

Opportunity Appalachia



2020-2023 Impact Report

Supporting 58 Projects in Central Appalachia seeking to raise over \$471MM in financing and create 2,700 quality jobs.



**Bringing investment to Central Appalachian communities,
creating jobs and businesses for sustainable growth.**

appalachiancommunitycapitalcdfi.org/opportunity-appalachia/

Background

Central Appalachia lacks capacity to develop projects in several asset classes including manufacturing, community facilities, mixed-use, and commercial, limiting economic opportunity in the Region. This capacity is particularly constrained outside of the leading micropolitan areas. While there exists a strong presence of housing development organizations in the Region, few of these groups engage in broader development activities. In counterpoint to this gap in capacity, many rural communities are ready to move promising projects forward, having performed community visioning, strategy development, and preliminary planning.

Providing targeted support for downtown and rural development builds entrepreneurial communities where local businesses thrive, residents land quality jobs, and local economies can better weather economic downturns. ACC's Opportunity Appalachia program has demonstrated the demand for technical assistance services and robust investor interest in these projects as shown by the first phase of the program in 2020-2021 serving a three-state region and, now, after its second phase in 2022-2023 serving a five-state region.

As a result of OA's 2021 activities, technical assistance was provided to 17 community projects, helping to raise **\$79MM** in financing for four projects with 5 projects still seeking **\$90MM** in financing. OA expects these projects to create 13 businesses and 1,017 new jobs in Central Appalachia.

Through 2023, OA has worked with 58 total projects seeking to secure **\$471MM** for downtown development, manufacturing, IT, healthcare, education, food systems, clean energy, and heritage tourism and recreation in underserved communities.

In 2024 and 2025, OA will expand activities to include East Kentucky communities and affordable housing projects, with the addition of a mentorship component, and anticipates supporting 30 projects beginning in Q2 2024.



Impacts



\$89 MM Raised

- Opportunity Appalachia's 2020-21 portfolio of 17 projects has raised \$79MM for 4 projects
 - Five projects are actively raising financing for \$90MM in investment
- OA's 2022-23 portfolio of 41 projects has raised or received commitments of over \$10.7MM towards their projects.
- **17** projects from 2022-23 are actively raising financing for **\$84MM** in investment → 4 of these projects have financing commitments, purchase agreements, or have already closed on financing.
- **Twenty-two** additional projects are working to finalize their financial structuring for **\$220MM** in anticipated investment.
- **Participation by 50+ investors**, including NMTC, HTC, and Opportunity Zone investors, CDFIs, philanthropies, and public lenders.

Project sponsors report having a better understanding of critical components of the development process, including capital raise, financial pro forma preparation, market assessments, and other areas.

Investors report having access to high-impact projects in low-wealth communities they would otherwise have overlooked, and having projects better prepared for the underwriting process.

\$471MM & 2,700 Jobs Anticipated

58
Projects

4
Minority-
led

20
Women-
led

Investor Outreach

Opportunity Appalachia engages a range of investors that prioritize high-impact projects in underinvested areas, including Qualified Opportunity Zone Funds, New Markets Tax Credit CDEs, Historic Tax Credit investors, banks, CDFIs, angel investors, crowdfunding platforms, and public funders. Financing partners include:



INVESTOR CONVENINGS - 2021 & 2023

The Investor Convening held in Spring 2023 registered over 200 people and featured informational sessions on financing and public funding options, high-quality project pitches paired with thoughtfully produced project videos, and a touch of Appalachian music provided by the Floyd, VA Country Store for break sessions.

**Over 200
registered**

**25 Pitch
Presentations**

**29 Speakers
including Federal Reserve Bank of
Richmond President Tom Barkin, ARC
Federal Co-Chair Gayle Manchin**

**55+ Investors
attended**

“Since I’ve been in lending, I haven’t seen something like this before....There’s a lot of people out there looking for financing and don’t know exactly where to go. This was a good way for me to get in contact with people [and projects] I might never find otherwise.”

~ Regional Bank

Project Support

OA provided access to:

100+

TECHNICAL ASSISTANCE (TA) PROVIDERS

with expertise in prospectus development, financial structuring, business plan development, market assessment, architectural and engineering, etc.

