

Commercial
Redevelopment
Opportunity

FORMER ALBEMARLE POLICE HEADQUARTERS



REQUEST FOR PROPOSALS

DUE FRIDAY, SEPTEMBER 29, 5PM

CONTACT LINDSEY ALMOND
ECONOMIC DEVELOPMENT DIRECTOR
CITY OF ALBEMARLE
(704) 438-1162
LALMOND@ALBEMARLENC.GOV



ALBEMARLE
NORTH CAROLINA
Water. Air. Land. Opportunity.

Section I: PROJECT SUMMARY

The City of Albemarle ("City") is seeking development proposals from qualified firms ("Developers") for the opportunity to purchase and redevelop City-owned property at 203 North 2nd Street, Albemarle, NC 28001. The property includes two deeded parcels (Parcel ID: 654801257306) and (Parcel ID: 654801257411). Because of its proximal location to our historic downtown and its historic significance in the community, City Council considers this property ("Site") a central landmark that offers unique mixed use, commercial, and residential development opportunities. The property is listed in the National Register of Historic Places and formerly operated as the City of Albemarle's Police Department Headquarters. Prior to that it was a WPA-era US Post Office. The site is zoned CBD Central Business District which permits a variety of commercial, residential, office, and institutional land uses.

DEVELOPMENT VISION

The vision for the property's development is still emerging and the City will look at Developer proposals and prioritize them according to job creation potential, market demand, and highest economic and financial benefit to the City. The City is open to proposals that address both properties for rehabilitation and development and the development goals are intentionally broad to attract the most response.



The goals entail:

- 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.
- New downtown housing opportunities utilizing historic preservation programs including federal historic tax credit funded rehabilitations and any State of North Carolina credits.
- Revitalization of the site for mixed-use that promotes additional downtown pedestrian traffic and additional downtown business customers.

The intended outcome of this Request for Proposals ("RFP") process is the development of an Economic Development Agreement ("EDA") that will establish terms and conditions, and further define the scope, design, overall use and development of the Project upon which the selected Developer can purchase and develop the preferred project on the City Parcels. Developers are strongly encouraged to propose projects that capitalize on historic revitalization, thereby generating investment, tax revenue, and job creation in downtown Albemarle.

Section 2: PROJECT INTRODUCTION

COMMUNITY OVERVIEW

Business opportunity starts flowing in the county seat of Albemarle. Perched on the foothills of the Uwharrie Mountains, downtown Albemarle's open retail spaces and unique concepts already in business create a wellspring of possibilities for retailers and restaurateurs looking to set up shop. The City is located approximately 45 minutes east of Charlotte connected by NC 24/27. This 4-lane divided highway runs east-west from Interstate 485 in Charlotte to Albemarle and connecting to Interstate 74 less than an hour away. US 52 traverses through Albemarle from north-south connecting with I-95, 1.5 hours away near Darlington, SC and less than 30 minutes north to Interstate 85 near Concord, Albemarle is within an hour drive or less to Interstates 485, 85, 77, 74, 73, and 40.



The historic downtown commercial district contains a diverse range of commercial uses and a growing resurgence in demand for downtown residential dwellings and retail. Charming features include turn of the century buildings, parks and plazas, beautiful and historic churches, unique shops, breweries, and restaurants. The unique architecture of many of the buildings led to downtown Albemarle being declared a historic district by the National Register of Historic Places. The downtown is home to professional services, retail, restaurants, non-profits, churches of almost every denomination, educational institutions, and government. In addition to the City of Albemarle, the downtown district also hosts Stanly County Courthouse, a district courthouse, and various Stanly County Government offices. Albemarle also offers a fully equipped regional medical center, numerous fitness facilities, a new greenway, and multiple farmers markets.

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. Recent downtown projects include:



- 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 250 students in master's degree level Physician Assistant and Occupational Health programs.



- **The Residences at the Albemarle Hotel** – Developer Anchor & Pillar began redevelopment of the former Albemarle Hotel in June of 2021. Renamed, the redeveloped historic project was completed in late 2022 and feature 28 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. This property is located adjacent to the Site.



- 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.



- **1st on Main** – Purchased in 2021, this project fully renovated the historic “Lowder Hardware Building” and brought 29 all-inclusive apartments to downtown. Total investment of over \$6 million.



- The opening of The Tomahawk Throwing Range & Blade Shop at 130 S. 2nd St., Badin Brews on 1st St., and Armadillo Axe Throwing on Main Street, are just a few of several new businesses that have recently located in downtown Albemarle.

