

## **ADVERTISEMENT FOR PROPOSALS FOR REDEVELOPMENT OF PROPERTY**

The Charleston Urban Renewal Authority (Authority) hereby solicits proposals for the purchase or lease, redevelopment or rehabilitation of land and/or buildings as specified below in various locations in Charleston, West Virginia ("Properties"). The Properties are all owned by the Authority.

1. 1002-1018 Quarrier Street-former Holley Hotel Site-Charleston East Tax District, Map 14, Parcels 10, 11, 12,13 and 109
2. 207 Dunbar Street-former Ott Building-Charleston East Tax District, Map 14, Parcels 16 & 17
3. 1592-1598 Washington Street, East-Charleston-Dog Park- East Tax District, Map 23, Parcels 177, 178, 179, 180 & 181 and 164
4. 1424-1430 Washington Street, East-East End Bazaar-Charleston East Tax District, Map 21, Parcels 254 & 255
5. 405 Ruffner Avenue-Charleston East Tax District, Map 21, Parcel 267
6. 1543 Washington Street, East-Charleston East Tax District, Map 23, Parcel 187
7. 1601-1605 Washington Street, West-Charleston West Tax District, Map 10, Parcels 238, 239 & 240
8. 1212 Quarrier Street-Charleston East Tax District 17, Parcel 37
9. 1-6 Chamberlain Court- Charleston East Tax District, Map 20, Parcel 96

All proposals must include a statement of the proposed use of the Property, the timeframe for commencement and completion of the Project. All proposals shall include a statement of qualifications and background of respondent demonstrating the experience and capabilities of respondent and suitability for this Project. All proposals must identify the state of formation or organization of the respondent and identify the principal owners/members thereof. Proposals must include the purchase price or lease terms offered for the Property, the Project development costs and explanation of how the Project will be financed. All proposals will be required to comply with all requirements of applicable Federal, State and local laws and regulations.

All proposals must include a completed Offer (the form of which may be obtained by contacting the Authority) signed by developer. The signed Offer must be accompanied by either a purchase deposit check in the amount of ten percent (10%) of the proposed price for the Property if the Property is to be purchased or a lease deposit check in the amount of one year's rent under the proposed lease if the Property is to be leased. Deposit checks will be returned to all respondents not selected by the Authority as a Redeveloper for any Property after the conclusion of the selection process.

All proposals are subject to review and approval by the Authority. Selected proposals judged by the Authority as most qualified might be asked to make a presentation to the Authority at its next monthly board meeting and may be requested to submit supplemental documentation for the proposal. The criteria upon which the redeveloper is selected includes without limitation factors such as the proposed use of the Property, the Project design, the experience, qualifications, reputation, and organization of the respondent, feasibility and sources of financing and the cost of Project, the timeline for commencement and completion of Project, adherence to controls set forth in the applicable Urban Renewal Plan, and the benefits to the community.

The Authority will accept and evaluate proposals for the redevelopment and rehabilitation of any of the Properties on or before 4:00 p.m. on June 28, 2018. Submittals must be complete and must be delivered to the Charleston Urban Renewal Authority, Suite 244, Morrison Building, 815 Quarrier Street, Charleston, West Virginia 25301. It is the responsibility of the respondent to ensure the Authority's timely receipt of the proposal.

Persons interested in submitting proposals may obtain further information as is available by visiting the Authority's website at [curawv.org](http://curawv.org), or the Authority's office by calling (304) 348-6890 between the hours of 8:30 a.m. and 4:30 p.m., Monday through Friday, excluding holidays, or by writing the Authority at the above-stated address, or by emailing the Executive Director at [cura@wvdsi.net](mailto:cura@wvdsi.net).

The Authority reserves the right to amend any proposal requirements and to reject any and all proposals received.

CHARLESTON URBAN RENEWAL AUTHORITY

  
Executive Director  
[cura@wvdsi.net](mailto:cura@wvdsi.net)



**TERMS OF OFFER**  
**TO PURCHASE OR LEASE PROPERTY FOR REDEVELOPMENT FROM**  
**CHARLESTON URBAN RENEWAL AUTHORITY**

Property Address: \_\_\_\_\_

Redeveloper's Name: \_\_\_\_\_

Primary Contact: \_\_\_\_\_

Address: \_\_\_\_\_

Telephone No.: \_\_\_\_\_

Fax No.: \_\_\_\_\_

Email: \_\_\_\_\_

Attach statement of Redeveloper's proposed development and use of Property

Attach statement/resume of Redeveloper's experience and qualifications

Provide copies of incorporation/formation/organizational documents and certificate of good standing for Redeveloper and the names and addresses of its principals/owners

This Offer is for [Select one of the following]:

- Purchase of Property:  
Purchase Price Offer: \_\_\_\_\_  
Attach Check for Purchase Price Deposit Payable to Authority: [10% of Purchase Price]

Or

- Lease of Property:  
Provide detailed summary of the pertinent lease terms, including without limitation the length of lease, the amount of annual and monthly rents, any rent escalators, and other terms  
Attach Check for Lease Deposit Payable to Authority: [in the amount of one year's rent]

This Offer submitted this \_\_\_ day of \_\_\_\_\_, \_\_\_\_\_ by the undersigned:

Name: \_\_\_\_\_  
By: \_\_\_\_\_  
Title: \_\_\_\_\_