



July 13, 2026

RE: Potential Sites for Senior Center Recommendation

Background

The City issued a Notice of Interest/Request for Information (RFI) seeking potential sites for the development of a new Senior Center within the Community Redevelopment Agency (CRA). The RFI established minimum pass/fail requirements, including site size, location within the CRA, proximity to City Hall, availability of utilities, roadway access, exclusion from the U.S. Highway 17 corridor, and owner willingness to sell. Only sites meeting these minimum requirements were intended to advance for full consideration. Submittals were due by Monday, July 6th, 2026 at 2:00 p.m.

The City received five (5) site submittals:

1. Palmetto 8 Site
2. Old Hospital Site
3. Methodist Church Site
4. Current Senior Center Location
5. Property Appraiser/Library Site

City staff first evaluated each submission against the minimum pass/fail requirements established in the RFI.

Following this review, Sites 1 (Palmetto 8), 2 (Old Hospital), and 5 (Property Appraiser/Library) were determined not to satisfy one or more of the minimum eligibility requirements and, therefore, were not considered qualifying sites for selection.

The remaining qualifying sites were:

- Site 3 – Methodist Church Property
- Site 4 – Current Senior Center Location

Committee Evaluation

A three-member evaluation committee independently evaluated the proposals using the criteria outlined in the RFI, including accessibility, site layout and functionality, downtown integration, compatibility with surrounding uses, co-location opportunities, cost and infrastructure efficiency, and long-term suitability.

The committee members were: Kyle Long, Sandee Braxton and Jessica Newman

Although scoring was completed independently, all three committee members unanimously identified the Methodist Church Site (Site 3) as the preferred location.

The committee's scoring is summarized below:

Site	Kyle Long	Sandee Braxton	Jessica Newman
Site 1 – Palmetto 8*	—	—	—
Site 2 – Old Hospital*	—	—	—
Site 3 – Methodist Church	94	100	75
Site 4 – Current Location	68	70	58
Site 5 – Property Appraiser/Library*	—	—	—

*Did not satisfy the RFI minimum pass/fail requirements.

Recommendation

After reviewing all submitted properties, confirming compliance with the minimum eligibility requirements, and evaluating the qualifying sites using the adopted criteria, the evaluation committee unanimously recommends that the **Methodist Church Site (Site 3)** be selected as the preferred location for the City's future Senior Center.