

**EVALUATION CRITERIA AND SELECTION PROCESS
RELATED TO THE PUBLIC NOTICE OF DISPOSITION OF PROPERTY
OMNI REDEVELOPMENT DISTRICT COMMUNITY REDEVELOPMENT AGENCY
1367 NORTH MIAMI AVENUE MIAMI FLORIDA
FOLIO NO. 01-3136-009-0220**

This document establishes the evaluation criteria and process for proposals submitted in response to the Public Notice for the disposition of the Historic Citizens Bank Building.

The Omni CRA desires proposals that will establish a project to complement the surrounding area, adds value to the community, and respects the historical integrity of the Citizens Bank Building. Proposals should demonstrate a thoughtful use of the space, which could range from commercial, office, or mixed-use developments, all aimed at enhancing the vibrancy of the neighborhood.

All proposals will be evaluated based on the criteria set forth below. The total maximum score is 100 points.

Purchase Price and Financial Benefit to the Omni CRA 40 Points

The appraised value; evaluation will prioritize the strength and competitiveness of the purchase offer and the overall financial benefit to the Omni CRA, including long-term economic impact and investment in the property.

Proposed Use and Consistency with Redevelopment Objectives 25 Points

The uses provided for in the Community Redevelopment Plan and any other pertinent redevelopment or land use plans; consideration will be given to alignment with the Community Redevelopment Plan, compatibility with the surrounding area, and the long-term public benefit, including economic activity and job creation.

Historic Preservation and Design Approach 15 Points

The objectives of the plan for the prevention of the recurrence of slum or blighted areas; evaluation will consider how well the proposal preserves the historical integrity of the building and the quality and feasibility of the proposed adaptive reuse.

Property Obligations, Restrictions, and Proposer Qualifications 10 Points

The restrictions upon the property, and any covenants, conditions, and obligations assumed by the purchaser of the property. The sale of this property shall benefit the Omni Community Redevelopment Area; consideration will be given to the extent to

which the proposed acquisition structure, assumed obligations, and compliance with applicable restrictions demonstrably support the long-term public interest, strengthen redevelopment objectives, and ensure measurable benefit to the Omni Community Redevelopment Area.

Financial Capacity and Ability to Perform 10 Points

The long-term benefits to be achieved by the Omni CRA based on the proposed use when compared to any potential short-term losses or costs in the disposal of such real property; evaluation will consider the proposer's financial capacity and ability to complete the purchase and implement the proposed improvements.