



ALBEMARLE
NORTH CAROLINA
Water. Air. Land. Opportunity.

Request For Proposals

Former Albemarle Police
Department Headquarters

203 N. 2nd St., Albemarle, NC 28001

Historic
Downtown
Albemarle
Property



Retail | Housing | Office | Mixed Use

Offered For Sale As Part Of A Negotiated Development Agreement

The City of Albemarle is seeking proposals from experienced and dynamic developers to purchase and enter into a development agreement to repurpose this former U.S. Post Office and City of Albemarle Police Department Headquarters



City of Albemarle

Economic Development Department
144 N. 2nd St. | PO Box 190
Albemarle, NC 28002
Phone: 704.984.9419
www.albemarlenc.gov

For Information About This RFP Contact:

Keith Tunnell, Economic Development Director

Phone: 704.984.9419 | Email: ktunnell@albemarlenc.gov



For The Adaptive Reuse For Residential/Retail/Office
Of This City of Albemarle Owned Building Known As The
Former Albemarle Police Department Headquarters Building
203 N. Second Street, Albemarle, NC 28002



Latitude/Longitude [35.35250/ -80.19818]

Link To Stanly County, NC Online GIS

<http://www.stanlygis.net/>

Stanly County Property Plat Numbers

#139640 and #28267

RFP Issued By
The City of Albemarle, North Carolina
Economic Development Department

Deadline for Submittal

Interested parties must submit five (5) copies of their development proposals in response to this RFP **no later than Friday, March 11, 2022, at 5:00 p.m. ET.**

Submittals, Pre-Submission Meeting & Tour

A pre-submission meeting with City staff and a tour of the building is highly recommended. Submittals, requests for additional information, requests to schedule a tour of the building, or other inquiries should be made to:

Mr. Keith Tunnell, Director
City of Albemarle
Economic Development Department
144 N. 2nd St. | PO Box 190
Albemarle, NC 28002

Phone: 704.984.9419

Email: ktunnell@albemarlenc.gov



Albemarle City Hall from 3rd Street entrance, Downtown Albemarle.

Former Albemarle Police Department HQ Building RFP

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I. INTRODUCTION

The City of Albemarle (the “City”) owns the historic former U.S. Post Office and City of Albemarle Police Department Headquarters building located at 203 N 2nd St, Albemarle, NC 28001 on land parcels further identified by Stanly County property records as #139640 and #28267.

The City is seeking proposals from qualified development teams for the sale and adaptive reuse for Residential, Retail, and/or Office purposes of the building, (the “Property”).

Proposals from qualified respondents leading to the selection of a development team and the negotiation of a development agreement and a purchase agreement, in a manner which is consistent with the goals outlined by this request for Proposals will be accepted until **5:00 p.m. (ET), Friday, March 11 11, 2022.**

Sale and adaptive reuse of the Property for Residential/Retail/Office purposes is the goal of this Request for Proposals (“RFP”).

Responses may propose multi-family residential uses, live-work units or mixed-use type development that includes one or more of each development component.

Interested parties, having the demonstrated ability to renovate and adaptively reuse historic buildings for Residential/Retail/Office buildings purposes are encouraged to reply to this RFP. The City’s goal is to negotiate with the selected candidate after a thorough review by the RFP Selection Committee. At that time a development agreement and a purchase agreement will be negotiated with action taken by the Albemarle City Council.

A. Statement of Intent

It is the City’s intent to facilitate the sale and adaptive reuse of the Property for Residential/Retail/Office purposes in a manner that is compatible with the character of Albemarle and that enhances the positive qualities of downtown. Proposals should be focused on creating a space that complements the vitality of downtown and promotes residential and retail activity downtown beyond standard 8-5 business hours (the “Project”).

B. City’s Role in the Redevelopment

The City has established the following elements as the framework for the Project:

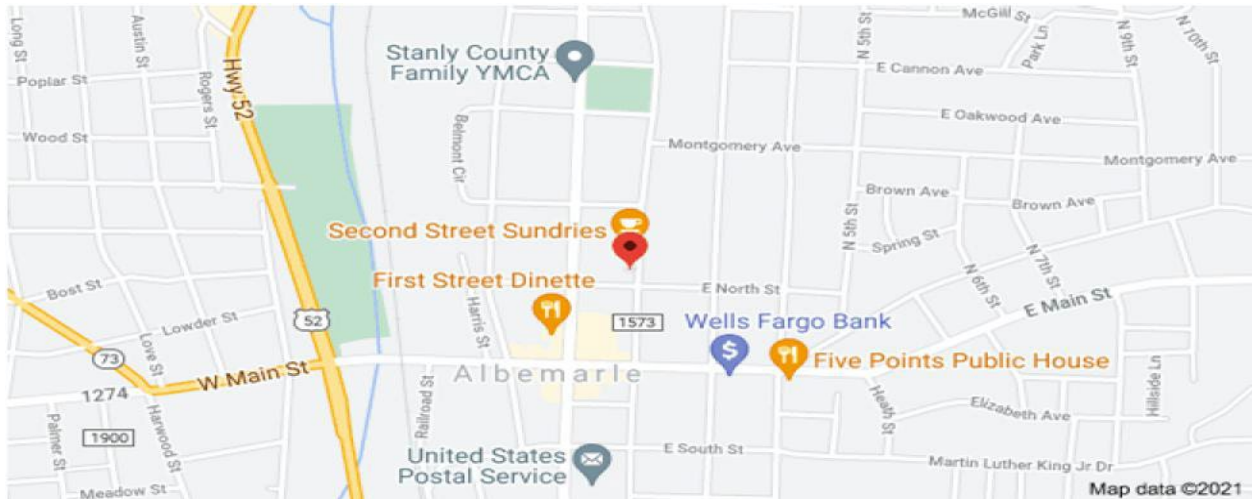
- The selected development team will be responsible for formulating the development program within the framework specified in this Request for Proposals.
- All proposals will be subject to applicable City review and required approval processes.

The City plans to sell the Property to the selected development team following a review of proposals submitted to the City. The development team would contract with the City including a development agreement and a purchase agreement. The City is willing to consider establishing a condominium form of ownership of the Property if a portion but not all of the building or property is to be developed.

C. Location

The former U.S. Post Office/City of Albemarle Police Department Headquarters building located at 203 N. 2nd Street, Albemarle, NC 28001.

Coordinates: 35.35270099254476, -80.1985905159259



II. Downtown Albemarle: Redevelopment Opportunities

A. The City has established the following goals for the adaptive reuse of the property:

- New retail or office opportunities that address identified market leakage downtown with a plan to fill gaps and/or develop a mixed use of retail, commercial and/or housing.
- The [Retail Strategies: Albemarle Marketing Report \(2021\)](#) provides updated market, leakage, and other retail data. The City of Albemarle has contracted with Retail Strategies the past 8 years with great success in attracting new regional and national retail businesses.
- Retail Strategies has also provided [Downtown Albemarle 1-Mile Radius Demographic & Market Data](#) which is useful to those interested in opening a business in the downtown core.
- New downtown housing opportunities utilizing historic preservation programs including federal historic tax credit funded rehabilitations and any State of North Carolina credits.
- This building is located in the Albemarle Downtown Historic District. [Click here](#) to view archival documents as well as view and download a copy of the [Historic Downtown Albemarle Guide](#).
- Additional downtown pedestrian traffic and additional downtown business customers.
- Downtown revitalization through increased investment, tax revenue, and job creation.



B. The Next Growth Area In The Charlotte Region

All one has to do is follow the growth of Charlotte over the past 25 years to see why Stanly County and the City of Albemarle are destined for growth and development in the coming decade. The City has a good highway network, available land, millions of gallons of excess capacities of water and sewer, reliable and affordable power, and a strong labor force.

Albemarle is already seeing strong growth in the housing, retail, and small business sectors. With the new 282-acre Albemarle Business Center (ABC) industrial park under construction, it's only a matter of time before thousands of high paying jobs return to the City in the industrial, distribution, and manufacturing sectors.



The Charlotte Region has been one of the fastest growing regions in the U.S. over the past 25 years. Most of the region's largely undeveloped property is to the east and Stanly County and the City of Albemarle are ideally positioned to capitalize on this growth. With completion of the new industrial park and a possible speculative building constructed by the City at the ABC, Albemarle is positioned to catch the wave of industry looking to locate in the Charlotte Region. The City of Albemarle owns the water, sewer and electric utilities that serve the ABC giving the City an even greater edge when negotiating to bring industry home. Add in outstanding workforce training delivered by Stanly Community College, all the pieces are in place to see Albemarle experience success in attracting good paying, high quality manufacturing jobs.



C. Planning & Progress

Albemarle’s past, present, and future were all analyzed in 2017 as part of the City’s economic development strategic plan. Many of the 2017 plan’s goals and objectives have been met. In late 2021, the City embarked on a new strategic planning process for all City departments that will be completed by the end of 2022.

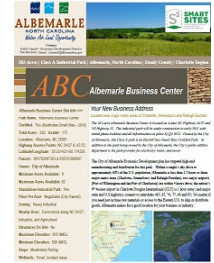
One of the top goals of the 2017 Strategic Plan was to build a new industrial park to attract high-paying manufacturing jobs. That goal has been realized as the design and permitting of the [Albemarle Business Center \(ABC\) industrial park](#) was completed in 2021. An [ElectriCities SmartSite Certified Park](#), construction on the 282-acre Class A park infrastructure got underway in February of 2022 and the City’s economic development team is already marketing the park to prospects. At full buildout the park has the potential to generate more than \$1.2 billion in new investment, create more than 2,500 jobs and substantially increase annual revenues for the City’s utilities that serve the park.

On the retail front, Albemarle has seen a decade of strong growth and progress. More than a dozen regional and national retailers have invested in Albemarle, most along the NC 24/27 corridor. Partnering with Retail Strategies of Birmingham, AL the City has been able to utilize the company’s strong ties and hard work to lure many national retailers. More than \$17 million in new investment and hundreds of retail jobs have been created during the time the City and Retail Strategies have worked together.

In the fall of 2021, the City contracted with Retail Strategies to work with its Retail Strategies Downtown division to work with the Albemarle Downtown Development Corporation (ADDC), the City’s Economic Development Department, downtown business owners, property owners and other stakeholders to assess and create a strategic plan for downtown development.

This year-long initiative will assess downtown properties and develop marketing plans to entice new investors into the downtown. The program will also leverage the opinions and ideas of the business community to review both the City’s economic development and the ADDC’s programs of work, providing input to strengthen the plan and strategies to grow downtown. The downtown strategic plan is expected to be completed by the end of 2022.

The impact of Pfeiffer on downtown’s rebirth, the successful partnership with Retail Strategies, and the soon to be realized success of the downtown plan will make Albemarle an ideal location in which to invest, start a business and live.



[Click Here For The ABC Park Flyer](#)



NC Economic Development
Partnership (NCEDP)
www.edpnc.com



retail strategies

[Click here](#) to view the most recent Retail Strategies Retail Marketing Report for Albemarle. Learn more at www.retailstrategies.com

D. The Pfeiffer Effect

The Pfeiffer Health Sciences Center (HSC) opened in 2019 in the Five Points area of Downtown Albemarle. Pfeiffer currently has over 150 students enrolled at the HSC in its Occupational Health and Physician Assistant programs. A third program of study is to be added soon with more than 270 students expected to be in the facility earning their degrees within the next two years. The City of Albemarle, alumni, local benefactors, Stanly County and host of stakeholders and supporters raised the more than \$7 million to make the facility a reality.

The opening of the HSC had an immediate impact on the downtown Albemarle economy. The addition of graduate-level students has led to several housing projects constructed or on the way in the downtown. The same can be said for retail and restaurants with several new businesses opening in the downtown. While the number of available housing units in the downtown will be over 75 in the coming months, there remains ample opportunity in the downtown for additional growth in housing and retail.

