

Peacham Cafe Lease Opportunity

Cafe Lease Available for Community Minded Individual Commencing July 1st, 2024

Introduction

Thank you for your interest in the Peacham Cafe. In Fall 2014 we opened this community supported cafe. The Town donated the building, and residents donated the money to renovate and equip the space.

With no debt, we are able to keep the rent very low to support a cafe that meets the needs of the community. By minimizing the financial hurdles we want to make it possible for you to both make a living and have a great time providing a vital resource to our small town.

This request for proposals describes the qualities we're looking for from the Lessee and how we will work with them.

Summary

- Cafe facility is beautiful, historic, and ready to operate. Owned by a local non-profit through a subsidiary created for the purpose.
- Permitted for 14 meals/week, 25 seats.
- 2023 sales of \$135,000.
- Established clientele built around breakfast and lunch featuring local and organic ingredients as well as fresh and frozen staples, snacks, vegetables and prepared meals.

Owner: Peacham Cafe LLC

The Peacham Cafe LLC was formed in 2011 to create a community supported cafe and store in Peacham, VT. It is a for-profit subsidiary of Peacham Community Housing; for clarity we refer to the LLC externally as the Peacham Cafe Board. The mission of the Cafe overall is:

- To create a financially sustainable, community supported cafe and store in Peacham that meets the community's needs for a local eatery, gathering place, and staples grocery;
- To provide a market for local food producers in Peacham and surrounding communities By selling their produce and incorporating them as much as possible in the cafe menu.

The LLC consists of six local residents who volunteer their time. We see ourselves as a "nurturing landlord" - doing everything we can to make the Cafe business successful, and also representing the community's needs and wants.

Roles and Responsibilities of the LLC:

- Maintains the facility and the Cafe's website;

- Coordinates exhibitions in the loft gallery;
- Sponsors advertising;
- Provides electricity, internet and phone service for the Cafe;
- Serves as a buffer to community concerns and expectations.

Roles and Responsibilities of the Lessee:

- Provides all food and consumables, locally sourced where possible;
- Cleans the facility including appliances and equipment;
- Maintains an appropriate presence on social media such as Facebook;
- Pays rent to the Cafe LLC;
- Pays for propane.

The Lessee is responsible for agreeing on key parameters with the Cafe LLC such as consistent open days/ hours and community use of the facility (other than the normal Cafe operation).

The LLC will review progress and performance at least annually with the Lessee.

Cafe Objectives:

- Have a local Cafe that is open all year with consistent days/hours;
- Lives up to our motto, “Good coffee, good food, good company”;
- Patronized by a broad cross-section of the Peacham community;
- Serves as a gathering place for friends, family and small groups;
- Continue Senior Soup days in the winter season.

Lessee Qualifications

The successful Lessee will have the following characteristics and competencies:

- Experience in cooking and baking, food service operations, and marketing
- A friendly, outgoing personality;
- A passion for food and feeding people;
- Strong business acumen;
- Understanding of the collaborative and cooperative nature of this project and its Community minded mission.

Proposal Guidelines and Requirements

Help us understand who you are, how you will make the cafe a success (as defined above), and how your experience, education, and personality equip you to do this. In particular:

- Your relevant experience, competencies, and relationships, including your key suppliers or partners if it's relevant;
- References;
- The main elements of a business plan for your operation of the Cafe. Detailed past Cafe financial information can be made available to assist you in analysis if you wish.
- Projected hours and calendar;
- Sample menus and if possible pricing;
- Your marketing strategy;
- Your commitment to the Cafe, including the minimum time you would commit to stay in the role;
- Thoughts on expanding what the Cafe offers such as pub nights, take out, frozen meals etc.

Evaluation Process and Criteria

Please submit your proposal by the close of business on May 17, 2024.

Send to peachamcafe@gmail.com or by US mail to:

Peacham Cafe LLC
PO Box 16
Peacham, VT 05862

To schedule a visit email peachamcafe@gmail.com and include your phone number.