- **Uwharrie Brewing** – The former Albemarle Fire Department Station 1 on N. Third Street was redeveloped and in early 2023 opened its doors as Albemarle’s first craft brewery. Total investment of over \$1 million with 17 jobs.



- **Stanly County History Center** on 2nd St. and opening of the **Albemarle Neighborhood Theater** on N 3rd Street.

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 provide

plenty of opportunities for hiking, camping, biking, bird watching, or enjoying a sunset or sunrise. With over 10,000 acres of water, Lake Tillery and Badin Lake offer fishing and a host of watersports in



Sunrise at Morrow Mountain State Park



Lake Tillery and the Uwharrie Mountains

one of the most peaceful settings you'll find anywhere. Venture out into greater Stanly County and visit four separate wineries and vineyards.

SITE OVERVIEW

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 Street and W North Street.

Built in 1936, the building was originally a WPA-era post office and is approximately 3,900 square feet per floor for a total of approximately 7,800 square feet. The City of Albemarle purchased this building in 1968 to house offices for the police department. In 2020, the City moved the police department headquarters and the City has maintained the facility during this time.



A description of the building included in the 2005 application for the National Register of Historic Places states,

"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.

An appraisal of the property was completed in the fall of 2021 and it disclosed a value of \$350,000 for the building and property. [Click here to see the appraisal.](#)

Parcels – The property includes two parcels – Parcel ID: 654801257306 and 654801257411. They are divided into one main parcel and a small strip of land that once held an underground gas storage tank. The City of Albemarle split the property into two parcels so there would be no impacts on the building and remaining property to the developer.

Deeds – There are two deeds to accompany the two respective parcels included in the purchase. One being the small parcel that contains the underground tank and the second that contains the building and additional property.

In combination with the rules and regulations found in the City of Albemarle's Historic District Design Guidelines, redevelopment of the City-owned site allows the property to retain the historic charm and character of the downtown, while also actively recruiting new business and investment in the community. [Click here to view the City of Albemarle's Historic District Design Guidelines.](#)

CURRENT AND PAST USES

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. See Appendixes for photos and property documents.

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 28 housing units redeveloped and historically revitalized as the 'Residences at the Albemarle Hotel', Christine's Wood Fire Restaurant (located at the ground floor of the Residences) and the 2nd Street Sundries Restaurant.

Section 3: ECONOMIC CONDITIONS & AVAILABLE GRANTS

THE MARKET IN ALBEMARLE

There is a strong demand for housing, retail, services, and restaurants in the Albemarle market. Retail Strategies of Birmingham, Alabama, has worked with the City of Albemarle the past nine years to assist with recruitment of regional and national retailers to the Albemarle market. The company 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 \$26 million in new investment to the City of Albemarle. Additionally, Albemarle is celebrating 30 years of being involved in the Main Street program. In 2022, Albemarle contracted with Downtown Strategies, a subsidiary of Retail Strategies, to complement the development tactics outlined for our historic downtown.

Albemarle Market Data (U.S. Census and Claritas 5-mile radius from downtown)

- \$30,988 per capita retail sales
 - ✓ 2.5x's higher than Stanly County (\$11,937)
 - ✓ 2x's higher than NC average (\$13,735)
 - ✓ 2x's + U.S. per capita average (\$15,224)
- Albemarle brings in 67% of Stanly County's retail sales while only accounting for 26% of the county population.
- \$493,976,000 in annual retail sales.
- 10,367 workers come into the city daily – the equivalent of 62% of the Albemarle population.
- 54.7% of median household income is above \$50,000.

Claritas Retail Gap and Projected Growth Data 5-mile radius 2023				
(Retail Gap=business escaping Albemarle, able to be captured)				
<u>Category</u>	<u>Retail Gap</u>		<u>Projected Growth (2023-28)</u>	
	<u>5-Mile Radius</u>	<u>20-Minute Drive-Time</u>	<u>5-Mile Radius</u>	<u>20-Minute Drive-Time</u>
Beer, Wine, Liquor	\$1,997,576	\$4,193,404	\$ 626,158	\$1,085,153
Drinking Places	\$1,599,718	\$2,825,593	\$ 211,562	\$ 372,491
Full-Service Rest.	\$3,775,765	\$16,399,905	\$2,715,899	\$4,625,134
Convenience Stores	\$1,236,330	\$1,943,859	\$ 296,060	\$ 497,306

TAX CREDITS, GRANTS, & DEVELOPMENT INCENTIVES

National 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. A 20% income tax credit is available from both the State of North Carolina and the Federal Government (up to 40% combined) 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.

