



## REQUEST FOR PROPOSALS

Sale [or long term lease] of a four (4) unit residential building on the Academy Green in Peacham, Vermont

Issued by: Peacham Community  
Housing PO Box 229 Peacham VT 05862  
Issuing Date: February 18, 2013

Response Deadline for Questions or Other Written Inquiries about the RFP and scheduling of viewing of the property:

~~March 7, 2013~~ **EXTENDED to March 20, 2013,**

Contact Diana Senturia (802) 592-3989

Response Deadline for Proposals in Response to the  
RFP: March 21, 2013

Contact Person: Ross MacDonald, Chair, Peacham Community  
Housing ross.macdonald11@gmail.com

Peacham Community Housing (PCH) is selling a four (4) unit residential building on the Academy Green in Peacham, Vermont for the benefit of the community. In addition, consideration will be given to a long term lease which would not include the need for the subdivision.

This Request for Proposal (RFP) invites all prospective purchasers to:

- 1. Make a financial offer for purchase (or lease) of the property; and,
- 2. Describe their plans for the property.

Sale is contingent on obtaining all necessary governmental approvals for the project, including, but not limited to, Vermont Housing and Conservation Board.

## **A. Introduction and Overview**

Peacham is a dynamic, historic village on the edge of Vermont's Northeast Kingdom. Long known as one of the most photographed and beautiful villages in Vermont, Peacham is home for a talented, creative and well-educated group of residents. Despite its small size, Peacham supports a local school, library, observatory, farmer's market, and annual music festival, among a wealth of cultural and physical attractions.

PCH is a 501 (c) (3) not-for-profit corporation created to manage affordable housing in Peacham. PCH, in partnership with Housing Vermont, manages two buildings for this purpose in Peacham village: a fully occupied six-unit building known locally as "Kenerson Hall" and an unoccupied four-unit building known as the "Science Building". PCH is proposing to sell or lease the Science Building.

The economics of supporting and maintaining small scale, rural, community housing has changed in recent years. New investment in subsidized community housing today targets regional centers where employment, shopping, transportation and health care services are more readily accessible. Recognizing this trend and that demand for community housing in Peacham is weak, PCH has elected to sell or lease the Science Building. Any net proceeds from the sale of the Science Building or monthly lease rent will support PCH's long-term management fund for Kenerson Hall that PCH and Housing Vermont will continue to manage for community housing.

The Science Building was part of the original Peacham Academy campus that occupied what is now the Academy Green in the center of Peacham village. It is essential that any change to the Science Building's ownership and use protect the Village's character and the historic public uses of the Academy Green. PCH is working with the Peacham community to ensure that any sale or lease of the Science Building considers all reasonable alternatives for the property and is consistent with Peacham's community goals and the criteria in this RFP.

PCH believes that the RFP provides an opportunity to put the Science Building to a valuable community use and to raise funds that will be used to advance PCH's goals. Although a number of workable ideas have been suggested in recent months, PCH believes that there is a benefit in inviting a broader range of potential purchasers and lessees to evaluate the property and make a purchase or lease proposal that serves the community's interests. Possible proposals include, but are not limited to: expansion of building function and use; consolidation of function and use; demolition of the building and construction of a new structure or structures with identical or new uses, or demolition of the building to expand open space or public use. Proposals are only limited by state law, local zoning and the stated criteria in this RFP.

## **B. Property Address and Description**

The property that is the subject of this RFP consists of the Science Building located at 63 Church Street, Peacham, VT 05862; Village One (V-1) Peacham Corner of the Official Zoning Map, and one acre to be defined by a Town approved subdivision. PCH welcomes visits to the property. Upon request, PCH will conduct property visits for prospective bidders during February 4-11, 2013. Prospective bidders should call Diana Senturia, (802) 592-3989 or email [CommunityHousing@peacham.net](mailto:CommunityHousing@peacham.net) to arrange a visit.

Following acceptance of a proposal, the purchaser will assist with the process of surveying and allocating the required portion of land of the Academy Green around the site of the Science Building (as currently required by Town of Peacham, Vermont Bylaws (12/7/2005) for a subdivision of the Academy property. The deed for the purchased property must include an easement to PCH for continued use of the public space adjacent to, and within, the property. The deed for the property should also include a restriction, enforceable by PCH or its successor, which restricts the property's use to that in keeping with the needs of the community as identified in this RFP.

