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## Business Opportunity Former St. Albans Town Hall

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579 Lake Road, Town of St. Albans, Franklin County, Vermont

Deadline for Proposals: September 1<sup>st</sup>, 2023

## Property Features

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- Owner: Town of St. Albans
- Land: 0.30 Acres
- Building: Two-story masonry structure, approximately 6,115 SF
- Zoning: Mixed Residential/Commercial
  - Designated Village Center and Historic District
- Estimated daily traffic: 1500+ vehicles
- Wastewater system: 1500 gal holding tank (upgraded in 2010)
- Parking spots: ~22

## Summary

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The Town of St. Albans (Town) is considering long-term lease or purchase proposals of the historic former St. Albans Town Hall, with the purpose of revitalization back into a contributing community asset. Proposals to purchase must include conditions and covenants the proponent will impose to insure preservation and stewardship of the former Town Hall. Due to the historic nature and unique features of the former Town Hall, the Town reserves the right to reject any and all proposals.

## Background

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Built in the 1890's in the Town of St. Albans as a municipal building, which also housed a small school until around 1960, served as the official Town Hall for St. Albans until 2022. The building is within close walking proximity to the St. Albans Bay Park, Bayside Pavilion, Lake Champlain, and within five minutes driving time to the Historic City of Saint Albans Downtown District.

## Proposal Content

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Please include the following in your proposal:

- A concept plan or complete description of proposed development that includes: intended use; historic preservation efforts; and an estimated timeline for completion (Note: Due to its designation on the National Register for Historic Places, proposed improvements to the exterior of the building must be limited to rehabilitation and upgrades)
- Identification of any neighboring properties to be included in the development of the project
- A detailed outline of the process for accommodating and cataloguing public feedback on proposed uses (if leased)
- A description of the developer's qualifications and related experience in renovation and revitalization of historic structures;
- A fully-developed business plan and a financial plan that outlines financing of proposed improvements;
- For lease proposals: A proposed term of lease and proposed amount for lease payments;
- For purchase proposals: A specific purchase price; and a detailed description of the covenants restrictions and other provisions the proponent will establish to insure the restoration and preservation of the Historic former Town Hall.

## Potential Incentives

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- ✓ Negotiable Purchase Price
- ✓ Historic Tax Credits
- ✓ Village Center Tax Credits
  - Eligible tax credits
    - Interior/exterior improvements
    - Code compliance
    - Electrical & plumbing upgrades
    - Façade work
    - Code improvement tax credits (sprinkler systems, elevators, lifts, ADA modifications, electrical, fire safety, plumbing)
- ✓ Priority site consideration by State Building and General Services (BGS)
- ✓ Special Assessment District

All interested applicants, proposals, and questions can be directed to Sean Adkins, Town Manager at [S.Adkins@stalbanstown.com](mailto:S.Adkins@stalbanstown.com).

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