



## Legislation Details (With Text)

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Date	Ver.	Action By	Action	Result
9/5/2013	1	City Commission	Approved as Recommended	Pass

### Request for Proposal for the Construction and Operation of a Museum - Proposal Selection (NB)

As part of the development of Depot Park, the City and the Community Redevelopment Agency planned to include a museum. The City and CRA entered in preliminary discussions with an organization, the Cade Museum Foundation, to explore the possibility of constructing a museum on the Depot property. The City and the Cade Museum Foundation entered into a Memorandum of Understanding regarding the proposed plans to locate the Museum at Depot Park. According to the Memorandum of Understanding, the parties should enter a Disposition and Development Agreement no later than December 31, 2013, with an anticipated construction start date no later than October 2, 2015.

Prior to entering into a Development and Disposition Agreement, the City and the CRA, are required by Section 163.380, Florida Statutes, to publicly advertise and invite all interested parties to submit proposals for the disposition and development of the approximately 2.155 acre site located within the City-owned property known as Depot Park for development and operation of a museum, art gallery, and gardens of an educational or cultural interest that is open to the general public. The advertisement was published on May 10, 2013. The closing date for candidates' application submittal was June 10, 2013.

Proposers were required to indicate: a) the intended use of the site; b) how the proposal furthers the objectives of the Downtown Redevelopment Plan; c) how the proposer is interested in acquiring the property and on what terms; d) financial statement showing the budgets for construction and operating costs and financing sources; and e) if applicable, request for reimbursement for site improvements. Preference was given to proposers who demonstrated the ability to develop and manage successful museum operations, a plan for developing the museum and site, and the financial and legal ability to carry out their proposal.

The CRA received one proposal from the Cade Museum Foundation for a proposed "Cade Museum for Creativity and Invention". On July 1, 2013, an evaluation committee comprised of CRA and City staff

reviewed the proposal and heard a presentation from the applicant. Based on the proposal received the evaluation committee concluded that the proposal met the requirements outlined in the request and recommended that the Cade Museum be selected. The next step is for the City Manager or designee to enter into negotiations for a Development and Disposition Agreement with the Cade Museum Foundation. The final development and disposition agreement will be presented to both the City Commission and the Community Redevelopment Agency Board for approval.

None at this time. The proposal received includes requests infrastructure improvements at the site from the City and CRA and a \$150,000 landscape/hardscape building allowance from the CRA. These requests will be the subject of negotiations and will be brought back to the CRA Board and City Commission.

The City Commission: 1) approve the ranking; 2) authorize the City Manager or his designee to negotiate a Development and Disposition Agreement, subject to approval by the City Attorney as to form and legality; and 3) bring the Development and Disposition Agreement to the City Commission and the CRA Board for each body's approval prior to December 31, 2013.