## **C. Water and Septic Disposal Considerations**

The Town of Peacham has a relatively new water system (new reservoirs 2001) that is managed by Peacham Fire District #1 (PFD#1). Each unit of the Science Building is subject to a water fee that is set annually at a meeting of the PFD#1 Board and its members.

The Science Building is part of a waste water system that serves the former Academy property. There is a four-party agreement that allocates waste water discharge among the four properties within this waste water system. Those parties and their allocation are: (1) PCH for the Kenerson Hall apartments (1380 gallons per day (gpd)); (2) the owner of property at 555 Bayley-Hazen Road (1050 gpd); (3) the owner of the property at 121 Church Street (450 gpd); and (4) the future purchaser of the Science Building (1120 gpd). [Note: All parties of the present four-party agreement are amenable to this change in the agreement and steps toward the finalization of this is in process.]

## D. Criteria for Proposals

Any proposal must be consistent with community goals for maintaining the character of Peacham Corner Village and protection of the historic public uses of the Academy Green. Preference will be given to proposals that facilitate the Science Building's use for residential housing, as long as those proposals meet community goals and provide PCH sufficient economic return.

The proposal shall be consistent with the PCH bylaws, the Peacham Town bylaws and the Peacham town plan. The full text of these documents may be found at <http://www.peacham.net/pch/pchbylaws.pdf> (PCH bylaws); <http://www.peacham.net/townclerk/peachambylaws2005dec.pdf> (Peacham Bylaws); <http://www.peacham.net/townclerk/townplan2-29-2012.pdf> (Peacham Town Plan). To summarize these criteria, PCH will be evaluating whether the proposal is designed to:

- Establish and maintain housing or other services for low income and moderate income persons, families, the elderly, and persons with special needs;
- Improve connections and quality of life within Peacham community by supporting or providing opportunities for public gatherings, education, the arts, or similar community benefits;
- Retain or improve the historic character of the town so that any renovated structure would reflect Peacham's historic character;
- Maintain the scale, traditions, and rural character of Peacham that make Peacham an attractive community in which to live, work, and raise a family;
- Provide a variety of housing units to be available for all income levels with an emphasis on rehabilitating existing structures;
- Maintain traditional village densities;
- Provide additional public or community amenity (such as public access, open space or recreational facilities), to the extent that the proposal is for a predominantly private use;
- Contain legally enforceable restrictions to insure that the property's future use is not changed without the consent of, and without expense to, PCH.

## **E. Submission of Proposals**

Final responses to this RFP must be received or postmarked on or before March 22, 2013. They may be mailed to PCH at the following address:

PCH,  
PO Box 229,  
Peacham VT 05862

or they may be sent electronically  
to  
CommunityHousing@peacham.net

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Any proposal must include:

1. Proposed purchase price;
2. A description of the proposed use to which the property will be put and an explanation how the use is consistent with the RFP's criteria;
3. The identification of the bidder and all persons with a proposed ownership interest, with contact information (including names, mailing and electronic addresses and telephone numbers) for the bidder and any agent;
4. A refundable \$250 deposit (sent to the PCH, PO Box 229, Peacham VT 05862) as a demonstration of earnest money; and
5. An addendum demonstrating the bidder's financial capacity and stability.

The bidder may also include further addenda concerning draft easement language or property description, and evidence of other projects or work demonstrating the bidder's commitment to the historical and social milieu of Peacham and the Northeast Kingdom.

Submission of the proposal will demonstrate acknowledgment of RFP conditions and requirements.

## **F. Review of Proposals**

All decisions concerning the RFP are within the Board's sole discretion, including the decisions whether a proposal meets the RFP's procedural requirements, whether a proposal meets the RFP substantive criteria and whether to accept or reject a proposal. The PCH Board reserves all the rights that it requires to make its decision based upon the stated criteria and without regard to the price offered.

The PCH Board will review the proposals from March 23 to April 1, 2013, although it may extend the time if it deems that necessary. The Board will direct any request for clarification or supplementation of proposals to the bidder during the period from March 23-26, 2013. The Board may negotiate with a potential bidder for the benefit of the community and PCH. The Board will announce its final decision about the proposals on April 5 by email and USPS, although it may extend that time at its discretion.