Pfeiffer isn't the only educational institution that calls Albemarle home. The main campus of Stanly Community College (SCC) is in Albemarle. With an enrollment of more than 4,000 students, for over 50 years SCC has played a pivotal role in workforce and professional training for area youths and adults. SCC also supports local business and industry through the SCC Small Business Center located in downtown Albemarle.

Combined, Pfeiffer and SCC provide a unique advantage for Albemarle business, industry, and residents. Both offer quality educational and career opportunities not seen in every community. The leadership, staff, and students at each institution are keys to our educational and economic success. As each grow, Albemarle will grow with them into a great college town full of retail, restaurants, entertainment, and cultural activities.





Click Photo To Visit The Challenge!



Click Photo To Find Your Clown Cookie!



Click Photo For Hands Down Best Burger In Town

Close To Charlotte, Right At Home

The advantage of being just an hour due east of Charlotte, with access to one of the most culturally diverse cities in America, is just one of the great things about living in Albemarle. While Charlotte and all it has to offer is pretty great, there's something about living in a City that's just a short drive away from the grandeur and beauty of the Uwharrie Mountains & Lakes Region of North Carolina.

Along with all that Mother Nature has blessed us with, Albemarle residents are fortunate to live in such a historic and charming city. Albemarle was named for George Monck, the Duke of Albemarle, one of eight Lord Proprietors granted the lands of the Carolinas by King Charles II of England back in 1663. Today, none of the Lord Proprietors own any part of Albemarle but the City of Albemarle honors its former landowner by utilizing the Duke's Coat of Arms as its City seal.

It's easy to fall in love with Albemarle. Just walking the downtown you'll see turn of the century buildings, architectural features seen few other places and small parks and public places that give it so much of its charm. Beautiful Churches on almost every block with most having served as houses of worship for decades and unique shops like The Sweet Shoppe and its famous Clown Cookie, or The Goody Shoppe which is small on space but big on great hamburgers, hot dogs, made right in front of you on the grill – all while the staff treats you like a member of the family – and have done so for over 100 years. The Churches, public buildings, and the unique architecture of many of the buildings led to downtown Albemarle being declared a historic district by the [National Register of Historic Places](#).

Albemarle has a history where fortunes were made by some, but most were mill workers or farmers who worked hard and made life better for them and their families. Textiles and farming dominated the local economy for over 100 years until the textile mills began to close and totally go away by the 1990s.

Many of the textile "shotgun" style homes remain outliving the mills that have since been torn down. Those who made their fortunes in farming, milling, or textiles built stately homes just a few blocks from downtown. More than 80 of these homes remain and make up the Pee Dee Avenue Historic District. Comprising more than 80 homes, they were built between about 1891 and 1947 and include notable examples of Queen



Sunrise at Morrow Mountain State Park



Lake Tillery and the Uwharrie Mountains

Anne, Colonial Revival, and Bungalow/Craftsman style residential architecture. Other communities within the City include more modern single family and multi-family developments, apartments in the downtown historic district, and just outside the City you can live in just about any size house you please on Lake Tillery, Badin Lake, or in the beautiful countryside of Stanly County.

Many find the City's size, with a population of just 16,000 residents, just right. Just right for walking the historic downtown visiting shops, eating at local restaurants with a variety of dishes, and ending the evening at one of the beautiful downtown parks. Or perhaps you'd like to take a shot at throwing an axe at The Tomahawk on 2nd Street or just sipping on a craft beer at Badin Brews or at the soon to be open Uwharrie Brewery at the former City of Albemarle Fire Station #1. As the county seat for Stanly County, the County Courthouse and other County government offices are in the downtown as is Albemarle City Hall. The downtown is home to professional services, retail, restaurants, non-profits, education, and government.

But the charm and uniqueness of Albemarle is enhanced by the beauty of the Uwharrie Mountains, Lake Tillery and Badin Lake. A nature enthusiasts dream, just about any outdoor activity on the water or in the woods is just minutes away. The Uwharrie National Forest and Morrow Mountain State Park showcase this pristine part of the Tarheel State with plenty of opportunities for hiking, camping, biking, bird watching, or just walking to one of the many overlooks and enjoying a sunset or sunrise. If you like to get wet, Lake Tillery and Badin Lake offer fishing, and a host of watersports in one of the most peaceful settings you'll find anywhere.

But it's the people of Albemarle who make it even more special. You'll find our citizens to be proud of their heritage and welcoming to people of all cultures and ethnicities. There's a large contingent of Vietnamese, White, Latino, and African-American residents here and all proud to call Albemarle home. Quiet, safe communities, and good, decent, hard-working people are what make up this great little City.

We know once you've made the decision to invest in Albemarle, it won't be long until you'll feel right at home too!



The City of Albemarle: Proud Of Our Past...Looking Forward To Our Future

Since 2019, the Albemarle City Council, City Management, and staff have embarked on an ongoing initiative to improve the City by first listening to citizens and our business community and then building a successful plan for Albemarle’s future growth and prosperity.

As part of its mission and visioning plan, Council engaged residents by sending out a Citizen Survey in 2020 that allowed residents to provide feedback on a variety of important issues facing the City and it also allowed individuals to write-in concerns or suggestions not listed on the survey. More than 3,000 residents and business owners participated in the survey with the results made public in early 2021. It came as no surprise that the economy, creation of jobs, and development of the downtown were at the top of the priority list.



WRAL Communications video reporting on the growth of Downtown Albemarle.

With citizen comment and priorities in hand, the City completed its vision and mission statement in 2021 and has now embarked on a strategic planning process to replace the one created in 2017. Each city department has completed a process to identify key goals and objectives for the first year of the plan with additional long-range goals set and to be completed over a five-year span. The new strategic plan is set to be completed by June and utilized as part of the FY 2022-23 City budget process. Many of the priorities to be set by Council and staff for their respective strategic plans came out of or were formulated due to priorities, comments, or suggestions made by citizens participating in the Citizen Survey.

- [City of Albemarle Strategic Plan \(2017\)](#)
- [City of Albemarle Citizen Survey \(2020\)](#)



The City of Albemarle Farmer's Market located at Market Station in Downtown Albemarle.

New Projects Slated For Downtown Albemarle Bring New Potential To Stanly County

Article courtesy of WRAL Communications, Raleigh, NC (June 2021)

Nestled in the center of Stanly County and just under an hour away from Charlotte, the City of Albemarle and its historic downtown are in the midst of a transformation.

As recent growth in the metro area has increased the population in Stanly County, officials in Albemarle are intentionally planning for that growth and making changes that will allow downtown Albemarle to become a pedestrian-friendly tourist and business destination.

"The physical changes that are happening now are very exciting. The four-story addition of the Pfeiffer University satellite campus is obviously the most noticeable, but also it has spurred the redevelopment of existing buildings that have been vacant for quite some time," said Joy Almond, main street manager for the City of Albemarle.

"The Albemarle Hotel is one of the buildings that is being rehabilitated into apartments, and that's going to be a game-changer because we haven't had residents actually living in the heart of downtown for a very long time. Having those eyes and ears on our downtown district 24/7 is going to be huge for the businesses there."

With the new 282-acre Albemarle Business Center industrial park helping to lead the charge for further growth alongside additions like the Pfeiffer satellite campus, Albemarle is well positioned for significant growth.

While the streets of downtown Albemarle were quiet for the past few years, this isn't the first time the historic district has been a popular destination. In fact, the town used to be quite the hot spot just under a century ago.



Rendering of the King Alleyway in downtown Albemarle. Albemarle City Council will invest more than \$1 million in converting the alleyway into a pedestrian friendly area that will be utilized for special events and available for use by the businesses connected to the alley. The project is expected to be completed by the end of 2022.

"Some of the missing pieces to return Albemarle to the vibrant downtown that it one time are currently in the works. Back in the 1930s and 1940s, the town had three movie theaters — so it must have been a happening place," said Keith Tunnell, economic development director for the City of Albemarle. "We just want to return it to that former glory, when people came to Albemarle to shop, dine, and to be entertained."

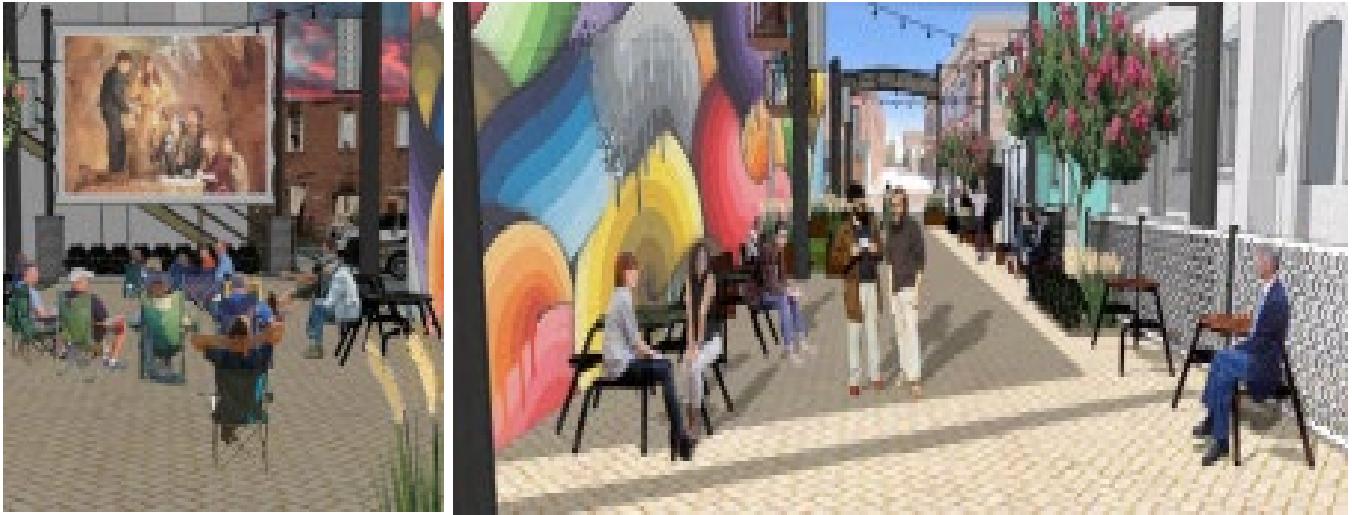
The renovation of the Albemarle Hotel and the former Lowder Hardware building will bring additional residential units to downtown, and as the Pfeiffer campus begins to increase offerings, both Almond and Tunnell anticipate a larger student and young professional population in the area — a demographic which downtown Albemarle hasn't seen much of before.

With that new demographic also comes new, unique opportunities to attract them, and the city is taking care to plan proactively for ways to keep them engaged.

"The Pfeiffer University Health Science Center will bring in at least 270 students within the next 24 months, and those are master's degree level students who will likely be looking for housing near the Center," said Tunnell. "We have a new brewery that will probably go under contract soon. We already have some entertainment venues, such as an axe throwing business, and there are a few other businesses missing from downtown that we hope to add in the coming months, one of those being a boutique hotel that could allow visitors to stay in downtown where they would be accessible to all of the shopping, entertainment, restaurants, and the beauty of our downtown."

Added Almond: "We have new property managers on several properties on one downtown commercial strip, so there have been some changes in business owners. It's an opportunity for new businesses to come in with fresh ideas, and it's an exciting time for the city."

For those new businesses looking for a home in downtown Albemarle, the community offers several resources to aid in getting your business started. The Stanly Community College Small Business Center offers counseling, seminars and workshops that can help small business owners in everything from creating a business plan to



Additional renderings of the King Alleyway project in Downtown Albemarle.

understanding OSHA regulations. In her position, Almond also encourages business owners to come to her or other city officials for help with the local processes.

As downtown Albemarle continues to grow, the city is strategically implementing ways to make the area more pedestrian and business-friendly including the City funding a wayfinding program that will begin placement of City signage in 2022.

