

Introduction and First Reading: January 13, 2026  
Public Hearing, Second Reading, and Final Passage: January 24, 2026

## INFORMATION ON PROPOSED ORDINANCE

AN ORDINANCE to initiate and establish the process to grant an agreement for the lease, management, and operation of the Torpedo Factory Arts Center (“TFAC”), owned by the City of Alexandria and located at 105 Union Street, and to authorize and direct the City Manager to advertise a request for proposals for such agreement.

## Summary

The proposed ordinance solicits franchise bids for the lease, management, and operation of the TFAC in the City of Alexandria.

## Sponsor

## Department of General Services

## Staff

Emily Baker, Deputy City Manager

\_\_\_\_\_, Deputy City Attorney

Alfred Coleman, Deputy Director of Department of General Services

Julian Gonsalves, Strategic Projects and Public-Private Partnerships Director

Cheran Ivery, City Attorney

Bryan P. MacAvoy, Assistant City Attorney

Jeremy McPike, Director of Department of General Services

Diane Ruggiero, Deputy Director of Department of Recreation, Parks and Cultural Activities

## Authority

Alexandria City Charter Secs. 2.01, 2.03(g); §15.2-2100 et seq. of the Code of Virginia (1950) as amended

## Estimated Costs of Implementation

The Grantee will lease, manage, and operate the TFAC to the highest art center industry standards and in the best interest of the City. The City may receive revenue in the form of payment or realize cost savings in accordance with the lease terms. Staffing efforts during the franchise term include community engagement and oversight to ensure the TFAC is managed and operated in accordance with the lease terms.

Attachments in Addition to Proposed Ordinance and its Attachments (if any)

1      None

1       AN ORDINANCE to initiate and establish the process to grant an agreement for the lease,  
2 management, and operation of the Torpedo Factory Arts Center (“TFAC”), owned by the City of  
3 Alexandria and located at 105 Union Street, and to authorize and direct the City Manager to  
4 advertise a request for proposals for such agreement.

5

6           THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

7

8       Section 1. That the City of Alexandria (“the City”) proposes to execute an agreement  
9 permitting the lease, management, and operation of the Torpedo Factory Arts Center (“TFAC”),  
10 located at 105 Union Street in Alexandria, as set forth in the following proposed franchise  
11 ordinance, which is intended to be adopted by the City Council at a later date in substantially the  
12 same form and content as set forth herein, after advertisement and review of bids as set forth in  
13 Section 15.2-2101 of the Code of Virginia, *et. seq.*:

14

15           ORDINANCE NO. \_\_\_\_\_

16

17       AN ORDINANCE to grant to \_\_\_\_\_, its successors and assigns, a franchise  
18 (“Franchise”) under certain conditions, permitting the franchisee to lease, manage, and  
19 operate the Torpedo Factory Arts Center (TFAC).

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21           THE CITY COUNCIL OF ALEXANDRIA HEREBY ORDAINS:

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23       Section 1. That this Franchise is hereby granted to \_\_\_\_\_, hereinafter referred  
24 to as “Grantee”, its successors and assigns, to permit the Grantee to lease, manage, and  
25 operate the TFAC to the highest art center industry standards and in the best interest of the  
26 City, including maintenance, design, construction, and modifications to further and  
27 accommodate such use.

28       Section 2. That the said Franchise is granted to the Grantee after public notice and  
29 invitation for bids, as required by law, pursuant to Section 3 of Ordinance No. \_\_\_\_\_, and  
30 after the invitation for bids was duly closed and all bids were fully and carefully investigated  
31 and evaluated.

