

Request for Proposals

Owner: MINGO COUNTY REDEVELOPMENT AUTHORITY

Project: KING COAL TOURISM DEVELOPMENT
MINGO COUNTY, WEST VIRGINIA

Description of Project:

Pursuant to and in accordance with Mingo County's comprehensive master plan, the Mingo County Redevelopment Authority (MCRA), a public body and lawfully created redevelopment authority under West Virginia Code Section 16-18-1, et seq. ("MCRA") intends to sell property and structure located at Central Mountain Heights in Mingo County, WV.

Pursuant to West Virginia Code Section 16-18-7, MCRA has determined that the property is in need of further development and is seeking proposals/bids from developers for the purchase and development of the property located at Central Mountain Heights, King Coal Highway, near Varney, West Virginia. The property contains a total of 33.6 acres, public water and sewer extensions, and a newly constructed two story timber framed house with three bedrooms, two and a half baths, den/study, open concept kitchen/great room, containing approximately 1,700 square feet; attached two car garage, covered front porch and uncovered back deck. The house is situated on Lot #18 in the Central Mountain Heights Subdivision located near Newtown on U.S. Route 52 in Mingo County, West Virginia. The subject property and timber frame home sit high atop the ridges of the beautiful King Coal Highway which was opened in late 2011.

The King Coal Development property is centrally located in the Hatfield-McCoy Trails System which is made up of over 700 hundred miles of professionally maintained recreational trails which draw tourists from around the country. The Hatfield-McCoy Trails connect to ATV-friendly towns which foster economic development opportunities and growth in six southern West Virginia counties. As one of the largest off-highway vehicle trail systems in the world, the nationally recognized Hatfield-McCoy Trails System has had a significant economic impact on the region since inception with 10% annual growth in permit sales for the past ten years. In 2018, there were 50,031 trail permits issued and approximately 84% were sold to out of state trail riders according to data collected by the Hatfield-McCoy Trails Authority. The study further concluded that approximately 41% of the trail riders surveyed required accommodations for four or more days.

The continuing growth of the Hatfield McCoy Trails System in the region has triggered a significant unmet need for accommodations for trail riders and tourists. The King Coal Development property has access to the Hatfield-McCoy Trail System within approximately 1/2 mile of the property. A survey of the King Coal Highway Development property allows for 26 lots varying in size from 0.49 acres to 1.02 acres each for potential cabin sites. Additionally, there are 9 acres of undeveloped land that could possibly be utilized for campers, a general store, a wash bay, etc.

Consistent with the MCRA's plan to increase tourism infrastructure and entrepreneurial opportunities in the county, the proposed project shall be for commercial use with a preferred focus on tourist resort accommodations and infrastructure. The project must be in accordance with the MCRA's mission of promoting and encouraging the economic and civic welfare of Mingo County, fostering the development of new business and industry, creating employment opportunities, and increasing the county's tax base. The project shall be subject to such terms, covenants, conditions, and restrictions as MCRA may deem, in its

sole discretion, to be in the public interest or necessary to carry out the mission of the MCRA and West Virginia Code Section 16-18-1, et seq.

Requirements For Proposals:

All proposals must be in writing and should describe in detail the proposed development of the property to be completed by the developer. The proposals must include the purchase terms, a pro-forma financial plan that includes proposed capital development of the property, a time frame for the completion of the project(s), the amount of total investment projected, and the number of potential jobs to be created. The proposal must also include a statement of qualifications and experience of the developer, references, and the financial capacity of the developer. Further information concerning the property, including maps and other pertinent land documents, and related information shall be available for review by developers at the offices of MCRA and on the MCRA’s website at the following link: <http://www.developmingo.com> .

Price:

The purchase price of the property shall be the fair value as determined by the MCRA, but not less than \$600,000. In determining the fair value, MCRA shall take into account and give consideration to the capital improvements thereupon, the prospective uses, the restrictions upon, the covenants, conditions, and obligations assumed by the developer of such property, the objectives of the MCRA for the prevention of the recurrence of slum or blighted areas; and other such matters as MCRA shall specify as being appropriate. In fixing the purchase price, the MCRA shall give consideration to appraisals of the property made by third party appraisers hired by the MCRA, the development costs incurred by MCRA, and any loans and grants obtained for further development of the property.

Due Date:

All proposals must be received no later than 12:00 p.m., Friday, September 27, 2019. Proposals should be sent to:

Leasha Johnson, Executive Director
Mingo County Redevelopment Authority
P. O. Box 298
Williamson, West Virginia 25661
Phone: (304) 235-0042
Fax: (304) 235-0043

Following the MCRA board of directors’ review of the written proposals, MCRA shall have the right to request meetings with and presentations from those developers whose presentations are consistent with the MCRA’s proposed development of the subject property.

Project Award Factors To Be Considered :

MCRA may accept such development proposals as it deems to be in the public interest and in accordance the West Virginia Code Section 16-18-1, et seq. All proposals/bids are subject to the approval of the Board of Directors of MCRA, in their sole discretion, and all proposals may be rejected. The MCRA may negotiate with any developer for proposals for the purchase of the subject property. The successful bidder/developer, if any, will be notified by telephone and correspondence. All other bidders will be notified in writing. All proposals shall be subject to the developer entering into a written contract with MCRA that shall include a detailed description, plans and specifications of the development project to be undertaken by the developer and such terms, covenants, conditions, and restrictions as MCRA may deem to

be in the public interest or necessary to carry out the purposes of the MCRA and West Virginia Code Section 16-18-1, et seq. Factors in addition to the proposed purchase price for the land, such as the nature and type of proposed development project, its relation to tourism development, the developer's experience and qualifications, the developer's financial and legal ability to carry out the proposal, the proposed completion date of the project, and the number of jobs created, shall be considered in accepting any proposals.