

REQUEST FOR LAND ACQUISITION NEGOTIATION SERVICES

Fayette County Land Reuse Agency (FCLRA) located in Fayette County, West Virginia requests proposals for the services of a land negotiator to acquire properties with dilapidated structures, as determined by the Fayette County Beautification Committee (FCBC), per the Fayette County Commission's (FCC) Dilapidated Building and Beautification Ordinance.

ABOUT THE FCLRA, FCBC AND FCC

The FCLRA has the stated purpose of promoting the productive reuse of property by identifying available properties suitable for public space, conservation, housing, and commercial use and pursuing the acquisition, management, inventory, and disposition of those properties in accordance with applicable law. The FCLRA will amass properties for future redevelopment via voluntary relinquishment from properties deemed dilapidated by the FCBC or from the annual Delinquent Tax Land Sale List.

The FCBC has the stated purpose to promote the public safety of welfare of Fayette County, West Virginia by requiring, as the case may be, the repair, alteration, improvement, vacating, closing, removal or demolition of dwellings or other buildings, or any combination thereof, unfit for human habitation due to other calamities, lack of ventilation, light or sanitary facilities or other conditions prevailing in any dwellings or other buildings to be unsafe, unsanitary, dangerous or detrimental to the public safety or welfare whether the result of natural or manmade force or effect. The FCBC can recommend to the FCC that an activated property be demolished with a lien placed on the property to recoup the cost of demolition for the tax payers of Fayette County.

Both the FCLRA and the FCBC are boards created by and for the FCC, the governing body of Fayette County, WV.

SCOPE OF SERVICES REQUESTED

The selected Agent would be an individual or firm familiar with property owner negotiations, especially those involving heirs and estates. They will also be familiar with the WV Delinquent Tax Land Sales. The company or individual will reach out to landowners of properties identified as dilapidated by the FCBC as outlined in the Fayette County Dilapidated Building and Beautification Ordinance, as well as owners of desirable land listed on the Delinquent Tax Land List, to gauge interest in their participation in the FCLRA's Land Banking Program. The selected Agent will effectively convey the options for each landowner and the benefits of participation, and negotiate on behalf of the FCLRA to acquire the property for the land bank. Contracts are to be awarded on a Fixed Fee basis. Fayette County Land Reuse Agency may choose to retain the selected consultant throughout all stages of the project. All companies or individuals interested in being considered for this project must submit a proposal detailing qualifications, technical expertise, management and staffing capabilities, and related prior experience.

The Consultant selection process shall be in compliance with the WV Code 5G.

PROPOSAL REQUIREMENTS AND SUBMISSION INFORMATION

Interested firms must submit **2 copies** of all requested information to: **New River Gorge Regional Development Authority no later than May 1, 2024 at 3:00 p.m.** Should there be any questions please contact Jina Belcher at 304-254-8115 or jbelcher@nrgrda.org It is the responsibility of the respondent to ensure the receipt of the proposal by the date and time specified.

All work will be performed in accordance with the regulations issued by the previously referenced agencies and the State of West Virginia appertaining hereto. The selected firm will be required to comply with Title VI of the Civil Rights Act of 1964, Executive Order 11246, Section 109 of the Housing and Urban Development Act of 1974, Conflict of Interest Statement and Access to Records provisions.

FCLRA will afford full opportunity for minority business enterprises to submit a show of interest in response to this invitation and will not discriminate against any interested firm or individual on the grounds of race, creed, color, sex, age, handicap or national origin in the contract award.

This contract will be awarded to the responsible offeror whose proposal is within the competitive range and determined to be the most advantageous to FCLRA price and other factors considered.