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.

The Downtown 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. Funding in Year 1 of the Catalyst Grant was \$90,000; Year 2 funding totaled \$100,000.

Albemarle Downtown Area Revitalization (ADAR) Program

The Albemarle Downtown Area Revitalization (ADAR) program is a grant program designed to offer assistance and incentive for property renovation and investment in the Municipal Service District downtown. The ADAR program makes available a grant in the amount of new, taxable investment for a period of up to 5 years. The grant is based on both the City-wide property tax and the municipal service district tax. The City coordinates with the Tax Assessor's Office to take a before and after snapshot of the taxable value of the property. The difference between pre- and post-renovation values is the amount of the increased taxes that can be reimbursed to the owner/developer. Upon completion and payment of property taxes, the City will verify the payment of property taxes and provides the grant to the applicant each year. The ADAR grant must be approved by City Council to be awarded.

Grants Available through the Albemarle Downtown Development Corporation (ADDC)

The ADDC works closely with the City of Albemarle and downtown businesses and stakeholders to support the downtown business community. The City of Albemarle supports the ADDC, a 501c3 nonprofit, through a public-private partnership. In addition to the planning and promotion of special events and festivals each year in the downtown, the ADDC also provides vitality grants and other assistance to downtown businesses and raises private sector funds to recruit new business to downtown and support existing businesses. 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
- Sign Grants

Section 4: PROPOSAL INSTRUCTIONS

Five (5) printed copies of the submissions are due at City Hall by Friday, September 29, 2023 by 5 p.m.

Responses to this RFP should be complete, concise, and professional to assist the City in identifying the Developer who will deliver the highest benefit to the City and will be indicative to the level of experience and commitment to the proposed project. Proposals must demonstrate that the approach, design, financing plan, and construction timeline will allow the project to be successfully developed.

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:

- Description of the development team including any joint venture partners.
- Development team's legal structure

- 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
- Description of the development team's previous, relevant project experience including brief descriptions, financial summaries, photographs, and references
- Evidence of the development team's financial capability
- 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
- 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.

Reuse Proposal

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

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

Section 5: REVIEW & SELECTION PROCESS

Review Process

Development teams whose proposal is found to be consistent with the reuse goals and vision may be asked to present their proposal at a public meeting of the Albemarle City Council.

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)

TIMELINE

City review of submissions will occur as soon as possible after the deadline to submit RFPs. During the review period any developer who has submitted may schedule a meeting with staff to request additional information and/or tour the building.

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 proposals. The Development Review Committee will meet and conduct a final review and submit its recommendation to the City Manager and City Attorney for review.

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.

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 Economic Development Agreement.

The Agreement will be brought back before City Council for final approval of all legal documents and any incentive offerings.

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.*

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. Interested parties are encouraged contact Lindsey Almond, Economic Development Director for the City of Albemarle, to schedule a time to tour the property to review such conditions.

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. All fees or expenses of engineers, architects, financial consultants, attorneys, planning or other consultants or contractors retained by Developer for any study, analysis, evaluation, report, schedule, estimate, environmental review, surveys, planning and/or design activities, drawings, specifications or other activity or matter relating to the Project shall be the sole responsibility of and undertaken at the sole cost and expense of Developer and no such activity or matter shall be deemed to be undertaken for the benefit of, at the expense of, or in reliance upon the City

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

The Economic Development Agreement and the conveyance documents for the Site shall include contractual terms to assure the execution of the Project within the timelines agreed to.

This will include, but is not limited to a start date, milestones to ensure consistent site improvements, and an end completion date.

All inquiries as to this RFP should be submitted in writing to:

Lindsey Almond

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

Email: lalmond@albemarlenc.gov

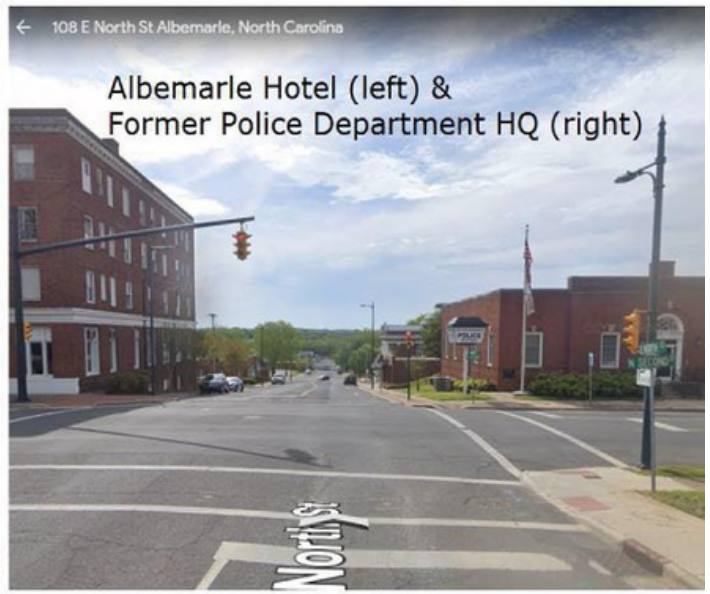
*The subject line should clearly indicate that the question is regarding the APD RFP.

