

EXTENDED REQUEST FOR PROPOSALS

December 7, 2010

USE AND SALE OF REAL PROPERTY
113 NORTH CHURCH STREET

About The Property

The Town of Smithfield has extended the deadline to accept proposals from individuals or companies interested in redeveloping and purchasing vacant property owned by the town at 113 North Church Street in historic downtown Smithfield, Virginia. These properties once housed the Smithfield Volunteer Fire Department and the Isle of Wight Volunteer Rescue Squad but were more recently used by the Town of Smithfield Public Works Department for equipment storage and office space. These town functions have since relocated to town owned property on Cary Street outside of the historic district.

The property is further described as Isle of Wight County Tax Map and Parcels:

113/21A-01-086 Assessed Value \$118,700
and 21A-01-087A

The current structures comprise approximately 5,000 gross square feet and the current condition is fair to poor. The property will be sold as is. A drawing is attached for reference to show approximate building measurements. An updated, accurate description of the property is provided on the attached survey plat prepared for the town on June 2, 2010. The property zoning is "D" (Downtown District) and it is located in Flood Zone "X". The overall site consists of approximately 0.201+/- acres. The town is in the process of researching possible recorded ingress/egress easements with adjacent property owners and preparing any additional easements which will be needed.

Desired Site Redevelopment

In 2009 Isle of Wight County Department of Economic Development funded a study aimed at continuing the revitalization of Historic Downtown Smithfield. The firm of Sanford Holshouser was selected to perform the study and they worked closely through the Isle of Wight/Smithfield/Windsor Chamber of Commerce. An important part of the process was to gain input from the public and current stake-holders downtown.

It is the goal of the Town of Smithfield to create a vibrant "experience" destination downtown for locals as well as visitors. We also wish to encourage the location of new businesses and provide support to existing businesses. Further the town desires to accommodate selected start up retailers or service providers and establish a small business incubator or multi-tenant space in downtown Smithfield.

Specifically the study, as a result of the survey input process, identified the following types of retail and restaurant uses as being desirable to attract downtown:

Retail: Bookstores, Art Galleries and Studios, Craft Shops, Specialty Food/Grocery Stores, Variety Stores, Quality/Specialty Clothing Stores, Wellness/Fitness Facility/Spa, Sweet Shops, Hardware/Boating Supplies, Expansion of Farmer's Market, Kitchen Gourmet, Wine and Cheese Shops.

Restaurant: Sandwich Shop/Delicatessen, Coffee Shops, Casual Italian, Pub/Micro Brewery, Internet Café, Casual Seafood/Raw Bar, High End Dining/Tea Room, Colonial Style Eatery, Southern Country/Smithfield Ham Dishes, Sidewalk/Outdoor Dining.

Proposed Site Improvements

Current site improvements are minimal and include concrete and asphalt paved drive/parking alleys at curb grade, and concrete sidewalk and utilities. However the town has developed plans for streetscape improvements which will include the frontage of these properties as shown on the additionally attached landscape plans and details. Thus public improvements are pending and should be incorporated into the redevelopment and proposed use plans for these properties.

Proposal Requirements

Proposals must include the following information:

1. Description of the Proposed Use of the Property
2. Summary of Building Improvements to be made, including Additions or Demolitions – Exterior and Interior
3. Conceptual Sketch Drawings, Renderings or Architectural Elevations to Convey Proposed Use and Improvements
4. Name, Contact Information, Experience of and References for Managing Agent

Parties interested in submitting a proposal should contact the Town Manager's Office via telephone #757-365-9505. All questions must be emailed to Town Manager Peter Stephenson at pstephenson@smithfieldva.gov. Access inside the buildings for inspection will be provided by appointment. Ten (10) copies of each proposal shall be submitted to the attention of the Town Manager. All proposals must be received by 5:00 p.m. on Monday, January 3, 2011. Please note that the official mailing address for the Town of Smithfield is P.O. Box 246, Smithfield, VA 23431 and all mailed proposals must be sent to this address. Electronic copies will not be accepted. Hand delivered copies will be accepted at the Town Manager's Office at 315 Main Street.

All proposals received will become public information and will be reviewed by the Smithfield Town Council Public Buildings & Welfare Committee on Monday, January 25, 2011. The town reserves the right to reject any and all proposals. The Smithfield Town Council may negotiate the terms of sale with the prospective purchaser based on a ranking of proposals received. Such negotiations would be made in confidence through the Town Attorney. Proposal review criteria will include best adaptive redevelopment and reuse plans for the properties and how well proposed use meets the downtown revitalization goals.