



City of Charles Town

101 East Washington Street, P.O. Box 14, Charles Town, WV 25414
Phone: (304) 725-2311 ♦ Web: www.charlestownwv.us

RESOLUTION

A Resolution Determining that the Sale Without a Public Auction of 114 W. Liberty Street to Liberty West LLC is an Economic Development Project

WHEREAS, the relocation of the Charles Town police department from 114 W. Liberty Street, Charles Town to 661 S. George Street, Charles Street in May 2019 left the City with excess real property that the Charles Town City Council and Building Commission determined should be sold; and

WHEREAS, on April 6, 2015, the Council approved a home rule ordinance, Article 202, allowing for the conveyance of City property without an auction if the property is valued at more than \$1,000, sold at fair market price, and used to facilitate specific economic development projects and/or to provide a specific necessary and convenient resource for the benefit of the citizenry; and

WHEREAS, the Council directed staff at a strategic planning session in November 2018 to offer the building for sale using a Request for Proposals (RFP) process aimed at identifying an economic development project that complemented the City's comprehensive plan and facilitated the gathering of more business patrons and visitors to our downtown area; and

WHEREAS, on July 1, 2020 the City issued an RFP that generated three proposals that were evaluated for their economic impact, offer price, and financial viability; and

WHEREAS, based on this evaluation the proposal from Sweet Liberty Deli (now known as Liberty West LLC) was recommended for approval to Council and the Building Commission and accepted based on the execution of an acceptable purchase agreement; and

WHEREAS, the terms and conditions of the purchase agreement have been negotiated, which includes a purchase price of \$225,000, plans to operate a restaurant/deli space that will attract new business patrons and visitors to downtown Charles Town, and evidence that the project has been pre-approved for financing from a local lender; and


WHEREAS, the proposed build-out plans of the deli will only require routine building permits that may be obtained upon the sale of the building.

NOW, THEREFORE BE IT RESOLVED, that Council determines the sale of 114 W. Liberty Street, Charles Town to Liberty West LLC is an economic development project; evidence that funding for the project has been received, and that documentation regarding plans and permits to operate

the business will be approved conditioned upon the submission of proper application materials after the sale of the building is complete; and

NOW, THEREFORE LET IT BE FURTHER RESOLVED, that Council encourages the Charles Town Building Commission to accept the terms and conditions of the sale and to convey the property to Liberty West LLC only after all legal notices have been published.

Adopted the 15th day of MARCH, 2021.



Robert M. Trainor
Mayor

Attest:



Daryl Hennessy
City Manager/Clerk