50+ CONTRACTORS ENGAGED

\$2.8MM

IN TA FOR 58 PROJECTS

to pay for pre-development needs, one of the more elusive pieces of the community development finance puzzle to fund

CREDIBILITY

that OA projects are vetted with professional support teams, getting them ready for investment.

1 ON 1 GUIDANCE

to problem-solve and to get creative when putting together a capital stack or business plan.

INVESTOR CONNECTIONS

throughout the program and during the investor convening

INVESTOR PITCH SUPPORT

to ensure pitches are concise, on point, and provide the information investors want

PROJECT VIDEOS

to introduce the project to investors, fully understand the community impacts, and help them assess the project's fit for their investment

"The entire OA team has been incredible, supportive, and genuinely interested in our success. Having that authentic and enthusiastic support is an emotional catalyst that continues to propel us."

~ Project sponsor, NC



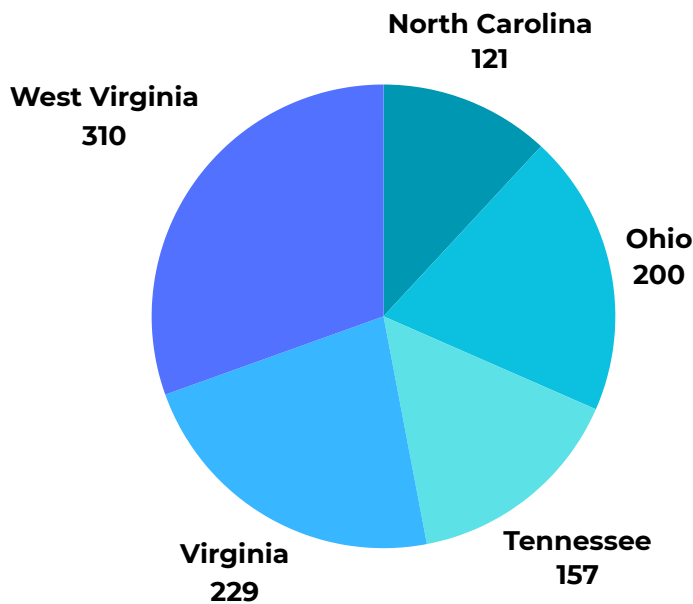
Outreach

1,000+ PEOPLE ATTENDED NINE OUTREACH MEETINGS

OA works under the direction of a steering committee of regional and national organizations, including five state leads that help identify transactions:



Participants include business owners, developers, local officials, economic development agencies, educational institutions, healthcare providers, etc.



141
APPLICATIONS

Representing an abundance of ideas and investment potential across a diversity of sectors and geographies in Central Appalachia.

27
Press Mentions

58
Investment Summaries

7
National Presentations



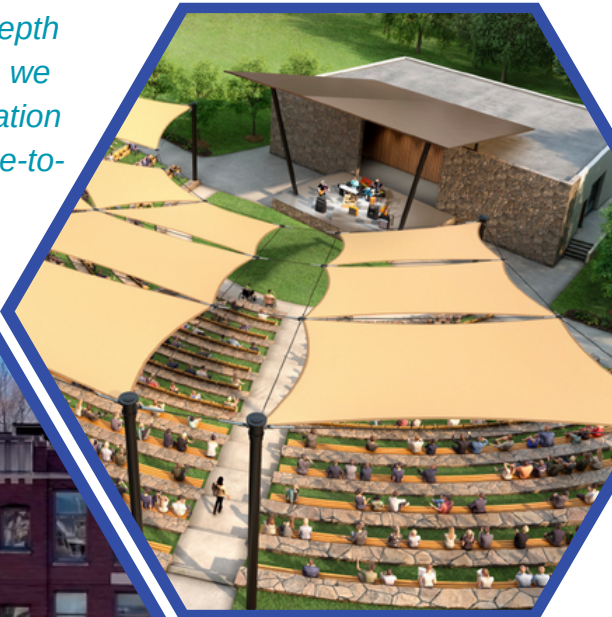
Testimonials

The quotes found on this page and throughout this Impact Report come from a third-party evaluation of the 2022-2023 phase of OA. All quotes are anonymous.