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33       Section 3. That the Grantee be, and hereby is, granted a Franchise for no less than five  
34 years, commencing on the date agreed upon by the parties as documented in the lease,  
35 management and operation agreement (“Agreement”), and the Franchise may be extended, not  
36 to exceed a total term of forty years, upon mutual, written contract of the parties, to lease,  
37 manage and operate the TFAC to the highest art center industry standards and in the best  
38 interest of the City, including maintenance, design, construction, and modifications to further  
39 and accommodate such use. Grantee may perform maintenance, design, construction and  
40 modifications to support Grantee’s primary use of such public property in compliance with the  
41 Agreement, all applicable federal, state, and local laws and regulations. Grantee shall strictly  
42 comply with the terms of this Ordinance and with the Agreement, together with all applicable  
43 laws and regulations of the City of Alexandria, the Commonwealth of Virginia, and the United  
44 States, and any regulatory agency having jurisdiction, including without limitation,  
45 compliance with certain conditions, including but not limited to:

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1. *Comply with requests of the City Manager of the City of Alexandria (the “City Manager”) consistent with the intent of this ordinance and the successful operation and management of TFAC.*
2. *This Franchise may be assigned or transferred with the prior written consent of the City.*
3. *Grantee shall obtain liability insurance policies to the satisfaction of the City Attorney of the City of Alexandria; such insurance shall name the City as an additional insured.*
4. *Grantee shall protect all property of the City or any other person during any work to design, install, operate, maintain, repair, and upgrade, lease, manage and operate TFAC to the highest art center industry standards and in the best interest of the City, including maintenance, design, construction and modifications to further and accommodate the such use, and shall fully restore, in kind, any property damaged or destroyed during any such work.*
5. *Additional conditions provided in the Agreement attached hereto and incorporated fully herein by reference.*

*Section 4. That the City Manager be and hereby is authorized to execute such documents as may be required to effectuate this Franchise hereby granted.*

*Section 5. That the City Clerk of the City of Alexandria (the "City Clerk") be and hereby is authorized to attest the execution of said documents and to affix thereon the official seal of the City.*

Section 2. That upon final adoption of this Ordinance, the City Clerk shall advertise the notice set forth below to invite bids for the Franchise proposed to be granted as set forth in Section 1. Such notice shall be published in a newspaper in the City.

## NOTICE

BIDS ARE INVITED BY THE CITY OF ALEXANDRIA, VIRGINIA, FOR THE GRANT OF A FRANCHISE PERMITTING THE GRANTEE TO LEASE, MANAGE AND OPERATE THE TORPEDO FACTORY ARTS CENTER (TFAC) TO THE HIGHEST ART CENTER INDUSTRY STANDARDS AND IN THE BEST INTEREST OF THE CITY, INCLUDING MAINTENANCE, DESIGN, CONSTRUCTION, AND MODIFICATIONS TO FURTHER AND ACCOMMODATE SUCH USE.

THE TERMS AND CONDITIONS FOR THE FRANCHISE ARE ATTACHED TO THE ORDINANCE AND ARE AVAILABLE ON THE CITY'S WEBSITE AT [HTTPS://WWW.ALEXANDRIAVA.GOV/TORPEDOFACTORY](https://www.alexandriava.gov/torpedofactory).

1 THE TERM OF THE FRANCHISE IS NEGOTIABLE BUT SHALL BE FOR AN  
2 INITIAL TERM OF NO LESS THAN 5 YEARS WITH SUCCESSIVE  
3 EXTENSIONS, NOT TO EXCEED A TOTAL TERM OF FORTY YEARS, SUBJECT  
4 TO THE APPROVAL OF CITY COUNCIL.

5 ALL BIDS ARE TO BE SUBMITTED IN WRITING IN THE FORMAT REQUIRED  
6 BY THE TERMS AND SPECIFICATIONS OF THE REQUEST FOR PROPOSALS  
7 (THE TERMS "BIDS" AND "PROPOSALS" SHALL BE SYNONYMOUS FOR THE  
8 PURPOSES OF THIS NOTICE. SIMILARLY, THE TERMS "BIDDER" AND  
9 "PROPOSER" ARE SYNONYMOUS AND USED INTERCHANGEABLY). THE  
10 PROPOSAL DOCUMENTS ARE TO BE SENT TO *ALFRED COLEMAN* BY E-MAIL  
11 AT *ALFRED.COLEMAN@ALEXANDRIAVA.GOV*, AND MUST BE RECEIVED  
12 ON OR BEFORE 4 P.M. EASTERN TIME, *MARCH 30, 2026*. AT THAT TIME  
13 BIDS SHALL BE PUBLICLY OPENED AND BIDDERS IDENTIFIED. THE  
14 LOCATION OF THE BID OPENING WILL BE *2331 MILL ROAD, SUITE 201,*  
15 *ALEXANDRIA, VA 22314*.