"One way that the city has been proactive is by continuing to implement the streetscape plan. They're implementing more elements of that as far as creating some inviting outdoor space for the public to enjoy that will also help bring foot traffic to the businesses," said Almond. "One project we're very excited about is an alleyway project. It's currently in the works to be converted into a pedestrian-only alleyway that will have lighting, seating, public art, and other spaces. One of the restaurants in close proximity to the alley has plans to utilize that extra seating to be able to accommodate overflow customers. I'm very excited to see how that's going to attract additional patrons to these businesses."

**BUSINESS
view**
magazine

**Albemarle Feature In
BusinessView Magazine
June 2021**

*Click on image to read
complete feature.*

Albemarle, North Carolina
A COMMUNITY DRIVEN BY PURPOSE

AT A GLANCE
ALBEMARLE, NORTH CAROLINA

WHAT: Charming, small city, population 16,000

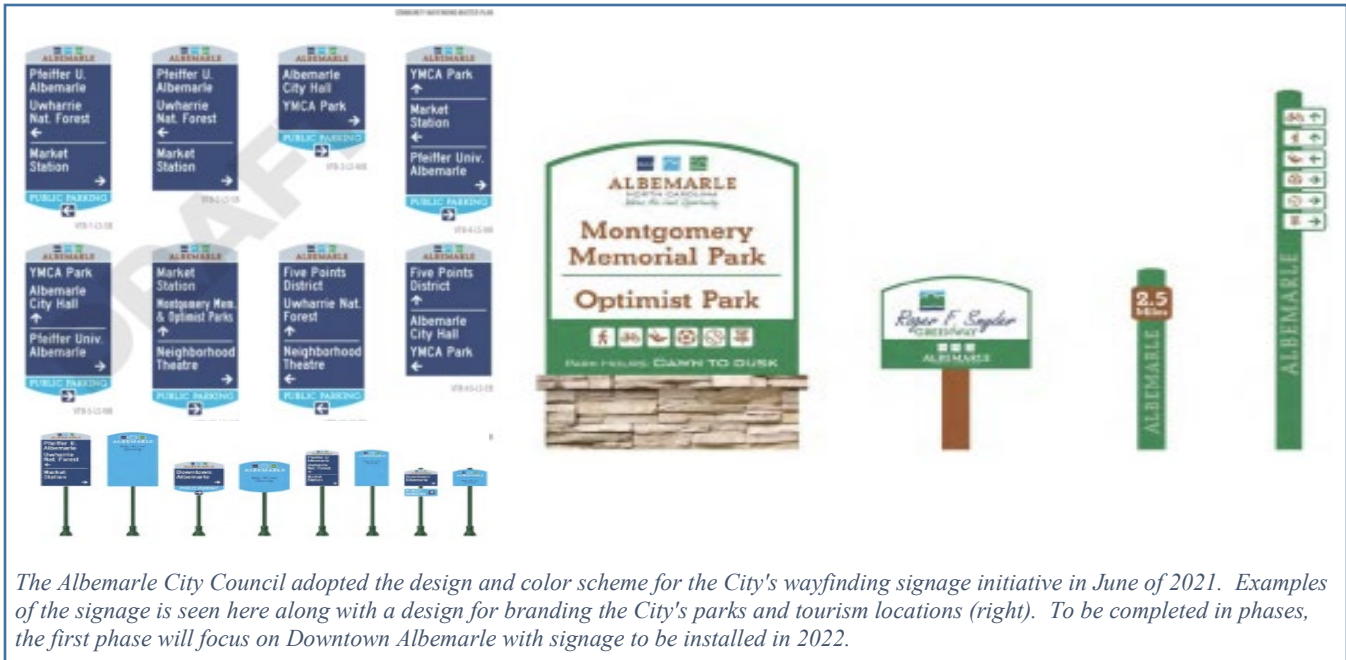
WHERE: Part of the Charlotte Metropolitan Region, in Stanly County, NC

IN A TIME where we seem to be more preoccupied with the things that divide us, in order to move forward it is necessary that leaders, communities, organizations, and citizens cross dividing lines and begin to work together on common problems.

THAT IS THE SPIRIT of what is taking place in Albemarle, the county seat of government.

COME TOGETHER with a shared objective: focusing on the things they all agree on and working together to build a new future for the once bustling textile community.

PLIEFFER began by building a Health Sciences Center in the middle of the downtown. Albemarle and Stanly County governments put forth grant monies and made the necessary



Wayfinding Initiative – Part of the City of Albemarle Streetscape Plan

In 2019, the Albemarle City Council approved the adoption of a wayfinding plan that would better help travelers to navigate the city, especially its downtown area, as the City continues to grow. The wayfinding initiative is part of an overall branding and marketing plan being implemented by the City to attract locals and visitors to the downtown, City parks, and other points of interest.

The City contracted with Greenville, South Carolina-based Arnett Muldrow & Associates, a creative planning firm, to develop the overall wayfinding plan. The city has a history with the company as it helped design Albemarle’s downtown plan in 2001. Arnett Muldrow has helped roughly 550 communities in 40 states with wayfinding plans.

Wayfinding refers to information systems — like city signs — that guide people through a physical environment and enhance their understanding of the space. The wayfinding system is part of a streetscape master plan that the City Council adopted in 2016.

The design of the different types of signage has been completed as has the list of venues that will be placed on the signage. Installation of the signage will be done in stages with the central business district having signage positioned first starting in mid-2022. Future phases will see signage placed at key intersections and will eventually reach out to major thoroughfares such as NC Highway 24/27 and US Highway 52.

Both highway NC 24/27 and US 52 have the highest traffic counts of any highway leading into the City of Albemarle. NC 24/27 is the major route connecting the City to Charlotte and is the gateway to the Uwharrie Mountains, Morrow Mountain State Park, Lake Tillery and Badin Lake. It is those tourists the City hopes to reach with the signage, enticing them and locals to visit the downtown business district.

- [Stanly News & Press Article: “Council Adopts Wayfinding Plan” by Chris Miller, March 26, 2021](#)



Our No. 1 Incentive: Our Citizens

The one constant is our work ethic. An ability to learn, adapt, and come back stronger than ever.

The number one incentive we have to offer new business and industry is our people. The ability to hire quality workers and train them to meet and exceed the needs of industry sets us apart. The successful programs at Stanly Community College and the ability to create new programs for new industry will help us attract new high-tech manufacturing jobs and investment.

There is an abundant labor supply within a 45-minute drive time of Albemarle. Many of our City residents out-commute as much as an hour or more each day for work. Development of the ABC industrial park and recruitment of high-tech manufacturing to the park will allow many of those residents the opportunity to stay closer to home for work and spend more time with family.

New business and industry will generate additional revenue for the City that will allow the City's leadership to fund improved programs and services for all our residents. Stanly County and the local school district will also benefit from these revenues with each adding their own additional programs and services to move Stanly County and the City of Albemarle forward together.

The City of Albemarle is committed to fostering a pro-business environment where we continue as partners with our business and industry for decades to come. We don't just say it, we mean it. It is our mission to build a community where there is balance, opportunity and diversity. Where everyone has opportunity to prosper and thrive and where we commit to training a workforce that delivers each day for your business.

For over 100 years, the people of Albemarle and Stanly County proved themselves to be among the most hard-working, loyal, and prosperous workforces in the nation as literally thousands went to work each day in textile mills. That drive, determination, loyalty, and commitment to hard work is still there – ready to go to work for you and your business and industry.

We welcome you, your family, and your business to the City of Albemarle. Contact us and let's talk, or better yet, come for a visit so we can show you firsthand why our people make the difference.

 <p>Charlotte Douglas International Airport</p> <p>Charlotte Douglas is among the Top 10 busiest airports in the world. A hub facility for American Airlines there are more than 175 outbound flights daily to destinations around the world. More than 50 million passengers pass through CLT each year. The airport is currently undergoing over \$1 billion in improvements. CLT is approximately 1 hour from Albemarle via NC 24/27 and I-485.</p> <p>https://www.cltairport.com/</p>	 <p>Piedmont Triad International Airport, located in Greensboro, is 64 miles and approximately a one hour and 15-minute drive from Albemarle via NC 109 and Interstate 73. PTI offers 16 direct flights to major US cities and more than 180 daily domestic one stop flights across the US. PTI is served by five airlines including Delta, American, Allegiant, Spirit and United.</p> <p>https://flyfrompti.com/</p>	 <p>Stanly County Airport (KVUJ) is a county-owned, joint civil-military, public-use airport four miles from Albemarle. The airport provides a full-range of services and is one of the few general aviation airports in the US with its own tower due to the Air National Guard wing which is based here. A modern terminal with all amenities including computerized weather and flight info, lounges, meeting rooms, and a full-time staff are ready to assist.</p> <p>www.stanlycountyairport.com/</p>
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International Airports & General Aviation

Charlotte Douglas International (CLT) is accessible from Albemarle via NC 24/27 and Interstate 485 and is about a one-hour drive. CLT is a hub facility for American Airlines and serves all major US airlines. There are more than 600 flights daily including direct flights to all major US cities and more than a dozen foreign destinations. Last year, more than 50 million passengers flew through CLT ranking it among the Top 10 busiest airports in the world.

Piedmont Triad International Airport is just over an hour from Albemarle via NC 9 and Interstate 73. Located just outside Greensboro, PTI offers over 180 flights daily, including 16 direct flights to US cities and is served by 5 major airlines.

Stanly County and the City of Albemarle have access to one of the top general aviation airports in the United States. A shared facility with the Air National Guard, **Stanly County Airport** is equipped with a 24-hour manned tower and state-of-the-art technology. The 12,000 square foot terminal was built in 2010 and has both pilot and passenger lounges, computerized mapping and flight information, conference rooms, and a full-time staff.

The **New London Air National Guard Base**, which shares the airport with Stanly County, performs Air Support Operations missions, which involves providing critical meteorological services for planning, requesting, coordination and controlling air support to ground operations. More than 2,000 airmen train at the Stanly County ANG Base each year and hundreds more train at the adjacent fire academy. New London is home to :

- 283rd Combat Communications Squadron
- 235th Air Traffic Squadron
- 118th Air Support Operations Squadron
- 15th Weather Flight



III. SITE DESCRIPTION

A. General Information

The downtown area of Albemarle is the center and focal point of Stanly County, serving as the County seat and home to a diverse number of businesses including those for local and state government, professional services, retail, restaurants, non-profits, educational institutions, and entertainment. The historic downtown commercial district contains a diverse range of commercial uses and a growing resurgence in demand for downtown residential dwellings and retail. Recent downtown projects include:

- The more than \$11 million invested in the [Pfeiffer University Health Science Center \(HSC\)](#) which opened in 2020 in the Five Points area of downtown. The HSC currently has more than 150 students in master's degree level Physician Assistant and Occupational Health programs. 275 students are expected by 2023.
- Developer [Anchor & Pillar](#) began redevelopment of the former **Albemarle Hotel** in June of 2021. Renamed **The Residences at the Albemarle Hotel**, the property will feature 29 apartments and retail space. The \$8 million project was financed in part through crowdfunding led by [Vicinity Capital](#) with the remainder financed by [Uwharrie Bank](#), one of the nation's top regional banks headquartered right here in Albemarle.
- The City of Albemarle also invests in downtown. The City has expanded City Hall, and in 2019 renovated a closed bank building to house the headquarters for the **Albemarle Police Department**. Total investment of more than \$6 million.
- **Stanly County History Center relocation** and opening of the **Albemarle Neighborhood Theater** on N 3rd St.
- Redevelopment of the former **Station 1 Fire Department building** on 3rd St. into Albemarle's first craft brewery. Total investment of over \$1 million with 17 jobs.
- The opening of **The Tomahawk Throwing Range & Blade Shop** at 130 S. 2nd St.; and **Badin Brews on 1st St.**, are just two of several new businesses that have located in downtown Albemarle.



