

HOUSING AUTHORITY

of the City of Jefferson, Missouri



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573-635-6163/Voice/TDD

Cynthia Quetsch John S. Pletz
Executive Director *General Counsel*

February 5, 2019

Request for proposals for the redevelopment of Shikles Auditorium, 1200 Linden Drive

The Land Clearance for Redevelopment Authority (LCRA) seeks proposals to acquire and redevelop the Shikles Auditorium located at 1200 Linden Drive, Jefferson City, Missouri.

The proposal must have the following goals:

- Utilization of the property in compliance with city code and zoning restrictions in a manner that benefit the community. Demolition proposals will not be entertained.
- Building improvements to preserve the building.
- Start of the renovation (physical activity on the property) within 4 months of the award and completion within 18 months. Occupancy within 3 months of completion of rehabilitation.

Proposal should include an offer of purchase. Proposal should set forth a verbal description of the work to be done that includes the anticipated use of the property and what structural changes will be made. Proposal must include a separate entry way to the property that does not utilize the parking lot of the LaSalette Apartment Building. Proposal must address accommodating the leasehold rights of the subtenant, Capital City Productions, through the remainder of the term of the lease, which ends on December 31, 2019.

Developer is responsible for obtaining all city permits and complying with the building code.

Developer must be financially capable of timely completing the renovations set forth in the proposal as demonstrated by a bond or letter of credit accompanying the proposal. Payment of the purchase amount will be by certified check.

Developer must agree to comply with all nondiscrimination laws and regulations of the United States, State of Missouri and the City of Jefferson.

Developer cannot sell the property until after completion of the renovations without the permission of the Land Clearance for Redevelopment Authority.

Price and proposed usage of the building will be considered in evaluating the proposal. Consideration will also be given to impact of the proposal on future renovations in the area, financial stability of the developer, and developer's experience and reputation. The evaluation template will be available following the February 19, 2019 LCRA Board meeting.

The properties will be available for inspection by potential developers by reservation only on February 26, 2019 between 11:30 am and 1:00pm. Reservations can be made by calling 573-635-6163 ext 216 or emailing information@jchamo.org.

8 paper copies of the proposal shall be delivered to the office of the Housing Authority, 1040 Myrtle Avenue, Jefferson City, MO no later than 4:30 pm April 5, 2019. **The Housing Authority reserves the right to reject all proposals.**

COMMISSIONERS

Lary Vincent Larry Kolb Dennis Mueller Bob Weber Donna White Dian Cain
Chairman Vice Chairman

