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Town of Colonial Beach Seeks Solicitation Offers for Dump Site

(February 14, 2023) Colonial Beach, VA - The Town of Colonial Beach nestled on the Potomac River in the Northern Neck region, today announced a public solicitation for offers to purchase site located outside of the town along Monroe Creek.

The approximately 22 acres of unimproved waterfront real estate in Westmoreland County is owned by the Town of Colonial Beach and is the site of a former dump.

Last November, the Virginia Department of Environmental Quality visited the site to assess the overall site and an independent consultant procured by the county checked the water quality safety along the shoreline and found no water-quality issues.

Over the years, the Town has been regularly approached by third party entities interested in purchasing the waterfront property, while still protecting the Town's waterways and shoreline ecosystem.

"There have been a number of successful projects all over the country at former dump sites like this location near Colonial Beach," said Colonial Beach Mayor Robin Schick. "We are interested in a positive future for this site, that would overall provide the best outcomes."

The town, which has a rich and colorful maritime history and has the second-longest public beach in Virginia, recently outlined several focus areas for the community to continue to improve the quality of life for town's residents and the destination experience for visitors and tourists. Focus areas range from infrastructure enhancements, operational efficiencies, and laying groundwork on future initiatives.

Interested parties who would like to submit offers to purchase the property are welcomed to send bids to the Town Clerk at Colonial Beach by 4:30 on March 8, 2023. For more information about the property and solicitation instructions, visit www.colonialbeachva.gov.

About Colonial Beach

Colonial Beach, located at the northern tip of Virginia's Northern Neck, is one of the few remaining small seaport towns on the Potomac River. The town enjoys a unique location nestled between the Potomac River on the east and the waters of Monroe Bay on the West. Its sandy beaches and marinas on Monroe Bay have attracted water sporting enthusiasts for over a century. Fishing, sailing, boating, swimming and crabbing are just a few of the water activities enjoyed here making it a great place to visit. Colonial Beach is also a very historical area to visit housing Washington's Birthplace and also Westmoreland County is the birthplace of James Monroe. The small river town was in its heyday during the 40's & 50's and there's a renaissance happening for this beloved and charming, waterfront town. www.colonialbeach.gov

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SOLICITATION FOR OFFERS TO PURCHASE TOWN PROPERTY

Whereas, the Town of Colonial Beach, Virginia (the “Town”) owns approximately 22 acres of unimproved waterfront real estate in Westmoreland County, Virginia (the “County”) identified as Map ID number 6 127 (the “Property”), and assessed by the County at \$168,500;

Whereas, a County resident has raised a complaint regarding the Property;

Whereas, the Virginia Department of Environmental Quality (“DEQ”) has investigated the complaint;

Whereas, an independent consultant procured by the County found no water-quality issues related to the Property;

Whereas, the Town has been working with DEQ regarding any other issues related to the Property;

Whereas, the Town has been approached by third parties interested in purchasing the Property;

Whereas, DEQ has raised no objections to such a sale;

Whereas, the Town is interested in a potential sale of the Property; and

Whereas, the Town would first like to entertain offers from any other parties interested in purchasing the Property.

Sealed offers should be submitted to:

Town Clerk
315 Douglas Avenue
Colonial Beach, Virginia 22443

or to HOliver@ColonialBeachVa.gov

by 4:30 p.m. on March 8, 2023, with “Offer to Purchase Town Property” written clearly on the outside of the envelope. An offer must include (1) the name, address, and other contact information of the proposed purchaser, (2) the proposed purchase price and closing date, (3) whether or not the purchase would be subject to financing, and (4) the proposed use of the Property.

The Town reserves all rights, and waives none, including the right to (1) postpone the submission date or otherwise modify any terms of this solicitation, (2) reject any and all offers, (3) accept any offer, or (4) negotiate with one or more offerors, as deemed to be in the best interest of the Town. Any sale will be in gross, and without regard to actual acreage.

Upon a meeting of the minds, the parties will enter into a written contract which, in addition to purchase price, closing date, and any other agreed-upon terms will include (1) conveyance of the Property by quitclaim deed, “as is,” and without warranty, (2) acknowledgement by the purchaser of the complaint, the investigation, and any related issues, and of the purchaser’s ongoing duty to remediate if and as necessary, and to comply with all laws and regulations, environmental and otherwise, (3) that the sale is subject to an appraisal to determinate the fair market value of the Property, taking into account any issues related to the complaint and investigation, and (4) that the sale is subject to a public hearing followed by an affirmative vote of three-fourths of all members elected to the Town council, under Virginia Code § 15.2-1800 and Article VII, Section 9 of the Constitution of Virginia. Such contract will not be assignable by purchaser without written consent the Town.

Send questions regarding this solicitation for offers to IAdamsJacobs@ColonialBeachVa.gov, no later than March 7, 2023.