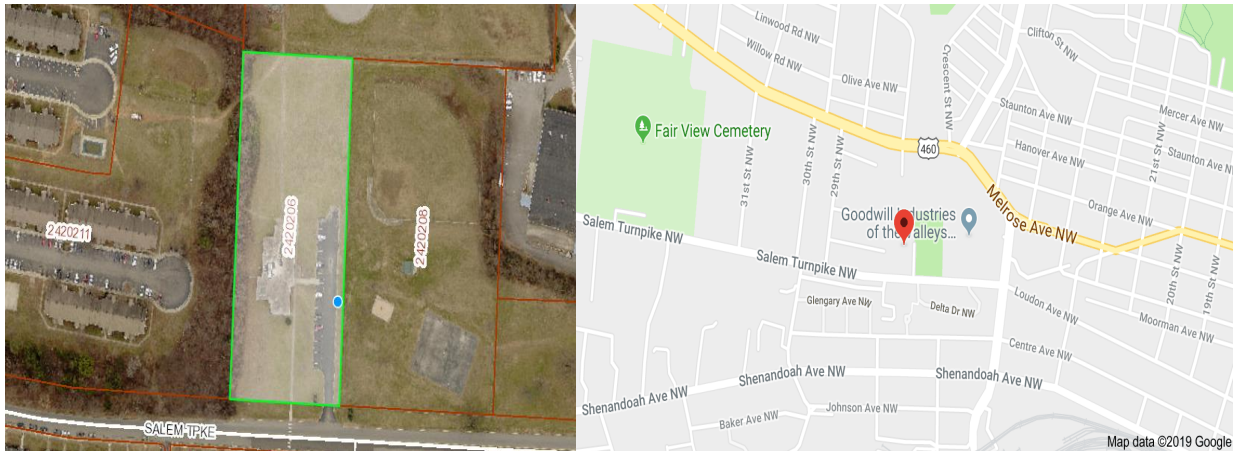




# Renovation/Reuse Opportunity

## Former Melrose Branch Library

**Proposal Deadline: April 15, 2019 at 4:00 p.m.**



A parcel of approximately 2.96 acres (Property), including the soon to be vacated (summer of 2019) Melrose Branch Library, is available for renovation and reuse opportunities. The property, located at 2607 Salem Turnpike, N.W. (Tax Map Number 2420206), is adjacent to the Roanoke City Public School's Forest Park Academy, Goodwill of the Valleys Jobs Campus, new Melrose Library Branch (currently under construction), and the Landsdowne Park Housing Complex. The existing library building was constructed in 1976, and contains approximately 6,700 square feet of space. The site also contains a 26-space parking lot. It is anticipated that the existing building will be available for occupancy by late-summer, 2019.

The real estate is proposed to be conveyed in fee simple, with the following conditions/considerations:

- The City is willing to consider proposals for conveyance of the Property in whole in or part, based on the reuse/development plan submitted by the Proposer.
- The City anticipates the need to reserve to the public, access rights across the Property along existing pedestrian ways (sidewalks), to be constructed in conjunction with the new Melrose Library Branch project, and use of the existing parking lot for access to facilities located at the adjacent Horton Park site located immediately to the east.

How to Propose:

Proposals for the Property must contain the following elements:

A Business Plan outlining the intended use of the Property and the proposed financing of its renovation/reuse. The plan must include a timeline for undertaking the proposed development of the Property from the initial due diligence period to the completion of the project;

- Renovation/Reuse plan outlining proposed physical improvements to the existing building and proposed actions for any new structures to be built on the Property, including the location and size of any proposed buildings;
- Description of the qualifications and experience of the proposer and developer;
- Proposers may presume the conveyance of the Property by the City for nominal consideration, but without any direct financial support from the City; and,
- Any other proposed conditions and/or contingencies associated with the project proposal.

The Proposer may be contacted after sufficient time for staff review for requests for additional information or clarification of information contained in the submittal. Upon staff review and recommendation to the City Council for the proposal which is determined to be in the best interest of the City, a sales agreement will be drafted in a manner consistent with the terms and conditions of the Proposal, as amended, if necessary. Prior to a sales agreement being executed between the City and the selected Proposer, the City Council will hold a public hearing regarding the proposed sale/conveyance of the Property.

Please submit your written proposal including the form on the following page to:

Rob Ledger, Acting Director, Department of Economic Development  
117 Church Avenue, SW  
Roanoke, VA 24011

Or by email to: [econdevl@roanokeva.gov](mailto:econdevl@roanokeva.gov)

For more information please contact the Department of Economic Development at 540-853-2715.

Please complete the Sale Proposal Form on the next page and submit with your proposal.



CITY OF ROANOKE ECONOMIC DEVELOPMENT  
DEPARTMENT SURPLUS PROPERTY SALE PROPOSAL

PROPERTY ADDRESS: 2607 Salem Turnpike, N.W. TAX NUMBER(s):  
2420206

DATE: \_\_\_\_\_ APPLICANT/CONTACT PERSON:  
\_\_\_\_\_

FULL NAME (As to be stated on Deed):  
\_\_\_\_\_

HOME ADDRESS (or) PRINCIPAL OFFICE:  
\_\_\_\_\_

(Physical addresses only. No Post Office Boxes)

CITY: \_\_\_\_\_ STATE: \_\_\_\_\_ ZIP: \_\_\_\_\_

DAYTIME PHONE: \_\_\_\_\_

- |  |  |
|--|--|
| <input type="checkbox"/> CORPORATION               | <input type="checkbox"/> INDIVIDUAL(S)       |
| <input type="checkbox"/> LIMITED PARTNERSHIP       | <input type="checkbox"/> JOINT TENANTS       |
| <input type="checkbox"/> LIMITED LIABILITY COMPANY | <input type="checkbox"/> TENANTS IN COMMON   |
| <input type="checkbox"/> PARTNERSHIP               | <input type="checkbox"/> SOLE PROPRIETORSHIP |

CONSIDERATION: Proposers may presume the conveyance of the Property by the City for nominal consideration, but without any direct financial support from the City.

I hereby certify that I have been provided with and have read the announcement of sale for the above-referenced property and submit this proposal in accordance with all provisions of the said announcement.

\_\_\_\_\_  
Signature