“We’re proud of the work we’re doing with Opportunity Appalachia to breathe life back into these underappreciated communities. The benefits can be felt not only by the communities themselves but also by our investors—both via the social impact they are having and the financial returns generated “
~ Donna Gambrell, President & CEO of Appalachian Community Capital

“I truly appreciate Opportunity Appalachia’s willingness to...think through our evolving project. The team’s willingness to provide guidance, as well as adjust the way the [technical assistance] funds were used, has been invaluable to this project.”
~ Project sponsor, WV

“I like the pitches. ... The videos were great [too] because I could take the link of the video and forward it to others [investors] who might be interested...It really told the story and gave a lot of depth to the project. And that’s very uncommon with lending. When we meet with people who are borrowing, you’re looking at information on paper. Sometimes we don’t ever get to see that person face-to-face...the video really added some soul to the project.”
~ Regional Bank



“I would encourage [participation] because...if you’re in the earlier stage in your project, you’re not familiar with the development process, [and] there’s a lot of support to be had—which is beneficial. If you’re further along in your process, it’s very hard to get pre-development in any way, shape, or form funded. So, I think that’s a huge asset.”
~ Project sponsor, OH



OPPORTUNITY APPALACHIA

BRINGING INVESTMENT TO CENTRAL APPALACHIAN COMMUNITIES, CREATING NEW JOBS AND BUSINESSES FOR SUSTAINABLE GROWTH

Images found on the previous pages come courtesy of project sponsors. Project names and sponsors are listed below for each project, by page, from left to right:

Cover page:

- Spark Innovation Center, Cherokee Farm Development Corporation, Knoxville, TN
- Inn on the Park, Bodimer Real Estate, Gallipolis, OH
- Kefauver Hotel, City of Madisonville, TN
- Whistle Pig Country Store, Ewing, VA
- Blue Note Junction, Asheville, NC
- Ashland Holdings, Morristown, TN

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- Shawnee Renaissance, Black Diamond Development Co., Shawnee, OH
- Scott-Griffin Hotel, Town of Franklin, NC
- Catawba Vale Innovation Market, Eagle Market Street Development Corporation, Old For, NC

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- Bell Buildings, Urban Renewal Authority, Wellsburg, WV
- Blue Church Redevelopment, Wheeling Heritage, Wheeling, WV
- Baywood School, Grayson County, Galax, VA

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- Grier Village, Camp Grier, Old Fort, NC
- Hotel Charles, Town of Shelby, Shelby, NC

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- Pioneer School Flats, Zanesville, OH
- Mountain Empire Community College Outdoor Amphitheater, Big Stone Gap, VA
- New River Gorge Culinary and Ag Center, New Roots Community Farm, Fayetteville, WV

APPENDIX

The following projects participated in the 2022-2023 Opportunity Appalachia program. Those in green text have closed on their financing. Projects from 2020-2021 are included if they've closed on their financing. To review individual portfolio summaries, [click here](#) or send a request to oa@acc1.org.

NORTH CAROLINA

- **Blue Note Junction Community Health and Business Incubator, Asheville, NC** – Construction of co-working, business incubator, and market space for minority-owned and led businesses, the facility will serve as an economic engine and health catalyst for the community. The project will include retail space for local goods, a commercial kitchen, fresh produce sales, house a social enterprise supporting reinvestment in local minority owned businesses, a performance space, and a business incubator providing development services. Estimated costs total \$7.1MM and create at least 40 jobs paying living wages or higher.
- **Catawba Vale Innovation Market, Eagle Market Streets Development Corporation, Old Fort, NC** – Development of a 60,000 sq. ft. two-story warehouse into a community-owned asset with manufacturing, a commercial kitchen, film studio, and community space for entrepreneurs and local community organizations. The minority-led project sponsor estimates total costs to be \$13MM with anticipated creation or retention of 128 above living wage permanent jobs.
- **High Country Value-Added Facility, Watauga Meats and Butchery, Zionville, NC** – Development of a 6,000 sq. ft. building into a meat processing facility producing high-quality smoked and cooked meat products, including sausage, charcuterie and other items. This project is the second phase of a community-led effort to improve food security in Northwest North Carolina and expand regional processing capacity for farmers. The locally-owned Ellison Farms will also operate a community market in the front of the butchery, creating further markets for local producers to sell their products. Estimated costs total \$6.8MM with anticipated creation of 12 permanent jobs.
- **Grier Village, Camp Grier, Old Fort, NC** – Creation of a roughly 75,000 sq. ft. outdoor recreation hub that will be used to support an equitable outdoor recreation economy in Old Fort, NC. The Hub will contain light commercial space, camping and van spaces, long-term rental housing, short-term rental lodging, and provide direct access to a 100+ mile trail complex within walking and riding distance of downtown Old Fort. Estimated costs total \$15MM with anticipated creation of 30 jobs.
- **The Hotel Charles, City of Shelby, NC** - Restoration and redevelopment of the historic 32,000 sq. ft. Hotel Charles in Shelby, NC into an upscale-boutique hotel, with approximately 36 rooms. Once completed, the three-story hotel will offer guests walkability to Uptown restaurants, local tourist attractions, event venues, and walking trails. An anticipated 25-30 new jobs will be created, and the approximate hospitality tax for year 1 of operation is approximately \$86,000. Estimated costs total \$13MM.

