

PUBLIC NOTICE
Bids for Lease of City Property

Notice is hereby given that bids shall be received for the lease of City-owned property located on the sandy beach. The City proposes to lease an area approximately 250 feet wide (north/south) extending from the eastern edge of the boardwalk to the eastern boundary of City-owned property in the Atlantic Ocean.

The City will accept bids for any parcel of the specified size on the sandy beach between 5th and 40th Streets at the Oceanfront. The term of the proposed lease will not exceed 40 years.

Said parcel shall be used for the construction of a new concrete pier. The City is pursuing the construction of a pier as part of the bidder's larger development that will create a new destination at the City's resort and provide new amenities for tourists and residents of the City.

Bidders may make proposals either as a direct tenant or may propose a structure in which the City of Virginia Beach Development Authority (VBDA) is the tenant and the bidder is a sub-tenant. For information about the VBDA's participation, contact Warren Harris, Economic Development director, (757) 385-6464.

The important elements that will be considered by the City in evaluating the bids include:

- A connection from the new pier to Atlantic Avenue, coordinated with adjacent landowners, sufficient to allow pedestrian access from Atlantic Avenue, across the boardwalk and onto the new pier.
- A new pier of at least 880 feet in length (measured from the boardwalk) designed to accommodate fishing and pedestrian use. The City will consider paying up to \$21.5 million for the pier structure.
- At a minimum, the City expects private development of entertainment, restaurants and retail amenities as part of the overall project sufficient to justify the public investment.
- A plan to operate the new pier in a manner to provide free public access to the end of the pier and fishing from the pier for a fee.
- New parking spaces within three (3) blocks of the new pier sufficient for the uses on the new pier and any associated development proposed. The City will consider paying up to \$3.5 million for the construction of public parking, in addition to that provided by developer.
- The City will consider a request for TDFP ("Gap") financing.
- The City expects associated private development adjacent to the new pier sufficient to maximize the return on and justify the public investment. Favorable consideration will be given to proposals demonstrating a return on the City's investment within eight years.
- The ability of the bidder and its team to successfully deliver on the elements of its proposal. Past development experience will be favorably considered.

The City will conduct an **informational session** on **Friday, April 13, 2018**, at **10:00 a.m.** at the Virginia Beach Convention Center.

Sealed, written bids should be delivered to Public Works/Facilities Management Office, Attn: Barry Shockley, 2424 Courthouse Drive, Room 228, Virginia Beach, VA 23456. Bids will **accepted until 5:00 p.m., Monday, May 14, 2018**. A copy of the proposed ordinance is on file and available for inspection during normal business hours in the office of the City Clerk.

Bids shall be opened at the **informal meeting** of City Council on **May 15, 2018** and summaries of the bids shall be read by the presiding officer at the **regular meeting** of the City Council, in the Council Chambers, City Hall – Bldg. 1, Virginia Beach Municipal Center, on **May 15, 2018**, at **6:00 p.m.** After the reading of bid summaries, at a subsequent meeting, Council will obtain public comments on the proposed lease and any attendant sublease. The right to reject any and all bids or to make multiple awards is hereby expressly reserved.

If you are **physically disabled** or **visually impaired** and need assistance at this meeting, please call the **CITY CLERK'S OFFICE at 385-4303**; Hearing impaired call 711 (Virginia Relay – Telephone Device for the Deaf).

