

HLC Revolving Fund Purchase Scorecard

Property _____ Price _____
 Address _____

Eligibility

If neither is checked, stop. The revolving fund should not be used to purchase this property.

- The property is a designated Historic Landmark
- The property is located within an established historic district

CATEGORY	SCORE 0–10	COMMENTS
<p>1. Historic Significance <i>How important is this resource compared to others?</i></p> <p>10: Candidate for statewide significance 7: Exceptionally strong 5: Contributing resource in a designated historic district 3: Historic but relatively common or compromised 0: Not defensible as a preservation investment</p>	<p>_____</p>	
<p>2. Endangerment and Urgency <i>How likely is the property to be lost or harmed without action?</i></p> <p>10: Loss is imminent without intervention 7: High risk within six months 5: Moderate risk within one year 3: Low risk and stable for now 0: No credible threat</p>	<p>_____</p>	
<p>3. Visibility and Civic Presence <i>How well-known is this property?</i></p> <p>10: Iconic and highly visible public landmark 7: Very visible neighborhood anchor 5: Visible to regular public traffic 3: Limited visibility or limited public awareness 0: Not noticeable as a landmark</p>	<p>_____</p>	

<p>4. Purchase Price <i>How reasonable is the price given fund capacity?</i></p> <p>10: Under \$100,000 7: \$100,000 to 250,000 5: \$250,000 to \$500,000 3: \$500,000 to \$1 million 0: Over \$1 million</p>	<p>_____</p>	
<p>5. Total Taxpayer Exposure <i>What is the expected cost to the HLC beyond purchase price for repairs, upfit, and carrying?</i></p> <p>10: Under \$25,000 beyond purchase price 7: \$25,000 to \$100,000 5: \$100,000 to \$250,000 3: \$250,000 to \$500,000 0: Over \$500,000 or unknown</p>	<p>_____</p>	
<p>6. Expected Loss to HLC <i>After the property is disposed, what's the net effect on the revolving fund?</i></p> <p>10: No expected loss, or an expected gain 7: Expected loss under 50,000 5: Expected loss \$50,000 to \$150,000 3: Expected loss \$150,000 to \$300,000 0: Expected loss over \$300,000 or not estimable</p>	<p>_____</p>	
<p>7. Likelihood of External Funding <i>Can outside money help the revolving fund?</i></p> <p>10: Funds committed or highly likely 7: Strong prospects with identified sources 5: Possible but not developed 3: Unlikely 0: None expected</p>	<p>_____</p>	

<p>8. Alternatives to Purchase <i>Can we achieve preservation without buying the property?</i></p> <p>10: No realistic alternative 7: Alternatives exist but likely too slow or uncertain 5: Alternatives might work with effort 3: Strong alternative exists and should be pursued first 0: Purchase is unnecessary</p>	<p>_____</p>	
<p>9. Exit Readiness and Holding Time <i>How quickly and realistically HLC can transfer to a capable steward?</i></p> <p>10: Immediate transfer and buyer or steward is lined up 7: Transfer within six months and property is readily marketable 5: Transfer within one year and buyer pool is narrower 3: Holding more than one year or requires a formal RFP process 0: No credible exit plan</p>	<p>_____</p>	
<p>10. Future Use After Transfer <i>How will the public enjoy this historic property after we've disposed of it?</i></p> <p>10: Public museum or civic interpretive use 7: Nonprofit or community serving use 5: Compatible adaptive reuse 3: Private residential use with a credible preservation plan 0: Unclear or incompatible future use</p>	<p>_____</p>	

Total Score out of 100: _____