- **Sylva Stay, New Jackson, LLC, Sylva, NC** - Restoration of an 8,000 sq. ft. hotel built in 1925 in downtown Sylva, NC. The restoration will include opportunities for mixed-use, façade improvements, and the re-creation of the original roof monitor providing an amenity for hotel guests and a unique feature to Sylva's downtown. Estimated costs total \$4MM with anticipated job creation of 10 construction jobs and 6 permanent positions.
- **Noquisiyi Cherokee Cultural Learning Center, Nikwasi Initiative, Franklin, NC** – Development of a 7,048 sq. ft. former auto sales building into a cultural learning center adjacent to the Noquisiyi Mound, the largest unexcavated Native American platform mound in the Southeast. The mound will be landscaped with native food plants that the ancestors of today's Cherokee would have grown or foraged and it will present awareness of the Cherokee connection to nature. Estimated costs total \$2.6MM with anticipated job creation of 10 construction jobs and 14 permanent positions.
- **Scott-Griffin Hotel and Rooftop Restaurant, Town of Franklin, NC** – Restoration of the four-story 16,500 sq. ft. former Scott-Griffin Hotel in downtown Franklin. The addition of a rooftop restaurant will offer a 360-degree view of the Nantahala and Cowee mountain ranges. The building currently has retail operations on the first floor, with the upper three floors vacant for more than 50 years. Estimated costs total \$5-7MM with anticipated creation of 30 jobs.
- **Lake Chatuge Boutique Hotel, Clay County Rural Development Authority, Hayesville, NC** – Development of a new 65 room boutique hotel in Hayesville, NC would be the only hotel in Clay County. In addition to the 65 guest rooms, the three-story hotel on the shores of Lake Chatuge would include a full-service restaurant, flexible indoor meeting space, an outdoor pool, health/recreation facility, and lake access. Estimated costs total \$50M with approximately 85 much needed quality jobs in this county.

OHIO

- **Swisher Development Complex, Swisher Partners, LLC, Somerset, OH** – Renovation of three a historic structure, which will serve as a cider distillery, cider house, and entertainment venue. The women-led project sponsor estimates the cost of the project at \$1.1MM and total job creation at approximately 12 construction jobs and 5 permanent jobs. (closed on financing)
- **Shawnee Renaissance, Black Diamond Development Company, Shawnee, OH** – Redevelopment of six existing downtown buildings for a total of 20,000 sq. ft. including the 120-year-old Shawnee Jail. One building will house the Black Diamond Brewery with vacation rentals located on the second floor. Additional buildings will house the Black Diamond Regional Visitors Bureau with a planned winery. The Jail and the upstairs of all buildings will be converted to housing, residential or vacation rentals. Estimated costs total \$6MM with anticipated job creation of approximately 75 jobs.
- **Inn on the Park, Bodimer Real Estate, LLC, Gallipolis, OH** – Revitalization of 5 buildings with a total of 60,000 sq. ft. into a Boutique Hotel. The space would also maintain retail spaces that could support the hotel such as restaurants, bars, spa, and pool. This boutique hotel will overlook the historic Gallipolis City Park and the surrounding park square. Estimated costs total \$25MM with anticipated job creation of approximately 12 permanent positions.

