



October 5, 2017

**RE: Invitation to Negotiate No. 2017-022
Power District Redevelopment**

NOTIFICATION OF RANKING

As stated in the above referenced ITN, the Evaluation Committee was tasked with identifying the most responsive and responsible Master Developer who will: (a) develop the highest-quality, most comprehensive expression of the Redevelopment Plan and community's interests and objectives; (b) assure the timely completion of the project; and (c) provide the most significant financial contributions and assurances to the project and City.

Accordingly, the Evaluation Team has completed its evaluation of the Best and Final Offers received and has established the following ranking by consensus based on the above principles and the evaluation criteria outlined in the Invitation to Negotiate recapped below as follows:

Rank 1: Cross Street Partners / Urban Design Associates

Rank 2: 1220G / The Collier Companies / Concept Companies

Evaluation Criteria

1. **Development Concept:** Is the concept in keeping with Redevelopment Plan goals and objectives?
2. **Compatibility & Integration:** Does it create a seamless concept that ties various aspects of the community together?
3. **Public Benefit:** How will the concept make use of local vendors, tenants and other local resources?
4. **Project Viability:** Is the project a financially feasible enterprise and a plausible response to the marketplace?
5. **Fiscal Impact to City:** How do the above impact the City's financial position?

It is anticipated that items will be submitted to the following agendas:

- Downtown Advisory Board on Thursday, October 12, 2017
- CRA Board on Monday, October 16, 2017

Thank you for your interest and participation in this solicitation. If you have any questions, please do not hesitate to contact me at 352-393-1252.

Sincerely

Elizabeth Mattke, C.P.M., CPPO
Senior Buyer, Utilities Purchasing