



REQUEST FOR INTEREST (RFI)

Walsingham Agricultural Land

FOR COOPERATIVE USE



Expression of Interest for Redevelopment & Use

Historical Context

The existing property is a Grade 3 listed (derelict) cottage and adjacent agricultural zoned land of approximately one acre, formerly used as a farm cottage and farm, located within a National Park. The intention is for the property to be used by one or more cooperatives (coops) for uses conducive with the agricultural nature of the property and/or amenities beneficial to park users.

There is potential vehicular access for property use, however in general the paved road is gated off at the car park to Blue Hole Park to prioritize pedestrian enjoyment of the park proper.



Existing Cottage Condition

The existing cottage is in a high level of dereliction. A detailed investigation of the structure will need to be carried out to ascertain whether it can be repaired or whether arrangements need to be made for its delisting and subsequent demolition and replacement.

Land Condition

The agricultural zoned land is approximately one acre in size surrounded by woodland reserve. As it has been fallow for several years, the agricultural field itself is currently overgrown and will need cleared of shrubs to be brought back into agricultural production.

Location

The property is located within Blue Hole National Park and as such it is crucial that in planning for the redevelopment and use, its location within a park setting should be taken into consideration.

Concept Background

The BEDC's ECD Unit is leading the development of the property. The intention is to bring the agricultural plot back into production and conduct a feasibility study to determine if a new building will add value to the cooperative uses, to be confirmed in part by way of this RFI.

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BEDC Selection Process For Coop Business Partners

STEP 1: By way of this Expression of Interest, our aim is to first consult with interested persons and entities that wish to work in partnership with BEDC to develop the plot of land to its fullest potential through coop businesses, in line with existing land zonings.

STEP 2: In line with our unit's core cooperative development mission, after meeting with all interested entities, BEDC will work with selected persons/entities that it determines will best meet its multi-coop development goals and objectives.

STEP 3: it is anticipated that selected persons/entities will be available to flexibly attend, free of charge, visioning-brainstorming-team building-business planning and project management learning experiences to best add value to the properties over-arching development.

Without prejudicing submissions, we offer below several visioning thoughts for consideration as regards to the property:

- Destination 'hot spot' with agriculture, food, entertainment and community at its core.
- Potential new purpose-built facility could house convening room, commercial kitchen, bar and bathrooms.
- Farm-to-table amenity, including a farm store selling produce grown on site or from other sites participating in a coop.
- Research of best practice/international agriculture, business and community development models.
- Business oriented linkages via destination website, partner inputs, stakeholder impact measurement, community blog/posts, socials, etc.
- Pilot model for agricultural coop/collaboration as well as non-profit offerings.
- Business incubation model possibilities; all youth and senior oriented ideas welcome.
- Smart land / new building project with IT applications as needed.

Education & Training

The ECD unit will also engage in facilitating coop education and training in addition to all aspects of coop governance (decision making & power sharing) and business operations to assist with the successful development of coops. Note that interested parties do not need to be existing coops, only willing to form one. It should also be noted that there is potential scope for additional similar sites in the future depending on levels of interest expressed.



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Proposal Submission Details

The following details must be submitted to BEDC by 5pm on January 16th, 2023. **The form can also be submitted electronically by following the link below.**

<https://www.bedc.bm/about/opportunities/bid-listings-rfps/rfi-walsingham-agricultural-land-for-cooperative-use/>

Property: Walsingham Agricultural Land

Applicant Name: _____

Address: _____

Contact Number: _____

Email Address: _____

Proposed Purpose or Use of Redeveloped Property:
(no detailed plans or drawings required at this stage)

Initial Co-op Ideas / Brief Plan:

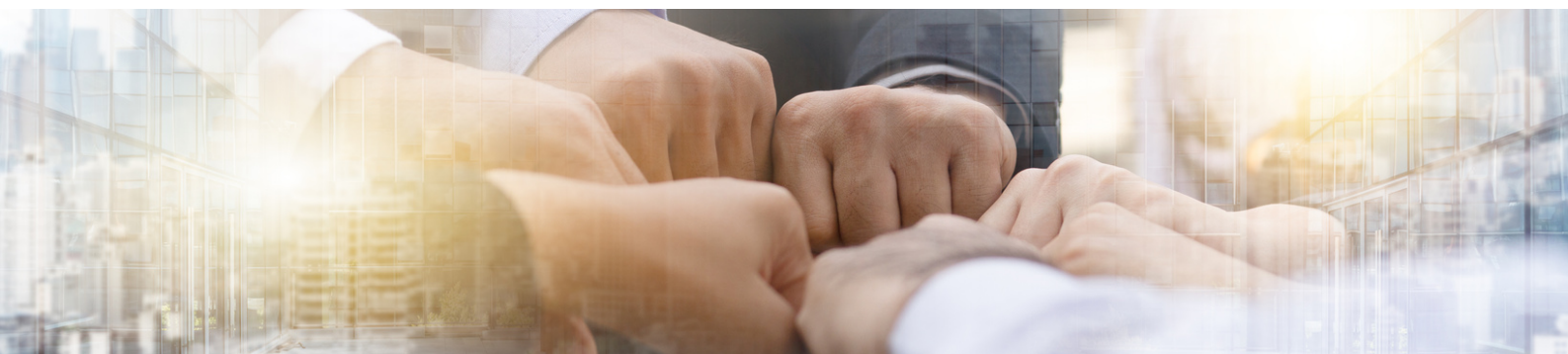
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Team Member Names:

Additional Thoughts/Comments/ Details:

Additional Notes:

1. A cooperative is a for-profit business that is democratically owned and governed by its member based on the seven cooperative principles of:
 - a. Voluntary & Open Membership
 - b. Democratic Member Control
 - c. Member Economic Participation
 - d. Autonomy & Independence
 - e. Education, Training & Information
 - f. Cooperation among Cooperatives
 - g. Concern for Community
2. For more information on cooperatives, contact wspriggs@bedc.bm and jstarling@bedc.bm, as well as visiting <https://www.bedc.bm/about/inside-bedc/our-units/economic-cooperative-development/>
3. While the site is publicly accessible and may be visited at your own risk, a supervised site visit may also be arranged by contacting wspriggs@bedc.bm and jstarling@bedc.bm.
4. No reliance should be placed on the information provided; all applicants should carry out their own investigations.
5. BEDC is not required to accept all, or any, submitted proposals.





CONTACT US

Sophia House
48 Church Street
Hamilton, HM12
Bermuda

(441) 292-5570 | info@bedc.bm
www.bedc.bm