16 IN ADDITION, IDENTIFICATION OF ALL BIDDERS SHALL BE ANNOUNCED,  
17 A BRIEF SUMMARY OF EACH BID RECEIVED SHALL BE READ, AND THE  
18 PRESIDING OFFICER SHALL INQUIRE IF ANY FURTHER BIDS ARE OFFERED  
19 IN OPEN SESSION OF THE CITY COUNCIL FOR THE CITY OF ALEXANDRIA  
20 IN THE CITY COUNCIL CHAMBER AT DEL PEPPER COMMUNITY RESOURCE  
21 CENTER, 4850 MARK CENTER DR., ROOM 1305, ALEXANDRIA, VA 22311, ON  
22 TUESDAY, APRIL 14, 2026 OR AS SOON THEREAFTER AS PRACTICABLE  
23 AND AS DULY NOTICED BY THE CITY COUNCIL. AT THE SAID MEETING,  
24 THE PRESIDING OFFICER SHALL DECLARE THE BIDDING CLOSED AND  
25 THE PRESIDING OFFICER SHALL REFER THE BIDS RECEIVED TO THE CITY  
26 MANAGER AND/OR CITY STAFF TO EVALUATE, REVIEW, AND CONSIDER  
27 IN THE MANNER PRESCRIBED BY THE TERMS AND SPECIFICATIONS OF  
28 THE REQUEST FOR PROPOSALS, INCLUDING THE SELECTION OF, AND  
29 NEGOTIATION OF A FRANCHISE AGREEMENT OR SIMILAR DOCUMENT  
30 WITH A RESPONSIVE BIDDER. AS SOON THEREAFTER AS PRACTICABLE,  
31 THE CITY MANAGER AND/OR STAFF WILL RECOMMEND THE SUCCESSFUL  
32 BIDDER AND PRESENT THE NEGOTIATED FRANCHISE AGREEMENT FOR  
33 CONSIDERATION AND APPROVAL BY CITY COUNCIL.  
34

35 THE CITY RESERVES THE RIGHT IN THE CITY MANAGER'S SOLE  
36 DISCRETION TO REJECT ANY AND ALL BIDS, TO TERMINATE  
37 NEGOTIATIONS AT ANY STAGE OF THE SELECTION PROCESS, AND TO  
38 READVERTISE THE ORDINANCE WITH OR WITHOUT MODIFICATION.  
39

40 THE DESCRIPTIVE NOTICE OF THE PROPOSED FRANCHISE NOTICE IS  
41 AS FOLLOWS:  
42

43 The proposed ordinance will grant an exclusive franchise under certain  
44 conditions, permitting the grantee to lease, manage, and operate the Torpedo Factory

1 Arts Center (TFAC), including maintenance, design, construction, and modifications to  
2 further and accommodate such use. Complete text of the ordinance is available in the  
3 office of the City Clerk.

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5 Section 3. That this Ordinance shall become effective on the date and at the time of its  
6 final passage.  
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ALYIA GASKINS  
Mayor

ATTEST:

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10 GLORIA M. SITTON  
11 City Clerk  
12 Ordinance Attachments  
13 Exhibit 1:

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17 Introduction: January 13, 2026  
18 First Reading: January 13, 2026  
19 Publication:  
20 Public Hearing: January 24, 2026  
21 Second Reading: January 24, 2026  
22 Final Passage: January 24, 2026