Pfeiffer University Health Science Center (HSC), downtown Albemarle. The HSC has helped spur growth in Downtown Albemarle.



Rendering of The Residences at the Albemarle Hotel. Developer Anchor & Pillar are investing more than \$8 million to restore the former hotel into 29 luxury apartments and retail space.



Once a former Savings & Loan, the City of Albemarle invested more than \$6 million to make the building the City's new Police Department Headquarters.

B. The Albemarle Downtown Development Corporation (ADDC)



North Carolina
MAIN STREET
Community

The ADDC works closely with the City of Albemarle and downtown businesses and stakeholders to support the downtown business community. The ADDC, a 501c3 non-profit, takes an active role in the planning and promotion of a number of events and festivals each year. The ADDC also provides grants and other assistance to downtown businesses and raises private sector funds to recruit new business to downtown and support existing businesses. The ADDC also owns and provides upkeep to four parks in the downtown area and is part of the North Carolina Main Street Program.

- [Albemarle Downtown Development Corporation \(ADDC\)](#)
- [North Carolina Main Street Program](#)

C. Retail Strategies/Downtown Strategies Albemarle Downtown Strategic Plan - 2022



retail strategies

In late 2021, the City of Albemarle Council contracted with Retail Strategies of Birmingham, AL to work with City staff, the ADDC, downtown business owners, property owners, and stakeholders to develop a 5-year strategic plan for the downtown. The year-long program of work had its kickoff meeting in early November 2021.

The City and ADDC staff have already started the process of communicating with and engaging the business community, stakeholders, and citizens. Several initiatives to improve the downtown have already been identified including providing free wi-fi downtown; free wi-fi to the City's public housing communities; and discussion on creating a Women & Minority Business Program. The overall scope of work in the coming months will include:

- Creation of a strategic plan that will include an assessment of all available property downtown
- Identifying grant programs or other assistance to help property owners improve and maintain their properties
- A marketing and promotions plan for all events and festivals to include improved marketing into the Charlotte and Greensboro markets
- A review of all policies, procedures, programs, and assistance offered to downtown businesses including a review of the ADDC and City Economic Development plans of work
- A plan to identify gaps in the downtown retail needs and recruit new businesses and housing to the downtown area.

Once finalized and approved by the Albemarle City Council, the plan will be implemented by the City of Albemarle Economic Development Department and the ADDC staff. The road map to create an even greater downtown Albemarle that will bring in new business, more available housing, and support the existing businesses in our charming Downtown.

- [Retail Strategies: Downtown Strategies Strategic Planning](#)
- [Retail Strategies: City of Albemarle Marketing Plan 2020](#)

D. Downtown Albemarle Grants & Assistance

The City of Albemarle and the Albemarle Downtown Development Corporation (ADDC), 501C(3) non-profit, both provide grant assistance to qualifying businesses.

The City of Albemarle supports the ADDC non-profit through a public-private partnership. City economic development staff work closely with the ADDC Board of Directors and assists the ADDC with its annual program of work and day-to-day management of the non-profit.

ADDC grants and assistance include:

- Landscape Grants
- Façade Grants
- Architecture Services Grant

The Albemarle Downtown Revitalization Area Policy (ADAR)

The City of Albemarle provides a 100% tax break for five years for qualifying economic development projects that invest in City industrial and/or retail buildings. The improved value of the building is eligible to receive a 100% tax break for 5 years. The incentive is discretionary and must be approved by the Albemarle City Council. Contact the City of Albemarle Economic Development Department for more information or to apply for this incentive.

The Downtown Albemarle Catalyst Grant Program

In early 2022, the City of Albemarle Council approved a new grant program that provides up to \$50,000 in grant funds for businesses in the downtown Municipal Service District (MSD). The MSD, made up largely of the entire downtown area, is assessed a special tax with proceeds from the tax supporting grant, marketing, and promotion of the downtown businesses, festivals, and events. Businesses that apply for and are approved can utilize the funds for building improvements or to refurbish or purchase new furniture, fixtures, and equipment. Initial funding for Year 1 of the Catalyst Grant is \$90,000.

To learn more about this or other grants or incentives for downtown businesses, contact the City of Albemarle Economic Development Department.

- [City of Albemarle Government](#)
- [Albemarle Downtown Development Corporation](#)



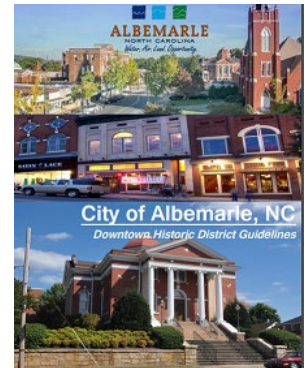
Albemarle residents have access to one of the top YMCA facilities and staff in the region.

Historic Tax Credits

The subject property of this RFP is the former U.S. Post Office/City of Albemarle Police Headquarters building located on 2nd Street. The building is within the Downtown Albemarle Historic District and is eligible for historic tax credits.

Local City of Albemarle Historic Designations, Tax Credits & Guidelines

The City of Albemarle places oversight and decision-making authority on historic districts with the **Historic Resource Commission (HRC)**. Appointed by the City Council, the HRC members are charged with Administering Certificates of Appropriateness (COA) along with other responsibilities. Above all, the HRC helps preserve historic sites that have important architectural, cultural, social, economic, political, or archaeological history for the enrichment of the community. The HRC must also keep an inventory of historic resources, review National Register nominations, and it may designate local landmarks and districts.



[Click Here](#) or on image to view and download the guide.

The **Downtown Albemarle Historic District** boundary includes over 160 properties encompassing the historic downtown core generally from Market Station to the West, Five Points to the East, South Street to the South, and North Street to the North. It includes industrial, educational, institutional, commercial, and residential that developed in the late-nineteenth and early twentieth centuries.

- [City of Albemarle Downtown Historic District Guidelines](#)

State of North Carolina Historic Rehabilitation Tax Credits are Income tax incentives for the rehabilitation of historic structures are important tools for historic preservation and economic development in North Carolina. A federal income tax credit for the rehabilitation of historic structures first appeared in 1976 and today consists of a 20% credit for the qualifying rehabilitation of income-producing historic properties. Since 1976, over 3,100 completed "certified rehabilitation" projects have been reviewed by the N.C. State Historic Preservation Office, representing almost two billion dollars of investment in historic properties.

- [NC Historic Rehabilitation Tax Credits Website](#)



Anchor & Pillar Development is completing renovations to the former Albemarle Hotel in the Downtown Historic District. When completed in 2022, The Residences at the Albemarle Hotel will feature 29 luxury apartments and retail space. More info at:

Federal Historic Tax Credits

The Federal Historic Preservation Tax Incentives program encourages private sector investment in the rehabilitation and re-use of historic buildings. It creates jobs and is one of the nation's most successful and cost-effective community revitalization programs. It has leveraged over \$102.64 billion in private investment to preserve 45,383 historic properties since 1976. For more information on how to develop property in the Historic District and how to qualify for the National Register Historic Tax Credit program [click here](#).



Federal Historic Tax Credits Summary

20% Tax Credit

A 20% income tax credit is available for the rehabilitation of historic, income-producing buildings that are determined by the Secretary of the Interior, through the National Park Service, to be "certified historic structures." The State Historic Preservation Offices and the National Park Service review the rehabilitation work to ensure that it complies with the [Secretary's Standards for Rehabilitation](#). The Internal Revenue Service defines qualified rehabilitation expenses on which the credit may be taken. Owner-occupied residential properties do not qualify for the federal rehabilitation tax credit. Learn more about this

credit [before you apply](#).

Each year, Technical Preservation Services approves approximately 1200 projects, leveraging nearly \$6 billion annually in private investment in the rehabilitation of historic buildings across the country. Learn more about this credit in [Historic Preservation Tax Incentives](#).

10% Tax Credit

PLEASE NOTE that [Public Law No: 115-97 \(December 22, 2017\)](#) repealed the 10% tax credit.

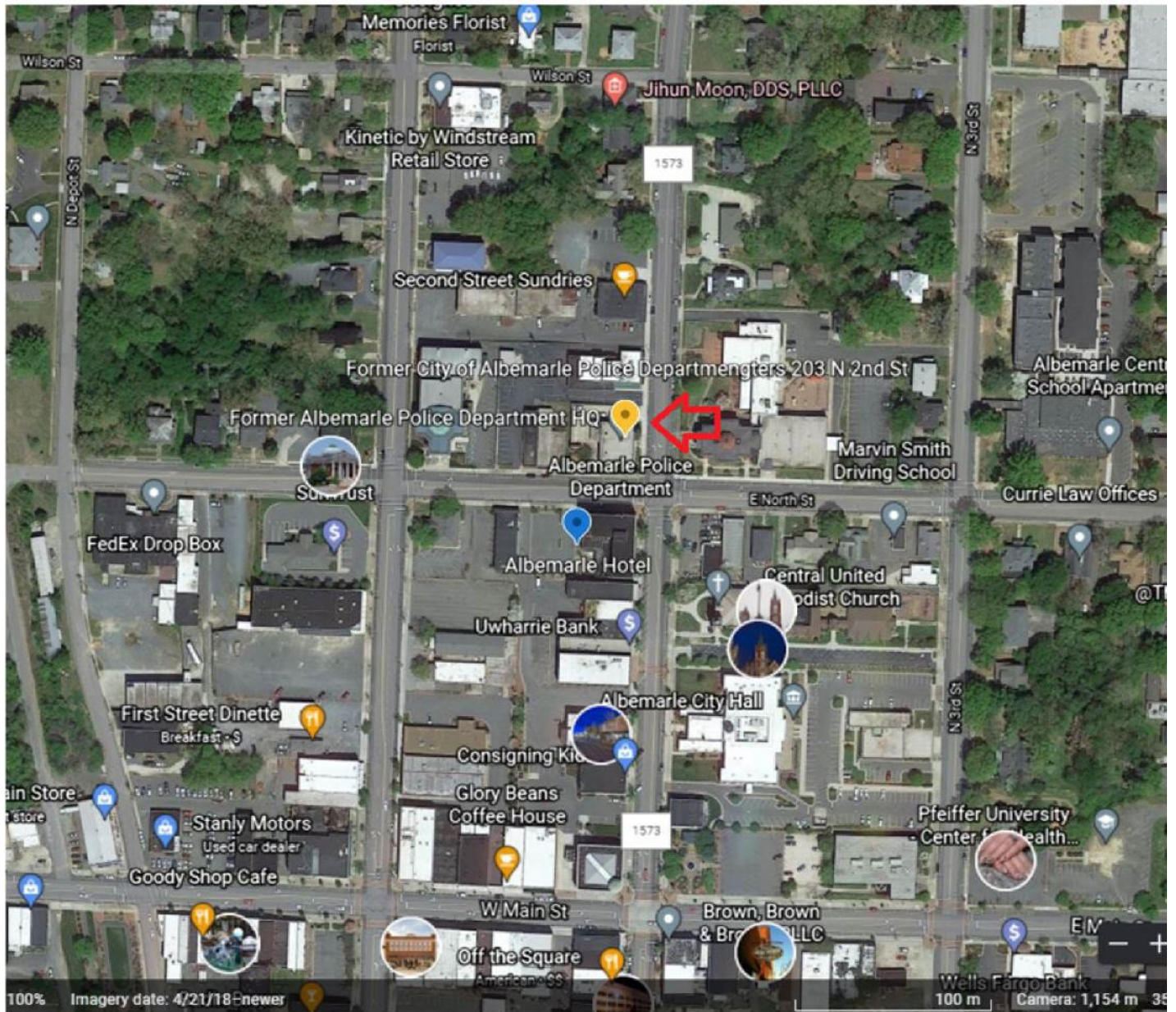
The 10% tax credit is available for the rehabilitation of non-historic buildings placed in service before 1936. The building must be rehabilitated for non-residential use. In order to qualify for the tax credit, the rehabilitation must meet three criteria: at least 50% of the existing external walls must remain in place as external walls, at least 75% of the existing external walls must remain in place as either external or internal walls, and at least 75% of the internal structural framework must remain in place. There is no formal review process for rehabilitations of non-historic buildings.

