

RESOLUTION 2016-06-03

A RESOLUTION OF THE DOWNTOWN INVESTMENT AUTHORITY (THE "DIA") INSTRUCTING THE CHIEF EXECUTIVE OFFICER ("CEO") TO ISSUE A SOLICITATION FOR THE DISPOSITION OF THE SNYDER MEMORIAL METHODIST CHURCH BUILDING; 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 Snyder Memorial Methodist Church building is a significant part of Downtown Jacksonville's history; and

WHEREAS, Snyder Memorial Methodist Church is both on the National Register of Historic Places and a locally designated historic landmark; and

WHEREAS, Snyder Memorial Methodist Church has remained vacant since the City acquired it from the St. Johns River City Band; and

WHEREAS, the City of Jacksonville has spent in excess of \$400,000 for building stabilization and repair; and

WHEREAS, Snyder Memorial Methodist Church is in a sever state of disrepair; and

WHEREAS, without an occupant, the Snyder Memorial Methodist Church will continue to fall further into disrepair; and

WHEREAS, Snyder Memorial Methodist Church is located in the epicenter of Downtown Jacksonville and within an area where there has been significant public and private investment within recent years; and

WHEREAS, Snyder Memorial Methodist Church is within proximity to the Museum of Contemporary Art, the Main Branch Library, Hemming Park, and City Hall; and

WHEREAS, Snyder Memorial Methodist Church is within the commercial, office, and cultural center of Downtown Jacksonville; 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 the North Bank Downtown and Southside Community Redevelopment Area, 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 Snyder Memorial Methodist Church:

Renovation: Proposals will be graded on the respondent's capacity to renovate the building in a manner consistent with local, state and national historic standards. Capacity is to be construed to mean respondent has, or will employ or partner with a person or entity with expertise and previous experience in successfully renovating historic building(s) of similar size or scale. **[20 Points]**

Impact Analysis: Proposals will be graded on street-level activation, compatibility with adjacent City assets (e.g. Museum of Contemporary Art, Main Branch Library, Hemming Park), businesses, and residents. **[15 Points]**

Consistency with the CRA Plan: Projects will be graded on consistency with the CRA Plan, with particular emphasis on relevant Redevelopment Goals and their respective Strategic Objectives. **[15 Points]**

Business Plan / Pro Forma (Including Construction Schedule): Financial capacity, including but not necessary limited to, equity investment, working capital, financing, etc. **[25 Points]**

Terms: Proposals will be graded on such factors as value of improvements, lease or purchase terms, etc., and other factors that demonstrate a return on investment for DIA and the City. **[25 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 Snyder Memorial Methodist Church.

Section 4. This Resolution, 2016-06-03, Shall become effective on the date it is signed by the Chair of the DIA Board.

WITNESS:

DOWNTOWN INVESTMENT AUTHORITY

Karen Underwaf

James Bailey, Chairman

June 23, 2016
Date

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

FORM APPROVAL:

Office of General Counsel