- **Pioneer School Flats, Zanesville, OH** – The formerly abandoned Pioneer School, which had been redeveloped into an art studio with loft apartments, will be further renovated to build out 20 new apartments overlooking downtown Zanesville. The City has identified housing as a critical need to be filled in Zanesville. Estimated costs for the project total \$3.6MM and creation of 14 jobs.
- **Exchange Realty Building, Jefferson County Port Authority, Steubenville, OH** – Renovate the 47,000 sq. ft. Exchange Realty Building in the Commercial Historic Business District into market rate housing or mixed-use office and housing. The construction vision is 15-20 loft apartments with ground level restaurants, coffee shops, retail and office space. Estimated costs total \$16MM with anticipated job creation of approximately 20-25 jobs.
- **The Mills Building, Noble County Community Improvement Corporation, Caldwell, OH** – The Mills Building in downtown Caldwell is a 4,545 sq. ft. building of prime architectural significance and key to the economic and cultural health of Caldwell, but is in a state of disrepair. Redevelopment concepts include mixed use on lower floors including retail, food, office space and living spaces, creative use of the courtyard for outdoor events, and use of the third floor space for a community event venue. With the shortage of housing, the project hopes to demonstrate that housing on second and third floor spaces will be in demand in the community. Estimated cost of the project is \$1.25MM with the creation of 10 jobs.
- **Maxwell's Pizza Somerset, Maxwell's Hospitality Group, Somerset, OH** – Renovation of a 5,300 sq. ft. building located in the mixed-use Somerset Historic District. The project will create a successful restaurant in the ground floor space, three renovated apartments on the second floor, renovated street frontage and new outdoor dining space in the rear of the property. Estimated cost of the project is \$1MM and total estimated job creation is approximately 35 permanent jobs.
- **RowHammer Brewing, Switchback Properties, Chauncey, OH** – Restoration and conversion of the former 7,546 sq. ft. Chauncey School Gymnasium into a brewery, restaurant and event space. When completed, the restaurant will accommodate 100 people and private event space will include catering and a stage for live entertainment. The woman-led project sponsor estimates the project cost to be \$1MM and total job creation to be 12 construction jobs and 38 permanent positions.
- **The Byesville Business Incubator, Village of Byesville, OH** – Redevelopment of an 11,068 sq. ft. elementary school into a dynamic business incubator to complement growth in the downtown business district. Envisioned in the building are retail, professional, and light manufacturing spaces where visitors can experience Byesville's entrepreneurial culture. The estimated cost of the project is approximately \$500,000 and total estimated job creation is about 20 permanent jobs.
- **City of Youngstown Parking Garage, Youngstown, OH** – The Financial Feasibility Study will identify the details for a properly sized, economically viable, and financially sustainable parking structure that serves the needs of multiple underperforming downtown buildings. Located between the Youngstown State University campus and downtown, the study addresses the plan to connect the spaces through a well-lit, maintained, welcoming and centralized parking option for users of downtown and the campus in order to avoid demolition for surface parking. Estimated costs total \$11 MM.

TENNESSEE

- **Spark Innovation Center, Cherokee Farm Development Corporation, Knoxville, TN** – The Spark Innovation Center on the UT Research Park will serve the region’s most promising technology-based startups by providing affordable access to specialized laboratory space, office space, and open areas to help ensure collaboration. Included will be seven fully equipped wet labs and about 15 office spaces with accompanying meeting, collaboration, and common spaces. Estimated costs total \$30MM.
- **Ashland Holdings, Morristown, TN** – Five downtown buildings totaling 38,000 sq. ft. will be restored as housing, hospitality, and retail in historic downtown Morristown, TN. Plans include mixed use development with 18 residential units and up to 60 hospitality and retail jobs from tenants including an ice cream shop and a music venue. Estimated costs total \$15MM.
- **Real Good Kitchen Food Entrepreneurship Hub, Real Good Kitchen, Knoxville, TN** – This will be a 7,000 sq. ft. expansion of the successful Real Good Kitchen, the first full service shared commercial kitchen and food business incubator in the Knoxville area. The women-led project sponsor estimates project costs to be \$2M with estimated job creation of more than 150 permanent positions.
- **Roane Custom Beef and Pork, Zephyr Development Group, Oak Ridge, TN** – New construction of a 5,600 sq. ft. custom beef and hog processing plant in Roane County, TN to bring healthy locally-grown meat to area families addressing food supply-chain challenges. This locally-owned / veteran-owned facility will receive livestock from about 100 local farmers, butcher and package the meat, then freeze it for customer pickup, and will include production of sausage, curing, smoking, as well as space for local farm products such as eggs, jams, honeys, etc. Estimated costs total \$10MM with anticipated job creation of 11 quality jobs.
- **Kefauver Hotel, City of Madisonville, TN** – Redevelopment of the 14,600+ sq. ft. historic hotel. The redevelopment and reuse of the hotel property is central to attracting visitors to Downtown Madisonville from the nearby outdoor recreation attractions including Tellico Lake, the Cherohala Skyway, and the Cherokee National Forest. Estimated costs total \$5.8MM with anticipated creation of approximately 15 permanent positions and 30 construction jobs.
- **The Zipper Factory, Sequatchie County, Dunlap, TN** – The former 64,000 sq. ft. zipper factory will be renovated into a food and beverage concept as well as other mixed-use space. Options for the concepts include a fully equipped commercial kitchen/culinary incubator, restaurant space, spaces for entrepreneurship and co-working, temporary retail “pop-up” for participants in area entrepreneurial programs, and a venue for training and events. Estimated costs total \$19MM with anticipated creation of 30 jobs.



