

TOWN OF BETHANY  
BOX U  
BETHANY, WEST VIRGINIA 26032

Hello, we'd like to share with you a new vision that we're calling "Building in Bethany."

Bethany College and the Town of Bethany (home to five National Historic Landmarks) offer a unique opportunity to real estate investors and individual homeowners interested in partnering with the Town and College to revitalize Bethany, West Virginia.

The College and Town have identified close to one dozen residences/store fronts (and has the prospect of making available several more properties) in possible need of remodeling or demolition and replacement. These are a mixture of residential and commercial properties.

The Town of Bethany is a member of the Business Development Corporation (BDC) of Brooke County, West Virginia. A working group is discussing plans to possibly raze some of the properties. And we are working on a plan to possibly sell Bethany lots to investors willing to construct single family, duplex, small apartment buildings and/or commercial properties.

In addition, the working group is in talks with other area entities regarding the possibility of working with the WV Housing Development Distressed Properties Fund, towards the goal described above. Discussions are continuing, no formal agreements have been made.

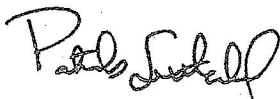
The Town is also looking into possible use of West Virginia Historic Rehabilitation Tax Credit Savings Program funds to try to work with existing property owners to rehabilitate/improve properties in the Town's Historic District.

Investors willing to construct residences and businesses that revitalize yet complement existing homes and architecture within Bethany are invited to contact:

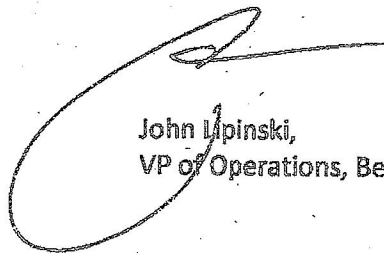
Town of Bethany Mayor Patrick Sutherland  
Via Cell Phone at 304 794-8632  
By E-mail at [psutherland101@comcast.net](mailto:psutherland101@comcast.net)  
By Regular Mail at Town of Bethany, Box U  
in Bethany, WV 26032

Mr. John Lipinski, Bethany College  
Vice President of Operations.  
By e-mail at [jlipinski@bethanywv.edu](mailto:jlipinski@bethanywv.edu)  
By Office Phone: 304 829-7633

Thank you for allowing us to share these exciting opportunities with you. Learn more about Bethany College and the Town of Bethany respectively, online at: [www.bethanywv.edu](http://www.bethanywv.edu) or [www.bethanywv.org](http://www.bethanywv.org)



Patrick Sutherland,  
Mayor, Town of Bethany



John Lipinski,  
VP of Operations, Bethany College

See Attachment

Some Bethany Area Property/Infrastructure Improvements Completed in '17 or In-Progress '18

Bethany Improvements Along (or Within View) of Main Street/S.R. 67

- 1-The Bethany College Cafeteria/Student Lounge located ½ block from Main St. along College St. Well over a million dollars of private funds was spent on this project.
- 2-The historic Huff House (3 acre lot) located along State Route 67 (Main St. and S.R. 88)-A Gateway view to the Bethany College's main campus. Remodeling work is in progress.
- 3-What has been called locally the historic "Thistle" house in the 300 block of Main St., now a remodeled private residence.
- 4-What was called locally the former Hair Salon building in the 200 block of Main St., now remodeled into an apartment complex under private ownership.
- 5-105 Main St. (long ago known as the Bethany Post Office) now remodeled, and housing "Earthworks" Pottery studio, under private ownership.
- 6-103 Main St., a private residence, remodeled (inside and out).
- 7-101 Main St., private property featuring two spacious apartments, recently remodeled.
- 8-The Disciples of Christ Historical Society National Archives Headquarters located at 7229 Main St. (S.R. 67) approximately ¼ mile east of Bethany, adjacent to the Campbell Mansion Museum.  
<https://www.discipleshistory.org>
- 9-The historic former Alpha Sigma Phi Fraternity Mansion located on Point Breeze Drive. A private investor has begun external remodeling toward the goal of opening a Country Inn.
- 10-Two private residences along Point Breeze Drive, remodeled, inside and outside.
- 11-Three private residences on Roosevelt Ave., a combination of outside and inside remodeling.
- 12-Private property along the 100 block of Pendleton St., remodeled and now used for apartment rentals.
- Also Two years of town sidewalk plating repair and replacement throughout the town, including along Main St. (funded in a 50-50 partnership between the town of Bethany and property owners).

Some Future Priorities Being Discussed By Various Entities

- 1-Downtown streetscape improvements/possible bike lane along a part of Main St.
- 2-More private home/storefront repair/remodeling is being actively encouraged.
- 3-Repaving of side streets in Bethany, owned by the West Virginia Dept. of Highways.