Tax Benefits for Historic Preservation Easements

A historic preservation easement is a voluntary legal agreement, typically in the form of a deed, that permanently protects an historic property. Through the easement, a property owner places restrictions on the development of or changes to the historic property, then transfers these restrictions to a preservation or conservation organization. A historic property owner who donates an easement may be eligible for tax benefits, such as a Federal income tax deduction. Easement rules are complex, so property owners interested in the potential tax benefits of an easement donation should consult with their accountant or tax attorney. Learn more about easements in [Easements to Protect Historic Properties: A Useful Historic Preservation Tool with Potential Tax Benefits](#).

E. Adaptive Reuse of the Property

The building provides an opportunity to enhance the downtown environment and reinforce the character of the City’s historic commercial district. The site encompasses approximately 0.28 acres in a prime location on the corner N. 2nd St. and W North St. In combination with the rules and regulations found in the [City of Albemarle’s Historic District Design Guidelines](#) the City will be able to retain the historic charm and character of the downtown while actively recruiting new businesses and supporting the existing businesses already there.



F. Building & Property Information

The Property includes approximately 3,900 square feet per floor for a total of approximately 7,800 square feet. An appraisal of the property was completed in the fall of 2021 and it showed a value of \$350,000 for the building and property. The appraisal is available and is part of the City of Albemarle Building Information & Appraisal document linked below.

Two Parcels

Note that the property has two parcels with one being a small strip of land that once held an underground gas storage tank. The City of Albemarle, in order to not restrict the entire piece of property, split the property into two parcels so there would be no impacts on the building and remaining property.

Deeds

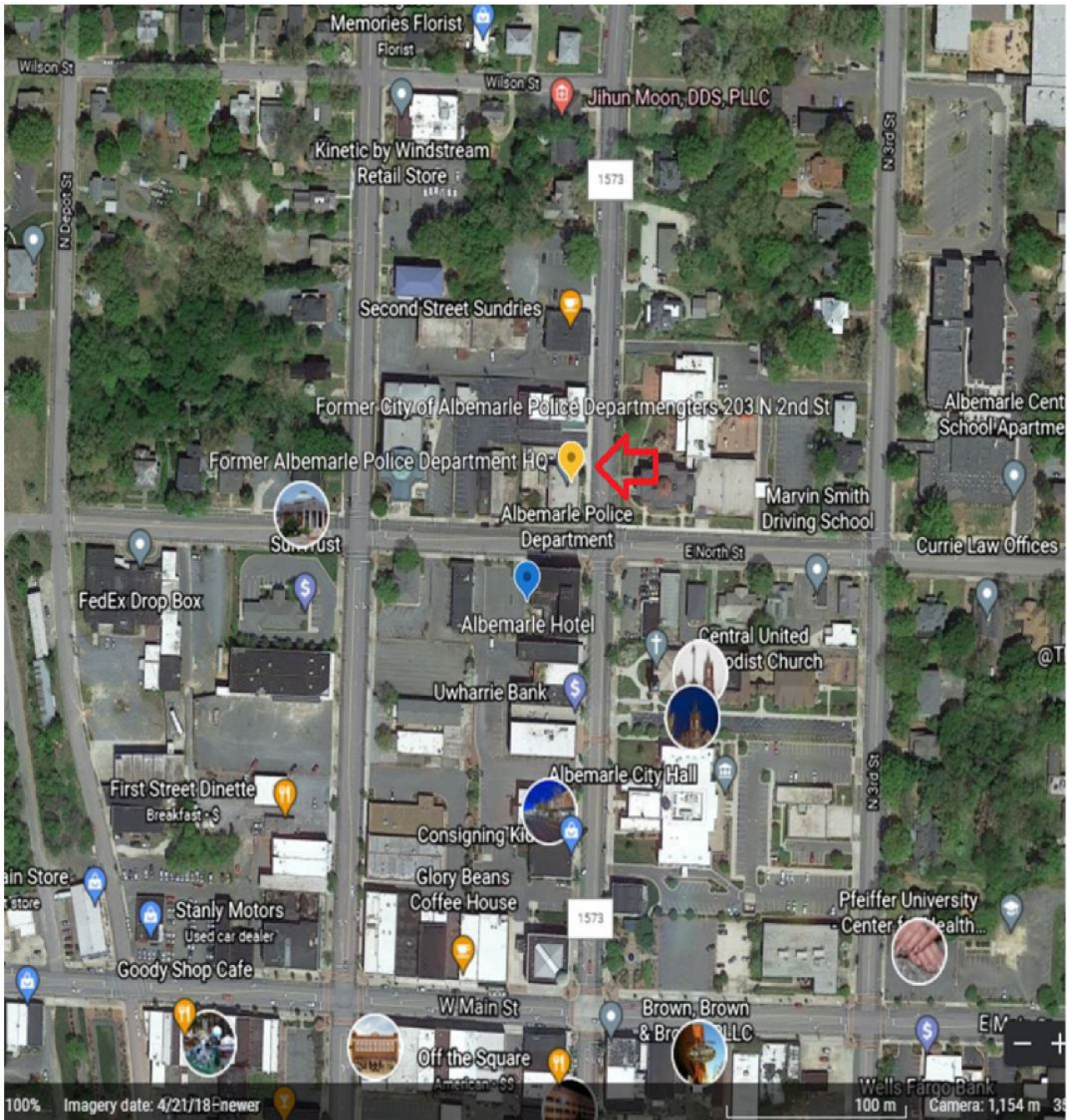
The property is made up of two parcels as described. There are two deeds with one being the small parcel that contains the underground tank and the second that contains the building and additional property.

Important Links

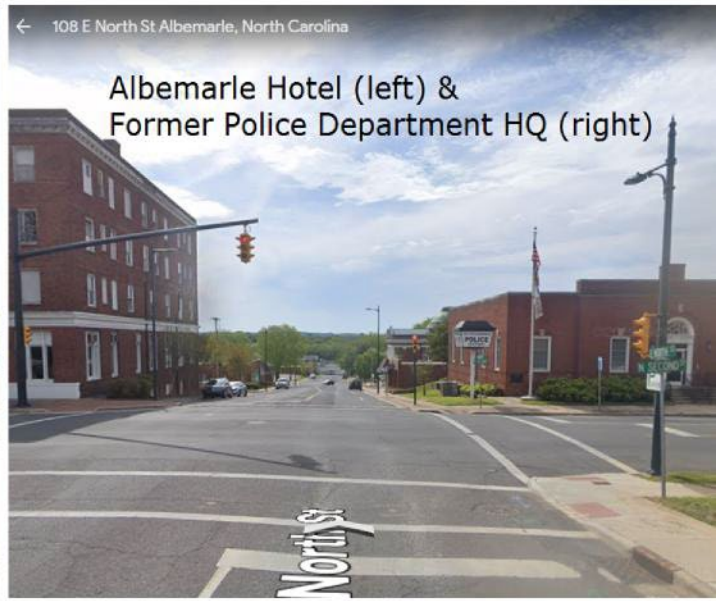
- [Stanly County Online GIS](#)
- [City of Albemarle Government](#)
- [City of Albemarle Planning & Development](#)
- [Stanly County Government](#)
- [Stanly County Central Permitting Department](#)
- [City of Albemarle Former Police HQ Building Information & Appraisal](#)
- [Albemarle Downtown Historic District Guidelines](#)

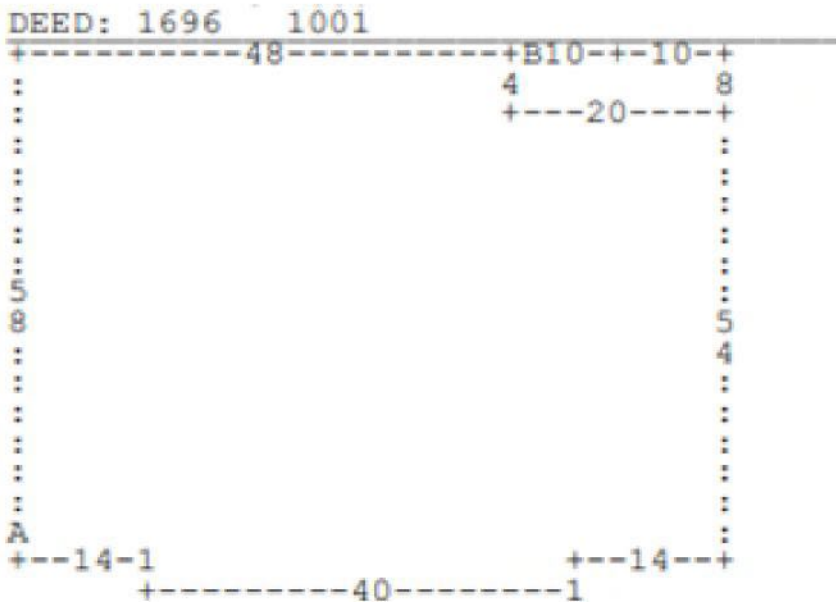
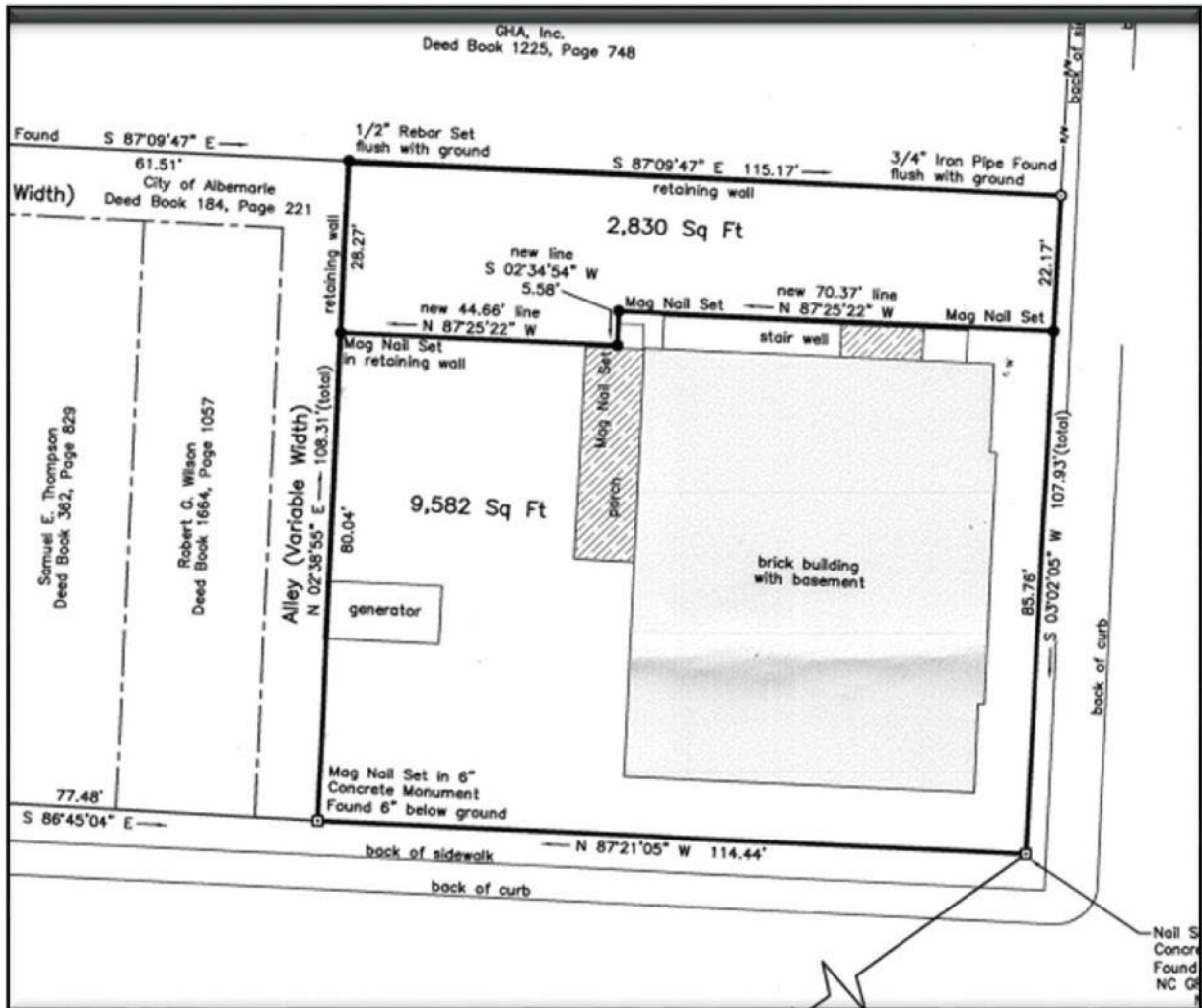


