

**Town of Appalachia – Request for Proposals
Former Appalachia High School Property Redevelopment**

The Town of Appalachia, Virginia is currently accepting proposals from private real estate or commercial developers for the potential redevelopment and reuse of an approximately one (1) acre portion of the former Appalachia High School Property, located at 205 Lee St., Appalachia, VA 24216. Proposals will be initially reviewed by the Appalachia Planning Commission prior to a recommendation being made to the Appalachia Town Council for final approval.

Proposals are required to include the following:

I. Complete Business Plan

Business plan should include a discussion of the company, history and ownership, management, subsidiaries, affiliates, parent companies, primary customers and suppliers, future plans, outlook for the industry, proposed use of funds, benefit to the community, type and number of jobs to be created within 4 years and anticipated investment by company.

II. Financial Statements

If an existing entity, attach copies of audited financial statements for the past 3 years, and pro forma financial statements for the next 3 years. If a new entity, attach copies of pro forma financial statements for the next 3 years. Pro forma financial statements should reflect the expected future performance of the company including capital investment, revenue, and expenses.

III. Supporting Documentation

Site plans, cost estimates, bids, or other documentation substantiating the company's proposal and the source of funds for capital investment.

Proposals must be received at the Town of Appalachia, 508 West Main Street, Appalachia, VA 24216 and will be accepted until 4:00pm on Monday, May 6, 2024. Questions may be directed to Fred Luntsford, Town Manager, at 276-565-3900. This RFP constitutes the entirety of the solicitation. Proposals will be reviewed by the Appalachia Planning Commission at their regular meeting on Wednesday, May 8, 2024, at 6pm at the Appalachia Town Hall. Two or more proposals may be selected to provide additional information through individual discussions and/or interviews with the Planning Commission and Town Council. The Town reserves the right to reject any and all proposals received, and to reject the proposal of any firm who, in the opinion of the Town, is not qualified to perform the work.