*The deadline for questions is September 11, 2023.

Photos



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 Poland
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 .

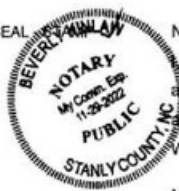
TO HAVE AND TO HOLD the aforesaid lot or parcel of land and all privileges and appurtenances thereto belonging to the Grantee in fee simple.

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

SEAL



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 28th 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

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**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)



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: 11-29-2022 ✓ 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	Mailing Address 2	City	State	Zip	Physical Address	Deed Acres	Lots	Deed Book	Deed Page	Plat Book	Plat Page	Description1	Year Built	Finished Area	Landuse Record	DateSold	SaleAmount	TotalFMVC
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	Mailing Address 2	City	State	Zip	Physical Address	Deed Acres	Lots	Deed Book	Deed Page	Plat Book	Plat Page	Description1	Year Built	Finished Area	Landuse Record	DateSold	SaleAmount	TotalFMVC
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+OWNERSHIP 10043
CITY OF ALBEMARLE
144 N 2ND ST
ALBEMARLE NC 28001
DEED: 1696 998

2023 3/14/2023

PROPERTY DESCRIPTION
VAC N 2ND ST
N SECOND ST

TAX SUBDIVISIONS
ALBEMARLE TWP
MUNICIPAL SER (ALBEMARLE)

MAP NUMBER
654801257411
RECORD NUMBER: 28267
ROUTE 582
LISTER: CSWARINGEN 7192022
REVIEW: RK 6112018

CARD NO
1

TOPO	STREET	UTILITY	ZONING				.060 ACRES	NBHD
LEVEL	PAVED	ELECTRIC WATER SEWER	CBD	NOTES:01 PARKING LOT				5007
#	LAND CLASS	SIZE	* RATE	*SIZE*	DPT%	*ADJ%	=LND-VALUE	
1	27BCOMMERCIAL 6		.06AC	85000	2.16	1.00	1.00	11016
LAND VALUE:								11016
#	OTHER FEAT	SIZE	BASERATE*	SIZE*	ADJRATE*	UNITS	*QGR%-COND%*	OFB-VALU
1	40CCONC PAV	2614*	3.60	.95	3.420	2614	1.00	.20
OTHER VALUE:								7152
FNDATION	XTRFNISH	HEAT&AIR	ROOFMTRL	SIZE/QTY	DPRT:			
				STHT WALL BDRM				




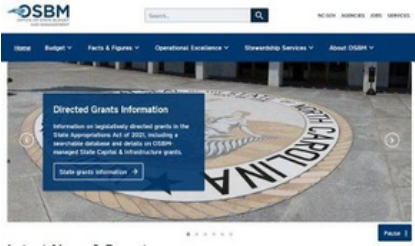


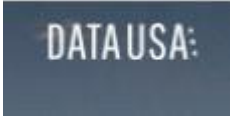
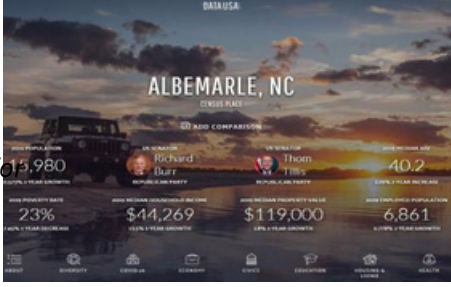
EXEMPT DIMENSIONS:
STRUCTURE SKTCH-SF* STHT BASERATE *SIZE% *WLHT% = ADJRATE* AREA*%CMP= COST QG% QG RCN -DEPR%-CND%= FMV

VALUATION	VALUE	PREV-VAL.	P-N%	SALE	S-N%	TOTAL VALUE	
LAND	11016	11016	100%	DEED		183600LV/AC	18168
OTHERFEAT	7152	7152	100%	04022020			
STRUCTURE				% 1696 -998		TV/HSF SP/HSF	
TOTAL	18168	18168	100%	0000%		APPRAISED-VALUE:	18168