Aerial & Street Views



Aerial & Street Views





Deed No. 1: Small Parcel Restricted With Underground Storage Tank (3 Pages)

BOOK 1696 PAGE 998(3) 418547



Filed: 04/02/2020 03:07:49 PM
Suzanne W. Lowder, Register of Deeds
Stanly County, NC

Kaylen Holand
REAL ESTATE EXCISE TAX: \$0.00

TAX RECORD NO. Prt: 28267

Return to: City of Albemarle
P.O. Box 190
Albemarle, NC 28002

Prepared by: David A. Beaver
Attorney at Law
Albemarle NC 28002

Stamps: N/A

3/26

This is () or
is not ()
Grantor's Primary
Residence

This instrument was prepared by David A. Beaver, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE EXAMINATION OR OPINION HAS BEEN REQUESTED OR IS BEING RENDERED

Brief description for the Index: Vacant Lot - W. side - N. 2nd St, Albemarle, NC 28001

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 28th day of January 28, 2020, by and between:

GRANTOR	GRANTEE
DAVID A. BEAVER ("Straw Man") and spouse, REBECCA M. BEAVER P.O. Box 1338 Albemarle, NC 28002	CITY OF ALBEMARLE A Municipal Corporation Located in Stanly County, North Carolina P.O. Box 190 Albemarle, NC 28002

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which, hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Township, Stanly County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A OR LEGAL DESCRIPTION ATTACHED HERETO AND
INCORPORATED HEREIN, AS WELL AS ANY AND ALL OTHER
EXHIBITS, ADDENDUMS, OR ATTACHMENTS HERETO,
REFERENCE TO ALL OF WHICH BEING HEREBY MADE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 229, Page 473.

A map showing the above-described property is recorded in Plat Book , Page .

TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

David A. Beaver (SEAL)
David A. Beaver
(Straw Man)
Rebecca M. Beaver (SEAL)
Rebecca M. Beaver
(Waiving Marital Property Rights)

SEAL BEVERLY KURLAND NOTARY PUBLIC My Comm. Exp. 11-29-2022 STANLY COUNTY, NC
NORTH CAROLINA, Stanly County,
a Notary Public of the County and State aforesaid, certify that David A. Beaver ("Straw Man") and spouse, Rebecca M. Beaver (Waiving Marital Property Rights), Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 29th day of January, 2020. My commission expires: 11-29-2022 Beverly Kurland Notary Public

SEAL - STAMP NORTH CAROLINA, Stanly County,
I, a Notary Public of the County and State aforesaid, certify that personally came before me this day and acknowledged that he is Secretary of a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its President, sealed with its corporate seal and attested by as its Secretary. Witness my hand and official stamp or seal, this day of , 2018. My commission expires: 09-14-22 Notary Public

The foregoing Certificate(s) of

is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

SUZANNE W. LOWDER, REGISTER OF DEEDS FOR STANLY COUNTY
By Deputy/Assistant - Register of Deeds

EXHIBIT A

Lying west of and adjacent to North Second Street in the City of Albemarle, North Albemarle Township, Stanly County, North Carolina; and,

Being all of that 2, 830 square feet of land (more or less), as depicted on survey entitled "Minor Subdivision for City of Albemarle", dated January 20, 2020, by Dent H. Turner, Jr., P.L.S., and recorded in Plat Book 27, page 78, Office of the Register of Deeds for Stanly County, North Carolina, reference to which being hereby made.

Deed No. 2: Building & Additional Property (3 Pages)

Filed: 04/02/2020 03:07:50 PM
Suzanne W. Lowder, Register of Deeds
Stanly County, NC
Suzanne W. Lowder
REAL ESTATE EXCISE TAX: \$0.00

BOOK 1696 PAGE 1001(3) 418548



TAX RECORD NO. Prt: 28267
Return to: City of Albemarle
P.O. Box 190
Albemarle, NC 28002

Prepared by: David A. Beaver
Attorney at Law
Albemarle NC 28002

Stamps: N/A

3/20

This is () or
is not ()
Grantor's Primary
Residence

This instrument was prepared by David A. Beaver, a licensed North Carolina attorney. Delinquent taxes, if any, to be paid by the closing attorney to the county tax collector upon disbursement of closing proceeds.

NO TITLE EXAMINATION OR OPINION HAS BEEN REQUESTED OR IS BEING RENDERED

Brief description for the Index: Old Police Headquarter Bldg – Corner of N. 2nd St. and W. North St., Albemarle, NC 28001

NORTH CAROLINA NON-WARRANTY DEED

THIS DEED made this 28th day of January 28, 2020, by and between:

GRANTOR	GRANTEE
DAVID A. BEAVER ("Straw Man") and spouse, REBECCA M. BEAVER P.O. Box 1338 Albemarle, NC 28002	CITY OF ALBEMARLE A Municipal Corporation Located in Stanly County, North Carolina P.O. Box 190 Albemarle, NC 28002

The designation Grantor and Grantee as used herein shall include said parties, their heirs, successors, and assigns, and shall include singular, plural, masculine, feminine or neuter as required by context.

WITNESSETH, that the Grantor, for a valuable consideration paid by the Grantee, the receipt of which, hereby acknowledged, has and by these presents does grant, bargain, sell and convey unto the Grantee in fee simple, all that certain lot or parcel of land situated in Township, Stanly County, North Carolina, and more particularly described as follows:

**SEE EXHIBIT A OR LEGAL DESCRIPTION ATTACHED HERETO AND
INCORPORATED HEREIN, AS WELL AS ANY AND ALL OTHER
EXHIBITS, ADDENDUMS, OR ATTACHMENTS HERETO,
REFERENCE TO ALL OF WHICH BEING HEREBY MADE.**

The property hereinabove described was acquired by Grantor by instrument recorded in Book 229, Page 473.

A map showing the above-described property is recorded in Plat Book , Page .

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The Grantor makes no warranty, express or implied, as to title to the property hereinabove described.

IN WITNESS WHEREOF, the Grantor has hereunto set his hand and seal, or if corporate, has caused this instrument to be signed in its corporate name by its duly authorized officers and its seal to be hereunto affixed by authority of its Board of Directors, the day and year first above written.

David A. Beaver (SEAL)
David A. Beaver
(Straw Man)
Rebecca M. Beaver (SEAL)
Rebecca M. Beaver
(Waiving Marital Property Rights)



NORTH CAROLINA, Stanly County,
I, a Notary Public of the County and State aforesaid, certify that David A. Beaver ("Straw Man") and spouse, Rebecca M. Beaver (Waiving Marital Property Rights), Grantor(s), personally appeared before me this day and acknowledged the execution of the foregoing instrument. Witness my hand and official stamp or seal, this 20th day of January, 2020.

My commission expires: 11-28-2022 ✓ Beverly Kinlaw ¹³ ^{March} Notary Public

SEAL - STAMP NORTH CAROLINA, Stanly County,
I, a Notary Public of the County and State aforesaid, certify that _____ personally came before me this day and acknowledged that ___ he is _____ Secretary of _____, a North Carolina corporation, and that by authority duly given and as the act of the corporation, the foregoing instrument was signed in its name by its _____ President, sealed with its corporate seal and attested by _____ as its _____ Secretary.
Witness my hand and official stamp or seal, this _____ day of _____, 2018.
My commission expires: 09-14-22 _____ Notary Public

The foregoing Certificate(s) of _____
is/are certified to be correct. This instrument and this certificate are duly registered at the date and time and in the Book and Page shown on the first page hereof.

SUZANNE W. LOWDER, REGISTER OF DEEDS FOR STANLY COUNTY
By _____ Deputy/Assistant – Register of Deeds

EXHIBIT A

Lying west of and adjacent to North Second Street and north of and adjacent to West North Street in the City of Albemarle, North Albemarle Township, Stanly County, North Carolina; and,

Being all of that 9, 582 square feet of land (more or less), together with improvements thereon and fixtures thereto, as depicted on survey entitled "Minor Subdivision for City of Albemarle", dated January 20, 2020, by Dent H. Turner, Jr., P.L.S., and recorded in Plat Book 27, page 78, Office of the Register of Deeds for Stanly County, North Carolina, reference to which being hereby made.

Stanly County Property Tax Cards

- Property Card No. 1 is for the existing building and parking lot that has no deed restrictions.
- Property Card No. 2 is that parcel cut from the original parcel due to the underground storage tank

Property Record Card	Deed	Plat	Tax Record	PIN	Owner Name	Owner Name 2	Mailing Address 1	Mailing Address 2	City	State	Zip	Physical Address	Deed Acres	Lots	Deed Book	Deed Page	Plat Book	Plat Page	Description	Year Built	Finished Area	Landuse Record	Date Sold	Sale Amount	Total FMV
Property Record Card	Deed	Plat	139640	654801257306	CITY OF ALBEMARLE		144 N 2ND ST	PO BOX 190	ALBEMARLE	NC	28001	203 N SECOND ST	0.22	0	1696	1001	27	78	EXEMPT	1940	7808	No	4/2/2020	0	463008

Property Record Card	Deed	Plat	Tax Record	PIN	Owner Name	Owner Name 2	Mailing Address 1	Mailing Address 2	City	State	Zip	Physical Address	Deed Acres	Lots	Deed Book	Deed Page	Plat Book	Plat Page	Description	Year Built	Finished Area	Landuse Record	Date Sold	Sale Amount	Total FMV
Property Record Card	Deed	Plat	139640	654801257306	CITY OF ALBEMARLE		144 N 2ND ST	PO BOX 190	ALBEMARLE	NC	28001	203 N SECOND ST	0.22	0	1696	1001	27	78	EXEMPT	1940	7808	No	4/2/2020	0	463008


