

PRESS RELEASE: Financing Closed on Tygart Hotel Project, Construction to Begin Shortly

A large team effort has helped Woodlands Development Group close on a financing package to restore Elkins' historic Tygart Hotel

[03.15.2022] **Woodlands Development Group finalized a finance package worth almost \$16 million to restore the Tygart Hotel into a 56-room boutique hotel with meeting rooms and a lobby restaurant and bar.** The 6-story, 42,000 square foot development in the heart of Elkins' Downtown Historic District is expected to provide an anchor for downtown businesses and have a significant catalytic effect supporting the city's Downtown Development Strategy. Additional community impacts include the creation of over 55 quality, permanent jobs.

The financing includes a mix of state and federal tax credits, state, bank, and CDFI loans, and grants.

Financing for the project includes:

- Historic Tax Credit investments from Davis Trust, Freedom Bank, and Pendleton Community Bank – all local community banks.
- Loans from the West Virginia Economic Development Authority, the state development loan fund.
- Permanent and construction loans from Partner Community Capital in Charles Town, WV and Fahe in Berea, KY – both US Department of Treasury certified Community Development Financial Institutions.
- New Markets Tax Credit equity from US Bank, provided through tax credit allocation from Virginia Community Development Fund in Richmond.

This was a complex transaction that involved public, private, and non-profit financing partners and multiple types of tax credit equity, all of which were needed to overcome the capital access challenges faced by so many rural communities.

With the paperwork now signed, the construction phase is imminent and is expected to take 14-18 months to complete. Crews have been removing old furniture, fixtures, and debris throughout the winter months to prepare the site for construction.

The Tygart Hotel project came about after a series of community meetings were held to discuss the building, which, at the time, contained substandard apartments. This resulted in Woodlands purchasing the building in 2017 and agreeing to pursue restoration as a hotel. Woodlands then moved forward with securing the necessary partners and funding to bring such a project to fruition.



“Completing a project of this size really does take a village,” says Woodlands’ Executive Director Dave Clark. “We’re grateful for all of the local support we’ve received, and I think everyone is excited to see construction starting.”

City of Elkins Mayor Jerry Marco remarked that, “I couldn’t be more encouraged by the teamwork and dedication shown by all of the partners in this project, and I can’t wait to see where this momentum takes us.” Marco thinks that, “A renovated Tygart Hotel has the potential to be utterly transformative for our downtown and our surrounding area. It’s also great news about where Elkins already is as a community because we couldn’t have gotten to this point without a great deal of cooperation, collaboration, and faith that we are on the right track.”

The hotel will be operated on contract by Taylor Hospitality, a Lexington, Virginia based company that has substantial experience in the Southwest Virginia and West Virginia markets, operating eight properties including the management of historic boutique hotels. Hiring for the hotel will prioritize local residents and include hospitality training and support for on-boarding.

Woodlands Development and Lending works to develop affordable housing, drive downtown development, increase community capacity, and provide affordable small business support and lending services to the communities in our service area. Woodlands Development and Lending is an Elkins, WV based Community Housing Development Organization (CHDO) and Financial Institution (CDFI) that serves Randolph, Barbour, and Tucker Counties.

Please contact Katie Wolpert (kwolpert@woodlandswv.org, 304.404.2991) for high-res images or further information

(attachments: The Historic Tygart Hotel graces Davis Ave in downtown Elkins; The project will breathe new life into the structure and the streetscape in Elkins’ Downtown Historic District.)

