CITY-OWNED LANDS; APPROVING SCORING CRITERIA FOR AFOREMENTIONED SOLICITATION; INSTRUCTING THE CHIEF EXECUTIVE OFFICER TO TAKE ALL NECESSARY ACTION IN CONNECTION THEREWITH TO EFFECTUATE THE PURPOSES OF THIS RESOLUTION; PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the Brewster Hospital is a culturally and historically significant part of Downtown Jacksonville; and

WHEREAS, Brewster Hospital is both on the National Register of Historic Places and a locally designated historic landmark; and

WHEREAS, between 2004 and 2007 the City of Jacksonville spent approximately \$2,285,500 to renovate and restore Brewster Hospital; and

WHEREAS, Brewster Hospital has remained vacant since its renovation; and

WHEREAS, without an occupant, the Brewster Hospital will fall back into disrepair; and

WHEREAS, the City owns contiguous and adjacent parcels to the Brewster Hospital sufficient to accommodate off-street parking; and

WHEREAS, DIA desires to solicit proposals for lease of Brewster Hospital and contiguous/adjacent City-owned parcels to be used for off-street parking; and

WHEREAS, DIA desires to solicit proposal that are consistent with, and further the Redevelopment Goals of, the North Bank Downtown and Southside Community Redevelopment Area; and

WHEREAS, DIA is the designated Community Redevelopment Agency for Downtown's Community Redevelopment Areas, to which a Community Redevelopment Plan was adopted by Ordinance 2014-0560, NOW THEREFORE

BE IT RESOLVED, by the Downtown Investment Authority:

Section 1. The DIA finds that the recitals set forth above are true and correct and are incorporated herein by this reference.

Section 2. The DIA approves the following scoring criteria for incorporation into a Solicitation for Disposition of Brewster Hospital:

Impact Analysis: Proposals will be graded on how the proposed use respects the historical and cultural significance of the Brewster Hospital, the LaVilla neighborhood, enhances the area, improves quality of life, provides a needed or valuable service, or improves social conditions. **[25 points]**

Business Plan / Pro Forma (Including Construction Schedule and Sources & Use Statement, if applicable): Proposals will be graded on equity investment, working capital, amount financed, and construction schedule. **[25 points]**

Consistency with the CRA Plan: Proposals will be graded on consistency with the CRA Plan, including furtherance of its Goals and Strategic Objectives. **[20 points]**

Lease Terms: Proposals will be graded on such factors as value of improvements, lease terms, etc. Proposals that include rental rate discounts in consideration of building and site improvements may be submitted. **[25 points]**

Job creation and/or Retention: Proposals will be graded on average wages and job creation/retention. For job creation, this criterion speaks to new jobs brought to Downtown. Jobs being relocated from outside of Downtown will count as new jobs. Job retention speaks to jobs currently within Downtown that will be retained. **[5 points]**

Section 3. The DIA instructs the Chief Executive Officer of the Downtown Investment Authority to take all necessary action necessary to effectuate the Solicitation of Disposition for the Brewster Hospital.

Section 3. This Resolution, 2016-06-02, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Janice Underwood

James Bailey, Chairman

June 23, 2016
Date

VOTE: In Favor: 6 Opposed: 0 Abstained: _____

FORM APPROVAL:

Office of General Counsel