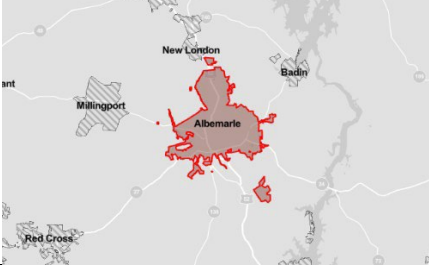

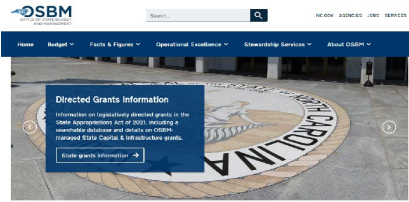



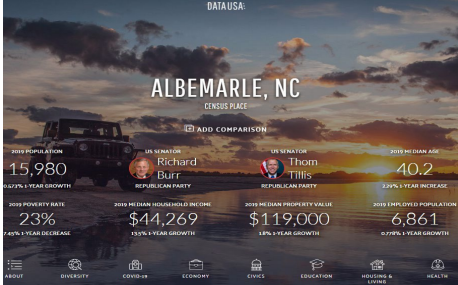
+OWNERSHIP 10043 CITY OF ALBEMARLE		2021 5/20/2021	PROPERTY DESCRIPTION VAC N 2ND ST		TAX SUBDIVISIONS ALBEMARLE TWP MUNICIPAL SER (ALBEMARLE)		MAP NUMBER 654801257411 RECORD NUMBER: 28267 ROUTE 690 LISTER: LLOWDER 2102021 REVIEW: RK 6112018		CARD NO 1				
144 N 2ND ST ALBEMARLE NC 28001 DEED: 1696 998		N SECOND ST			ZONING CBD NOTES:01 PARKING LOT		.060 ACRES		NEHD 5007				
TOPO LEVEL	STREET PAVED	UTILITY ELECTRIC WATER SEWER											
#	LAND CLASS	SIZE	*	RATE	*SIZE*	DPT*	ADJ*	=LND-VALUE					
1	27BCOMMERCIAL	.06AC		85000	2.16	1.00	1.00	11016					
LAND VALUE:								11016					
#	OTHER FEAT	SIZE		BASERATE*SIZE*	ADJRATE*	UNITS	+CGR%-COND%*	OFB-VALU					
1	40CCONC PAV	2614*	1	3.60	.95	3.420	2614	1.00	.20				
		*											
		*											
		*											
		*											
		*											
OTHER VALUE:								7152					
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:								
				STHT WALL BDRM									
EXEMPT DIMENSIONS:	AYB	EYB											
#	STRUCTURE	SKTCH-SF*	STHT	BASERATE	*SIZE*	*WLHT%*	ADJRATE*	AREA**CMP=	COST	QG%	QG RCN	-DEPR%-CND%*	FMV

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	18168
LAND	11016	47196	23%	DEED		183600LV/AC	
OTHERFEAT	7152		%	04022020			
STRUCTURE		249691	%	1696	-998	TV/HSF	
TOTAL	18168	296887	6%		0000%	SP/HSF	
						APPRAISED-VALUE:	18168

IV. COMMUNITY DESCRIPTION, PROFILE, COMMUNITY DEMOGRAPHICS & DATA

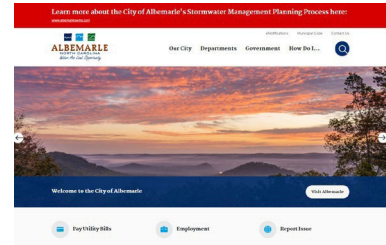
A. General Demographics. Location, Geography, Market Profile

According to the 2020 US Census, the City of Albemarle had a population of 16,432 and trade area of over 60,000. Albemarle is the county seat of Stanly County as well as the County’s major center of employment. The following links are reliable data sources for demographics, retail trade, community and livability data, and official local, regional, and state websites.

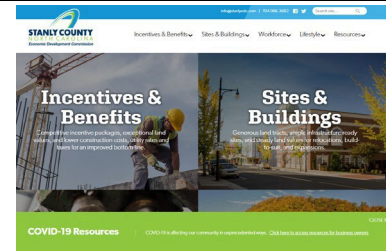
Demographic & Community Data: City of Albemarle, NC													
 <p><i>Click Logo or Map To View</i> US Census Bureau City of Albemarle Dashboard</p>													
 <p><i>Click Logo or Map To View</i> N.C. Office of State Budget And Management State & Community Statistical Information</p>	 <p>Latest News & Reports</p>												
 <p><i>Click Logo or Profile For</i> City Data Profile: City of Albemarle, NC</p>													
 <p><i>Click on the DATAUSA logo or website home page image for</i> Community & Demographic Information For The City of Albemarle</p>	 <table border="1"> <caption>Key Statistics from DATAUSA for Albemarle, NC</caption> <thead> <tr> <th>2020 POPULATION</th> <th>2020 MEDIAN HOUSEHOLD INCOME</th> <th>2020 MEDIAN PROPERTY VALUE</th> <th>2020 MEDIAN AGE</th> </tr> </thead> <tbody> <tr> <td>15,980</td> <td>\$44,269</td> <td>\$119,000</td> <td>40.2</td> </tr> <tr> <td>157% 1-YEAR GROWTH</td> <td>153% 1-YEAR GROWTH</td> <td>18% 1-YEAR GROWTH</td> <td>100% 1-YEAR INCREASE</td> </tr> </tbody> </table>	2020 POPULATION	2020 MEDIAN HOUSEHOLD INCOME	2020 MEDIAN PROPERTY VALUE	2020 MEDIAN AGE	15,980	\$44,269	\$119,000	40.2	157% 1-YEAR GROWTH	153% 1-YEAR GROWTH	18% 1-YEAR GROWTH	100% 1-YEAR INCREASE
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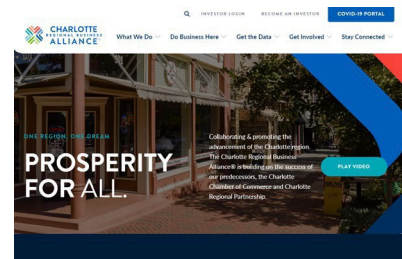
Click Logo or Image website image for the official website of **The City of Albemarle Government**



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Click Logo or Profile For Retail Strategies **City of Albemarle 2021 Retail Market Profile**





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**Stanly Community College website &
 Stanly CC Small Business Center**



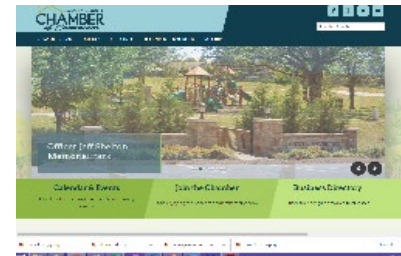
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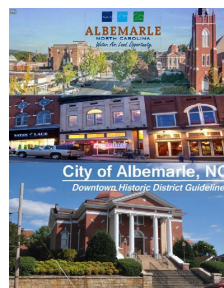


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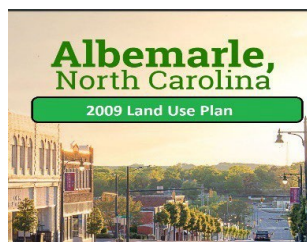




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Development Guidelines & Documents**



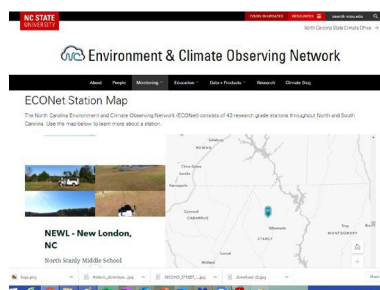
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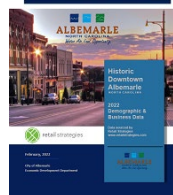
Click Logo or Document Image For
**Albemarle Business Center Industrial Park
Marketing Flyer**



Click logo or web page image to visit the
NC State Climate Office Website.
The site has historical climate and weather data for
all of NC. [CLICK HERE](#) to NC State Weather
Monitoring Station in NewLondon, NC which is only a
few miles from the City of Albemarle.



retail strategies
**2022 Downtown Albemarle
1-Mile Radius Demographic & Market Data**



G. Current & Past Use

Note that all interested parties are urged to hire professional architects, engineers, contractors, and other professionals to fully assess and determine the condition of this building. The City of Albemarle review stated below does not constitute any professional opinion as to the condition of the building or any component thereof. Each interested party must conduct their own proper due diligence as the City of Albemarle does not represent the condition of any portion of the building or its component pieces.

The street level and basement level of this property are both currently vacant. The building is served by City of Albemarle water, electric, and sewer. Piedmont Natural Gas can provide gas service and there are three options for business communication services all utilizing a fiber network. The buyer will purchase and enter into a development agreement with the City understanding the purchase is “as-is”.

As the former headquarters for the Albemarle Police Department, the building has an extensive fiber network which is part of the City’s overall communications system. New owners will be required to work with the City’s IT team to access and allow removal of the fiber network while also ensuring protection of the network until removal.

The building also has a generator that will be moved and is not part of the sale of the property.

This building has been used as a post office and a police station as is detailed in the Albemarle 2nd Street National Historic District Register listing for this property. As a historic structure in the Downtown Albemarle Historic District, owners may qualify for federal, state, and local historic tax credits and redevelopment incentives. These incentives are discretionary and must meet all requirements in place to protect the historic nature of the building and property. Additional information can be found at the Albemarle Downtown Development Corporation (ADDC) website and by viewing or downloading the Historic Downtown Albemarle Guide.

- [Historic Downtown Albemarle Guide](#)

The information in the National Historic Register includes:

14. (former) U.S. Post Office

203 N. Second Street
1936

Contributing building

This single-story red brick Colonial Revival building stands on the northwest corner of South Second and West North Streets. The bilaterally symmetrical front elevation has a centered entrance below an arched brick opening.

Above the replacement entry door is the original fanlight. Double-hung windows with jack-arched lintels and concrete keystones flank the entrance. Above each window on the front elevation is a panel of brick laid in a basket weave pattern. The building's walls are capped with a concrete coping.

The interior contains a 1941 mural painted by Louis Ribak titled: "View near Albemarle." The City of Albemarle purchased this building in 1968 to house offices for the police department. (Stanly News and Press, 17 January 1936)

H. Parking Availability

There are 10 off-street parking spaces on this property and an additional 105 marked, on-street spaces within a 500-foot walk in any direction of the property. Recent parking studies conducted in the fall of 2021 by the City of Albemarle Planning & Development Office have shown parking in this location to be lightly used and rarely ever above 50% capacity. Neighboring off-street surface lots are also very lightly used and there is excellent opportunity for shared use options for overflow parking should it ever be needed.

Nearby Uses

The predominant uses in immediate vicinity are office, religious and service type establishments. The exceptions are two properties: the previously mentioned redevelopment of the former Albemarle Hotel into 29 housing units; and the 2nd Street Sundries Restaurant.

Appraisal

The Albemarle City Council ordered an appraisal of the building and property in the fall of 2021. The appraisal determined a value of \$350,000.

- [Former Albemarle Police Department HQ Building Info & Appraisal](#)

Stanly County & City of Albemarle Planning, Zoning & Building Code

The developer who reaches a development agreement with the City of Albemarle for the former police department headquarters building will work closely with the City of Albemarle Planning & Development Department as well as the Planning and Zoning, Building Code, and Fire Marshal with Stanly County Government.

It is highly recommended that once plans for redevelopment of the property are completed, the developer and his architect and engineer meet with the City Planning & Development officials as well as officials with Stanly County Central Permitting Department and the County Fire Marshal to go over the initial plans for the facility and receive feedback. We recommend taking this approach so that there are no outstanding or unforeseen issues with the development plans.

- [City of Albemarle Government](#)
- [City of Albemarle Planning & Development](#)
- [Stanly County Government](#)
- [Stanly County Central Permitting Department](#)

B. Downtown Marketing – Retail Strategies 2022 Downtown Strategic Plan

NC 24/27 & US 52 Retail Corridors

There is a strong demand for housing, retail, services, and restaurants in the downtown Albemarle market. Retail Strategies of Birmingham, Ala. has worked with the City of Albemarle the past eight years to assist with recruitment of regional and national retailers to the Albemarle market. Largely focused on the NC 24/27 and US 52 retail corridors where most regional and national chains would locate due in large part to the traffic counts on both highways, Retail Strategies has been successful in bringing more than \$17 million in new investment and creation of more than 600 retail jobs to the City of Albemarle.