VIRGINIA

- **Blue Mountain Therapy Expansion, Blue Mountain Therapy, Abingdon, VA** – This locally-owned regional healthcare facility, which served over 2,700 patients last year, will remodel 42,000 sq. ft. of its 77,000 sq. ft. building to better serve those with physical and or mental disabilities, including clients on the autism spectrum. The remodeled space will include a pool for aquatic therapy, equine assisted therapy riding arena, sensory rooms, provision of life skills and job training, and a commercial kitchen to enable supportive employment in the culinary fields. Estimated total costs are \$1MM and with anticipated job creation of 35 jobs.
- **Outdoor Amphitheater, Mountain Empire Community College (MECC) Foundation, Big Stone Gap, VA** – Construction of a 25,000 sq. ft., 1,000-seat amphitheater to support cultural heritage programming in the region. The space will provide permanent infrastructure to meet the demand for event space and improve educational opportunities for students and the community. Estimated total costs are \$3MM and with anticipated permanent job creation of 1 FTE and 3 part-time jobs plus indirect seasonal/event staff labor.
- **Whistle Pig Farmers Market and Country Store, Ewing, VA** – This women-led development will transform a 5,400 sq. ft. building into a local country general store with deli, coffee shop and farmers' market. Developed by local residents and farmers, the market will provide the community with fresh food options as well as heritage workshops and a community gathering place in a rural community that is near a veterinary school, a national park with popular hiking trails, and a public elementary and high school. Estimated costs total \$1.2MM with anticipated creation of 20 jobs.
- **Food Truck Incubator, Town of Wise, VA** – Development of a food truck rodeo that serves to provide entrepreneurship support and physical space to growing food businesses in Wise. The space would serve the community as a gathering space for entertainment and engagement, nearby UVA stadium and campus. Estimated costs total \$267,000 with anticipated creation of 8 permanent jobs.
- **Hangar Construction, Lee County Airport Authority, Jonesville, VA** – Construction of a new 9,600 sq. ft. airport hanger upon successful launch and expansion of a flight school and potential mechanics program. Estimated costs total \$1.2MM with creation of 8-10 permanent jobs.
- **Cliffhanger Ranch Adventure Outpost, Coeburn, VA** – Development of a full-service outdoor adventure experience in Central Appalachia that will include cabins, camping, and horseback riding all with a western guest ranch feel. The primary service products will take the form of lodging, recreational rentals, and supporting retail products. Estimated costs total \$800k, with job creation of 8 permanent positions at full scale. With its 5,000-foot runway and clear approaches, pilots describe the airport as the best in the region.
- **Baywood School, Grayson County, Galax, VA** – Rehabilitation of a former school building into a mixed-use facility, to include a childcare center, a community center, commercial kitchen, and an educational center in partnership with local community and/or vocational schools. Estimated costs total \$8.6MM with anticipated creation of 20 permanent jobs.