IV. COMMUNITY DESCRIPTION, PROFILE, COMMUNITY DEMOGRAPHICS & DATA

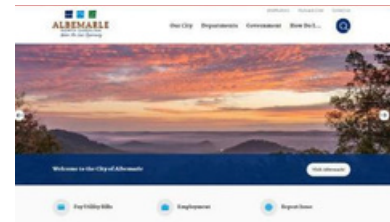
A. Demographic & Livability Data

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 US Census Bureau City of Albemarle Dashboard</i></p>													
 <p><i>Click Logo or Map To View N.C. Office of State Budget And Management State & Community Statistical Information</i></p>													
 <p><i>Click Logo or Profile For City Data Profile: City of Albemarle, NC</i></p>													
 <p><i>Click on the DATAUSA logo or website home page image for Community & Demographic Information For The City of Albemarle</i></p>	 <table border="1"><caption>DATAUSA: ALBEMARLE, NC</caption><thead><tr><th>Category</th><th>Value</th></tr></thead><tbody><tr><td>Population</td><td>15,980</td></tr><tr><td>Median Household Income</td><td>\$44,269</td></tr><tr><td>Median Home Value</td><td>\$119,000</td></tr><tr><td>Unemployment Rate</td><td>6.861%</td></tr><tr><td>Median Age</td><td>40.2</td></tr></tbody></table>	Category	Value	Population	15,980	Median Household Income	\$44,269	Median Home Value	\$119,000	Unemployment Rate	6.861%	Median Age	40.2
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Median Age	40.2												



Click Logo or Image website image for the official website of The City of Albemarle Government



Click Logo or website home page for Stanly County Economic Development



Click logo or web page image to visit the website for the Charlotte Regional Alliance



Click logo or website home page for the North Carolina Economic Development Partnership

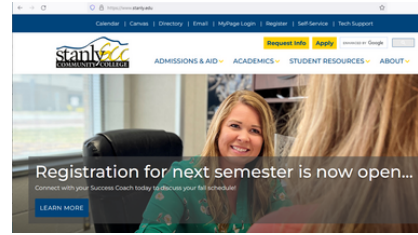


Click Logo or Profile For Retail Strategies City of Albemarle Retail Market Profile





Click on logo or website home page image to visit the Stanly Community College website & Stanly CC Small Business Center



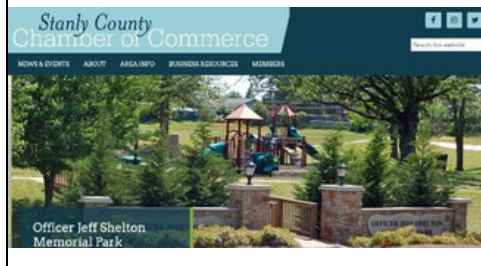
Click logo or Document Cover For The Albemarle Downtown Development Corporation (ADDC)



Click Logo or Image To Visit Stanly County Convention & Visitors Bureau VisitStanly.com

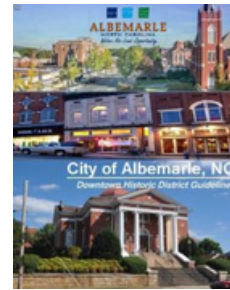


Click on the Logo or Image To Visit Stanly County Chamber of Commerce

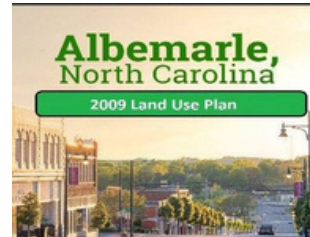




Click Logo or Document Image For
Downtown Albemarle Historic District
Development Guidelines



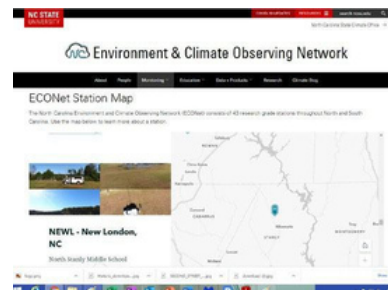
Click Logo or Document Cover For
City of Albemarle Land Use Plan



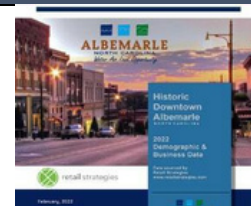
Click Logo or Document Image For
Albemarle Business Center Industrial Park
Marketing Flyer



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 North Carolina.



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



B. Downtown Marketing

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 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