Downtown Strategies – Downtown Albemarle Strategic Plan

Due to the success over the past 10 years partnering with Retail Strategies on the regional and national retail recruitment program for the NC 24/27 and US 52 corridors, City leadership signed a contract to work with Retail Strategies' downtown development division.

Retail Strategies' downtown planning and marketing division works with small downtowns across the country to assist them with identifying key assets, assessing all building and property assets, identifies retail and other business gaps; develops strategies to attract new business with an emphasis on gaps, to help staff and stakeholders who are heavily engaged develop a full downtown marketing plan. The goal is to have input from all business owners, residents, and stakeholders to create a detailed marketing strategy and plan of work to attract key smaller businesses into the Albemarle downtown.

The City's economic development and ADDC staff have worked closely with the Retail Strategies Downtown team. The year-long program of work to create a strategic plan for Downtown Albemarle got off to a great start in early November 2021 when more than 40 downtown business owners, property owners, and stakeholders attended the Downtown Strategies Kick-Off event at City Hall.

Key components of the strategic plan that will be developed with input from business owners, property owners, stakeholders and citizens in the coming year will likely include:

- **Existing Property Assessment, Cataloging & Marketing**

An assessment of all available buildings in the downtown with a rating of those that are:

- in a suitable condition to lease
- in a condition to lease with minor improvements and repairs
- in a condition to lease with major improvements or repairs
- those properties that are blighted and must undergo substantial repairs and renovations or possible demolition

These properties will have marketing flyers created that can be put into the City's new economic development database to be marketed to interested parties.

- **Events & Festivals**

An assessment of existing events and festivals to determine the success of each and how best to grow, market, and promote each event to maximize participation and attract locals and tourists from the nearby major population centers of Charlotte and Greensboro. Meetings will be held with stakeholders throughout 2022 with their assistance and guidance to complete the plan.

- **ADDC / City Economic Development Review**

A review of the program of work and success of both the City of Albemarle Economic Development Office and the Albemarle Downtown Development Corporation (ADDC).

- **Committees Reviews & Reports**

Retail Strategies staff will create committees made up of like businesses in the downtown. Each committee will be responsible for analyzing and reviewing the current programs, policies and procedures utilized by the ADDC and the City to promote downtown businesses, attract new business and otherwise provide input as to how we can work together to make Downtown Albemarle an even better location for business, housing, and visitors. The recommended list of committees may include:

- Restaurants
- Retailers
- Professional Services
- Governmental
- Property Owners, Real Estate Professionals & Banking
- Housing
- Churches
- Non-Profit Agencies
- Tourism & Entertainment
- Citizens
- Youth
- Education (K-12/Stanly CC/Pfeiffer)
- Minority Populations To Promote & Support Diversity
- Farmers
- Others

Each group will meet and identify strengths, weaknesses, opportunities and threats (SWOT) pertaining to their respective business sector. Each group will be asked to report back to the leadership team their concerns, solutions, and recommendations to improve the downtown business district. Each of these sub-set reports will be included in the final strategic plan with major goals, objectives, tasks, and recommendations included in the final plan for review by City Council. If approved by City Council, the goal is to have each sub-set group continue to meet twice annually with ADDC and City staff to ensure the plan is implemented and to make any recommendations for additions or changes to the plan. The overall goal is to create and implement a plan that the business owners and key stakeholders create and help implement successfully.

- **Business Attraction, Marketing and Promotion**

The plan will also identify gaps in the downtown retail market and create a marketing plan to attract those businesses to the downtown.

The plan will also analyze and review current marketing and promotion plans and practices for both traditional and digital marketing. The evaluation and assessment will determine if improvements can be implemented to increase the number of visitors to the City for day trips or longer visits, attendance at events, festivals, etc. and to identify sub-set markets to create customized marketing plans that might include:

- Tourists going to the Uwharries & Lakes Region
 - Upcoming events at City parks or the City Theatre
 - Area Historic Sites
 - Vineyards
 - Drive-In Theater
 - The Air National Guard Training Programs & Fire Training Program At Stanly County Airport
 - National Outdoor Sports & Recreational Events & Competitions
 - Local & Regional Wineries, Brew Houses, and Breweries
 - Ag & Art Events & Festivals
 - Storytelling Festivals
 - Car Shows
 - Our Unique, Nostalgic & Famous Products & Businesses (Sweet Shop, Drive-In, Donut Dinette, Goody Shoppe Café, The Tomahawk Throwing Range, Carolina Treetop Challenge, etc.)
 - Cultural Events & Festivals To Highlight & Honor The City's Diversity
 - Day & Weekend Trip Planners & Marketing to Charlotte and Greensboro markets
 - Families with Children Trip Planners
 - Older Active Adults Trip Planners
 - College Aged Singles Activities & Events
 - Young Active Married Couples
 - Singles
 - Nature & Outdoor Enthusiasts
 - Foodies
-
- [2017 City of Albemarle Strategic Plan](#)
 - [Retail Strategies City of Albemarle 2021 Retail Market Study](#)
 - [Retail Strategies Website](#)
 - [2022 Downtown Albemarle 1-Mile Radius Demographic & Market Data](#)

V. SUBMISSION PROCESS

A. Timeline

1. Five (5) copies of the submissions are due at City Hall by **Friday, March 11 11, by 5:00 PM.**
2. City Review of submissions will be conducted within 45 days of the stated deadline to submit RFPs. During this time period any developer who has submitted may schedule a meeting with staff to request additional information and/or tour the building.
3. City Development Review Committee will make themselves available to meet with prospective developers to go over each proposal in detail and address the City's downtown plan, goals, and objectives and answer any questions of the prospective developers who have submitted
4. The Development Review Committee will meet and conduct a final review no later than the end of May 2022 and submit its recommendation to the City Manager and City Attorney for review.
5. The City Manager and City Attorney will bring the recommendation to City Council for review and possible action once all reviews are completed. The Committee Chair shall present the findings and recommendations to City Council.
 - a. If the City Council approves the recommended proposal, the City Attorney and the developer selected shall meet and have their attorneys proceed with legal documents as to the purchase of the property and details of the development agreement
 - b. The Agreement will be brought back before City Council for final approval of all legal documents and any incentive offerings.
 - c. Should City Council vote not to approve the recommendation of the Development Review Committee, the City shall re-open the process and advertise and request additional submissions to purchase and develop the property.

**The City reserves the right to change the date of the presentations to City Council by development teams and the date of the selection of the development team by City Council. However, all development teams will be notified in advance of any such changes.*

B. Development Team Experience and Background

Interested development teams must demonstrate their ability to renovate and adaptively reuse a historic building. Include the following sections in the development proposal:

1. Description of the development team including any joint venture partners
2. Development team’s legal structure
3. Names, addresses, titles of position (if any), and nature and extent of the interest of the officers and principal members, shareholders, investors of the development team
4. Description of the development team’s previous, relevant project experience including brief descriptions, financial summaries, photographs, and references
5. Evidence of the development team’s financial capability
6. A statement attesting to the fact that the development team will not discriminate on the basis of race, creed, color, sex, religion, national origin, family status, or disabilities in reference to this proposal or this project
7. Statements regarding whether the development team, officers, principal members or other parties of interest have been adjudicated as bankrupt or if anyone referred to above has been indicted for or convicted of any felony within the past ten years.

C. Reuse Proposal

In addition to the development team’s qualifications, to receive consideration, submittals must include the following elements:

1. Proposed timetable from renovation to occupancy
2. A list of the roles of any project consultants, such as architects or engineers, and their previous relevant experience and projects
3. The estimated total project costs and method of financing
4. A detailed description of the proposed financing: sources of capital, loans, etc. including pre-approval letters from anticipated lenders
5. The proposed purchase price of the Property.

VI. REVIEW & SELECTION PROCESS

A. Review Process

Development teams whose proposal is found to be consistent with the Reuse Goals outlined in Section II above may be asked to present their proposal at a public meeting of the Albemarle City Council.

B. Evaluation Criteria

Reuse Goals (50 points)

- Characteristics of the proposed project
- Consistency with RFP reuse goals
- Quality of the proposed renovation, reuse concept and compatibility with downtown

Experience and background (30 points)

- Development team’s experience and success in developing similar projects in similar communities and its design capabilities, technical skills, and abilities
- Experience of the project manager and key personnel
- Experience and qualifications of design consultants (architect, engineer, etc.) based on the quality of other ventures and experience on projects with similar characteristics
- Development team’s financial capacity and stability
- The financial viability of the proposal based on adequacy of projected revenues to support the investment, reasonableness of the cash flow analysis and proposed capital investment for improvements

Other development issues (20 points)

- Proposed purchase price
- Estimated timeframe for development and construction schedule

TOTAL POINTS (100 points)

VII. OTHER TERMS, CONDITIONS AND SOURCE MATERIALS

The Development Review Committee as selected by the Mayor and City Manager will oversee the RFP process. The Albemarle City Council, on the recommendation of the Development Committee will be the sole and final decision-maker regarding this selection.

The City will sell the property in an “**AS IS**” condition. It shall be the sole responsibility of the team submitting a proposal to investigate and determine conditions of the property including the suitability for improvements, renovations, etc. to be undertaken by the team submitting a proposal.

The issuance of this RFP does not constitute an agreement by the City that any contract will be entered into by the City. The City reserves the right to reject any or all proposals or to terminate development or lease negotiations at any time. The City reserves the right at any time to:

- waive any defect or informality in any response, proposal or proposal procedure
- reject any or all proposals
- suspend any and all aspects of the process indicated in this RFP
- reissue a Request for Proposals
- request some or all Respondents to submit revised or new information
- select a tenant or buyer by any other means
- offer new opportunities in the area at any time
- extend deadlines for accepting proposals
- accept amendments to proposals after expiration of deadlines; or
- determine that project or sale of the property will not be pursued.

Every respondent is solely responsible for its own costs in submitting a proposal, regardless of the decision or action taken by City Council.

The information presented in this RFP and any information provided by the City of Albemarle is provided solely for the convenience of the respondents or other interested parties. It is the responsibility of the respondents or interested parties to assure themselves that the information contained in this RFP or other documents is accurate and complete. The City provides no representations, assurance or warranties pertaining to the accuracy of such information as some reports and data may be dated and not indicative of present conditions. Information sources include the following:

- US Census Bureau
- Stanly County GIS
- Historic Register Data
- Retail Strategies & Other Market Data
- Economic Development Strategic Plan Data
- Online Community Statistical Information & Data
- City of Albemarle Reports and Other Documents
- Albemarle Downtown Development Corporation Reports & Documents

Project Completion & Expectations

The development agreement and the conveyance documents for the Property shall include terms to assure the start and completion of the Project within the timelines agreed to, or if not, for the Property to reconvey to the City. This will include, but not be limited to:

- Contractual commitments for the development team to start and complete the project by an agreed upon date.
- A reversionary clause in the deed from the City to provide for the reconveyance of the Property to the City if the Project is not started by an agreed upon date. The reversionary clause will be released to allow for the development team's financing of the Project to be approved and available in a timely manner.
- A deed of trust on the Property which will be subordinated to any financing the development team undertakes for the development of the Project, and which shall be released when the Project is completed.

All inquiries as to this RFP should be submitted to:



Mr. Keith Tunnell, Director

City of Albemarle Economic Development Department
144 N. 2nd St. | PO Box 190 Albemarle, NC 28001

Phone: 704.984.9419

Cell: 803.487.4531

Email: ktunnell@albemarlenc.gov



ALBEMARLE
NORTH CAROLINA
Water. Air. Land. Opportunity.



Send RFP Submittals To

Mr. Keith Tunnell, Director
City of Albemarle
Economic Development Department
144 N. 2nd St. | PO Box 190
Albemarle, NC 28002

Phone: 704.984.9419
Email: ktunnell@albemarlenc.gov

Submittal Deadline

Friday, March 11, 2022

5:00 PM ET