VIRGINIA

- **Proposed Childcare Facility, Russell County IDA, Lebanon, VA** – Rehabilitation of a recently vacated building into a childcare facility serving Russell County. Estimated costs total \$1MM with anticipated creation of at least 15 jobs.
- **Highland Inn Revitalization, Bluegrass Resource Center, Monterey, VA** – Revitalization of an 18-room, 22,000 sq. ft. historic Inn built in 1904 that is an economic engine for the community. The Inn is the only walk-in lodging available in the county and is greatly missed while it is closed for renovation, which includes structural, cosmetic, life-safety, and functional changes to the building. Estimated costs total \$5.2MM, with creation of about 20 construction and 14 permanent positions.

WEST VIRGINIA

- **Staats Building, Crawford Holdings, Charleston, WV** – \$10M redevelopment of 31,000 SF of mixed-use retail/housing for the 5-story historic structure, to include offices for Legal Aid of WV and expansion of the commercial kitchen. 30 jobs. (Closed on financing)
- **Tygart Hotel, Woodlands Development & Lending, Elkins, WV** – \$16M historic hotel redevelopment supporting tourism and outdoor recreation in a drivable ‘gateway’ community adjacent to metros, for this 55-room hotel. 57 jobs. (Closed on financing)
- **Prichard Revitalization, City of Huntington, Huntington, WV** – \$50M redevelopment of historic downtown property, 140,000 SF to include +100 units of affordable/workforce housing, including housing for seniors, and 35,000 SF of community facilities space for the WV Department of Aging and Marshall Health. 75 jobs. (Closed on financing)
- **The Wilt Building, Augusta Heritage Center, Elkins, WV** – Renovation of a mixed-use 19,520 sq. ft. Contributing Structure in Elkins’ Downtown Historic District. The renovated Wilt will establish downtown classroom and event space, relocate the non-profit August Heritage Center’s offices, and provide artist housing on the upper floors. Estimated costs total \$4.5MM with anticipated job creation of 15-18 permanent jobs.
- **N.600 Boutique Hotel, Beckley, WV** – Renovation of an existing vacant former bank building, N.600 will be the first and only women developed and owned boutique hotel in downtown Beckley, estimated to have between 40 to 60 rooms. Estimated costs total \$28MM with anticipated job creation of approximately 75 jobs.
- **820 Market Street, Downtown PKB, Parkersburg, WV** – Redevelopment of a 40,000 sq. ft. building in the central business district into a mixed-use facility with retail on the first floor and residential on floors two through five. Sixteen 2-bedroom units are planned on the upper levels as well as at least two businesses at street level. Estimated costs total \$6.9MM with creation of 10 permanent positions and 25 construction jobs.

- **Fairmont Regional Tech Hub, Fairmont Community Development Partnership, Fairmont, WV** – The FRTH is a 40,000-square-foot planned mixed-use development that includes a tech workforce training program, entrepreneurship education for students in pre-K through high school, a co-working space, and mixed-income residential units. This public-private partnership estimates total costs of \$10.6MM with anticipated job creation of 140+ direct and indirect jobs created (including construction) and 16 housing units - seven at 60-80% AMI and nine at market-rate.
- **New River Gorge Ag and Culinary Center, New Roots Community Farm, Fayette County, WV** – Repurpose a 6,000 sq. ft. farmhouse site at the New Roots Community Farm (NRCF) to build out and operate an agricultural and culinary training facility. The center will capitalize on the designation of the nation's newest national Park, the New River Gorge National Park, and the opportunity of NRCF to grow the local food economy with the expansion of the hospitality sector in adjacent gateway communities. Estimated costs total \$4.7MM with creation of 15 jobs.
- **The Bell Buildings, Wellsburg Urban Renewal Authority, Wellsburg, WV** – Redevelopment of the Bell Buildings, four contiguous buildings with a total of 20,791 sq. ft., into mixed-use development with first-floor retail and upper-floor housing and office space. Estimated costs total \$1.1MM with creation of about 36 jobs.
- **Blue Church Redevelopment Initiative, Wheeling Heritage, Wheeling, WV** – Repurposing the 11,070 sq. ft. Blue Church landmark as a food and beverage concept with live music, or as a 500-person entertainment venue. This project will boost the economic vitality of East Wheeling, one of Wheeling's most popular residential urban neighborhoods, in a city that has lost nearly ½ its population and in a neighborhood with a poverty rate 3x national average. Estimated costs total \$6MM with creation of 4 permanent jobs.

