

## **REQUEST FOR INTEREST**

### **FOR THE SALE AND ADAPTIVE REUSE OF HISTORIC PROPERTY ASBURY CHURCH 105 N. JAY STREET MIDDLEBURG, VA 20117**

#### **I. NOTICE**

The Town of Middleburg ("Town") requests an expression of interest and certain information from interested parties in the purchase and adaptive reuse of Town-owned real estate containing an historic church located at 105 N. Jay Street in the Historic District of Middleburg, Virginia.

#### **II. BACKGROUND**

The property consists of two parcels totaling approximately 0.30 acres and that were acquired by the Town in December 2014. The Asbury Church is the oldest standing church in Middleburg, dating to 1829. The structure is an important part of the Town's and region's history and has been found eligible for individual listing on the National Register of Historic Places. The building is located on Jay Street within the socially, culturally and economically significant Middleburg Historic District near the heart of downtown. A copy of the historic district survey form for this property is available from the Town.

The two-story stucco over stone church has an open floor plan with a second-floor balcony that extends around three sides. There are two first floor bathrooms. The structure has been vacant for approximately twenty years and has deteriorated. The building has recently undergone repairs, including a new roof, to stop the deterioration and to stabilize the building.

The current zoning on the property is R-2 Single-Family Residential, which allows for certain residential and non-residential uses (some which may require a Special Use Permit). The distinctive historic building offers a most desirable and affordable "New Urban" residential lifestyle opportunity. However, the Town is amenable to considering proposals for uses that may not conform to the current zoning regulations.

#### **III. OBJECTIVES**

The Town is seeking to convey the property to an individual, firm or organization that will rehabilitate the building (in accordance with the U.S. Secretary of the Interior's Standards for Rehabilitation of historic buildings, hereinafter "National Standards") and that will reuse the property for purposes that the Town Council determines is in the best interest of the Town. The objectives of this RFI are to:

1. Achieve the restoration and reuse of the historic church structure in an expeditious manner;
2. Ensure the long-term preservation of the church in light of the site's historical significance to the region and community; and
3. Ensure use of the property in keeping with the spirit and intent of the Town's Comprehensive

Plan and the Middleburg Historic District.

#### **IV. SUBMISSION REQUIREMENTS**

Respondents must provide the following information:

1. Responding entity name; address; names of principals and contact information; and names and title of persons with the authority to contractually bind an Offer to Purchase with proof of authority.
2. Experience and qualifications of the Respondent in rehabilitating, owning and/or managing properties, especially historic properties.
3. Proposed adaptive reuse/redevelopment concept and proposed use(s).
4. Estimated development time frame, including estimated start date of improvements to be made to the property from the date of closing (in number of days or months), as well as estimated completion date (in number of days or months from the start date).
5. An anticipated date for commencement of operations or use of the property as proposed.
6. Terms of offer to purchase
7. A Financial Plan, including all anticipated acquisition, construction and general development costs and proposed financing mechanism(s).
8. Estimated time frame for closing

#### **V. SELECTION CRITERIA**

1. The extent to which the proposal furthers the Objectives set forth in Section III (up to 20 points).
2. The extent to which the proposed adaptive reuse of the Asbury Church building satisfies a desired or unique niche in the marketplace or community and helps strengthen the economy and/or quality of life in the Town of Middleburg (up to 15 points).
3. The contribution the project will make towards enhancing the quality of life in the immediate neighborhood (up to 10 points).
4. The level of financial investment, rehabilitation treatment, and design recognition of the historic and architectural significance of the Asbury Church building and site (up to 15 points).
5. The degree to which the project may potentially stimulate other desirable economic, social and/or cultural development and/or redevelopment in Town (up to 10 points).
6. The Respondent's demonstrated capacity to finance, market, manage, and package this important adaptive reuse project. (up to 15 points).
7. The Respondent's demonstrated readiness and ability to proceed on the project including time schedules reasonably described (up to 15 points).

#### **VI. PROPERTY SITE VISIT**

The Town will provide opportunities for interested parties to tour the property in at least two public sessions. To receive more information regarding these dates, please contact Jamie Gaucher at [jgaucher@middleburgva.gov](mailto:jgaucher@middleburgva.gov) to be added to a contact list.

## **VII. SUBMITTAL OF RESPONSES:**

Responses to this Request for Interest shall be submitted no later than *Friday, February 1, 2019 at 2pm local time*. All responses should be addressed in writing to:

Town Administrator  
Town of Middleburg  
P.O. Box 187  
Middleburg, VA 20118

or via email to:  
jgaucher@middleburgva.gov

## **VIII. DISPOSITION PROCESS:**

The Town will review interests and preliminary submissions for the private purchase and adaptive reuse of the property. The Town may solicit other submissions if deemed necessary or desirable, or may decide not to move forward with any submissions, at its sole discretion.

The Town intends to issue a formal Request for Proposal (RFP) subject to review of responses to this Request for Interest. The issuance of an RFP is at the sole discretion of the Town Council of Middleburg.

The purchase of the property shall be subject to any existing and required easements for sewer, water, storm drainage and any other public purposes abutting and within said property and any other encumbrances of record.

**Sale of the property is subject to review and approval by the Middleburg Town Council.**