

**CLARKSBURG URBAN RENEWAL AUTHORITY
REQUEST FOR REDEVELOPMENT PROPOSALS**

The Clarksburg Urban Renewal Authority (the “Authority”) is requesting proposals from private redevelopers or any persons interested in undertaking the redevelopment of an area of the City of Clarksburg (the “Project Area”) described as follows:

The Project Area, known locally as the Adamston Flat Glass property, encompasses a certain tract or parcel of land situate in the City of Clarksburg, Coal District, Harrison County, West Virginia, containing 5.34 acres, more or less, being designated as Parcel No. 31 on Tax Map No. 8 (the “Project Area”) and being more particularly described as follows:

All that certain tract or parcel of land situate in the City of Clarksburg, Coal-City District, Harrison County, West Virginia, being more particularly described as follows:

Beginning at a 1/4” iron rebar found at a corner common to City of Clarksburg (Tax Map 8 Parcel 31, Deed Book 1391 Page 756) and Mildred M. Hurley (Tax Map 8 Parcel 25, Reference Deed Book 787 Page 142) and on the northerly right-of-way line of Adams Avenue;

Thence, leaving said Adams Avenue and with said Mildred M. Hurley (Parcel 25), North 20 degrees 07 minutes 02 seconds East, a distance of 150.08 to a 1/4” iron rebar found at a corner common to said City of Clarksburg and said Mildred M. Hurley (Parcel 25);

Thence, partially with said Mildred M. Hurley (Parcel 25) and Mildred M. Hurley (Tax Map 8 Parcel 23, Reference Deed Book 787 Page 142) and Lula B. Maxwell (Tax Map 8 Parcel 22, Deed Book 1358 Page 241), North 72 degrees 07 minutes 55 seconds West, a distance of 119.29 feet to a 3/4" iron rebar set on the northwesterly corner of said Lula B. Maxwell and on the easterly line of David D. McNeff (Tax Map 8 Parcel 21, Deed Book 1310 Page 116;

Thence, leaving said Lula B. Maxwell and with said David D. McNeff, North 16 degrees 57 minutes 05 seconds East, a distance of 104.11 feet to a 3/4" set on the southerly right-of-way line of the B&O Railroad (Plat WV 134B 07-13-93);

Thence, leaving said David D. McNeff and with said B&O Railroad for eight (8) lines, North 78 degrees 57 minutes 33 seconds East, a distance of 100.00 feet to a point;

Thence, North 84 degrees 41 minutes 33 seconds East, a distance of 100.00 feet to a point;

Thence, North 87 degrees 49 minutes 33 seconds East, a distance of 100.00 feet to a point;

Thence, South 83 degrees 52 minutes 27 seconds East, a distance of 100.00 feet to a point;

Thence South 78 degrees 06 minutes 27 seconds East, a distance of 100.00 feet to a point;

Thence, South 74 degrees 21 minutes 27 seconds East, a distance of 100.00 feet to a point;

Thence, South 72 degrees 35 minutes 27 seconds East, a distance of 100.00 feet to a point;

Thence, South 70 degrees 59 minutes 27 seconds East, a distance of 18.58 feet to a rail road spike set on the westerly right-of-way line of North 26th Street;

Thence, leaving said B&O Railroad and with said North 26th Street, South 16 degrees 41 minutes 49 seconds West, a distance of 395.58 feet on recorded description to a rail road spike set on the northerly right-of-way line of said Adams Avenue;

Thence, leaving said North 26th Street and with said Adams Avenue, North 72 degrees 00 minutes 00 seconds West, a distance of 582.65 feet to the place of beginning, containing 5.34 acres, more or less.

All proposals must be consistent with the Clarksburg Urban Renewal Authority's Redevelopment Plan for the Project Area dated June 23, 2011, (the "Plan") which is available for inspection in the Office of the City Manager of the City of Clarksburg at the Municipal Building, 222 West Main Street, Clarksburg, West Virginia, 26301.

The existing zoning of the Project Area shall not change. The Project Area is currently zoned as I-2 and the Project Area shall remain as I-2. Additionally, no changes are proposed in street layouts, street levels or grades, building codes, or other applicable city land use ordinances.

The Plan contemplates no new public facilities or utilities.

The Plan contemplates construction of new commercial or industrial facilities, including one or more commercial or industrial building or buildings to be utilized for commercial or industrial purposes and other improvements acceptable to the

Authority (the "Facilities") and development of the Project Area for a commercial or industrial purpose or purposes acceptable to the Authority as proposed by an interested Redeveloper or Redevelopers, improved aesthetic landscaping, and general betterment of the Project Area.

The Plan provides that the Authority will acquire title to the Project Area from the City of Clarksburg prior to or contemporaneously with execution of a Redevelopment Contract between the Authority and a Redeveloper and will subject the Project Area to redevelopment in compliance with the Plan as shall be provided in the Redevelopment Contract.

The Redevelopment Contract will contain such provisions as the Authority determines are required to assure that the Redeveloper will complete the Project as will be provided in the Redevelopment Contract.

Upon satisfaction by the Redeveloper of all conditions precedent to conveyance of title to the Project Area to the Redeveloper, the Authority will transfer title to the Project Area to the Redeveloper by deed of special warranty for monetary consideration to be negotiated by a Redeveloper and the Authority and included in the Redevelopment Contract and the Redeveloper's agreement to develop the Project Area in compliance with the Plan and the requirements of the Redevelopment Contract and subject to the Land Use Covenant dated August 24, 2010, executed by the City of Clarksburg and the West Virginia Department of Environmental Protection of record in the office of the Clerk of the County Commission of Harrison County, West Virginia, in Deed Book No. 1455, page 50, which was required by the West Virginia Department of Environmental Protection pursuant to a Voluntary Remediation Agreement dated

October 19, 2007. To assure the Authority that the Redeveloper will complete development of the Project Area in compliance with the Plan and the requirements of the Redevelopment Contract, the Authority shall reserve a reversionary interest and right of re-entry in the deed conveying the Project Area to the Redeveloper.

Pertinent information concerning the Project Area and the Plan therefor can be obtained by contacting the Clarksburg Urban Renewal Authority, Attention: Anthony O. Secret, Jr., Chairperson, Municipal Building, 222 West Main Street, Clarksburg, West Virginia, 26301, Attention: City Clerk, and all questions regarding the Project Area or this Request for Redevelopment Proposals should be directed to the Office of the City Manager of the City of Clarksburg at the Municipal Building, 222 West Main Street, Clarksburg, West Virginia 26301, telephone number (304) 624-1677.

In order to receive consideration, all interested persons must submit written redevelopment proposals addressed to the Clarksburg Urban Renewal Authority, Attention: Anthony O. Secret, Jr., Chairperson, Municipal Building, 222 West Main Street, Clarksburg, West Virginia 26301, Attention: City Clerk, **postmarked no later than August 25, 2011.**

Clarksburg Urban Renewal Authority

By: /s/ Anthony O. Secret, Jr.
Anthony O. Secret, Jr.
Chairperson