



**City of Fairmont**  
**TIF Redevelopment District No. 1**

**10 Year Public Hearing**

**10/23/2025**

# **TIF Redevelopment District No. 1 Background Summary**

**Duration of district: 30 years**

**Effective 10/23/2015**

**Expiration Date: 10/22/2045**

**Projects to include:**

- **Street, pedestrian, stormwater, and other public property improvements to include land and ROW acquisition**
- **Demolition and site preparation**
- **Incidental / soft costs related to construction and installation of public infrastructure**



# TIF Redevelopment District No. 1 Approved Projects

## 1. Demolition Program:

- a. Rehabilitation and targeted demolition of commercial and residential properties

## 2. Downtown Historic District:

- a. Signage and landscaping improvements
- b. Infrastructure improvements
- c. Removal of blighted structures on gateways into City

## 3. East Park Avenue from Indiana Avenue to Speedway:

- a. Stormwater drainage improvements

## 4. First Street to Fourteenth Street:

- a. Replacing sidewalks and adding ADA curbing
- b. Replacing existing street lights with antique street lights

## 5. Locust Avenue:

- a. Streetscaping, including but not limited to, replacing sidewalks along with ADA curbing, antique lighting and landscaping
- b. Removal of blighted structures

## 6. Merchant Street:

- a. Streetscaping, including but not limited to, replacing sidewalks along with ADA curbing, antique lighting and landscaping
- b. Public improvements, including but not limited to, new stormwater line, utility improvements and pedestrian tunnel and walkway

## 7. Pennsylvania Avenue:

- a. Streetscaping, including but not limited to, replacing sidewalks along with ADA curbing, antique lighting and landscaping

## 8. West Fork River Rail Trail:

- a. Completing Rail Trail from West Fork River Trail to Third Street bridge
- b. Completing Rail Trail from Palatine Park to MCTrail / Meredith Tunnel
- c. Constructing pedestrian bridge over Monongahela River to connect the two Rail Trail pieces

## 9. Downtown Development:

- a. Masonic Temple development
- b. Firehouse Studios development

## 10. Fairmont Avenue Development:

- a. Re-bricking First Street from Fairmont Avenue to Virginia Avenue
- b. Infrastructure development, including but not limited to, curbing, stormwater management and rain garden
- c. Public improvements related to pedestrian-only section of street
- d. Improving and enhancing streetscape

## 11. Owens Illinois Property Site Development:

- a. Infrastructure development, including but not limited to, utility placement, sidewalk, street lighting and streetscaping
- b. Road improvements

## 12. Palatine Park - Everest Drive / Merchant Street Development:

- a. Road improvements, including but not limited to, re-routing New Street leading into Everest Drive
- b. Public improvements related to Marketplace at Palatine

## 13. Rhea Terrace Roadway:

- a. Infrastructure improvements, including but not limited to, retaining walls and road improvements

## 14. Sharon Steel / Big John's Site Development:

- a. Infrastructure improvements, including but not limited to, utility placement, sidewalk, street lighting and streetscaping
- b. Road improvements

## 15. Drainage System Improvements Locust Avenue:

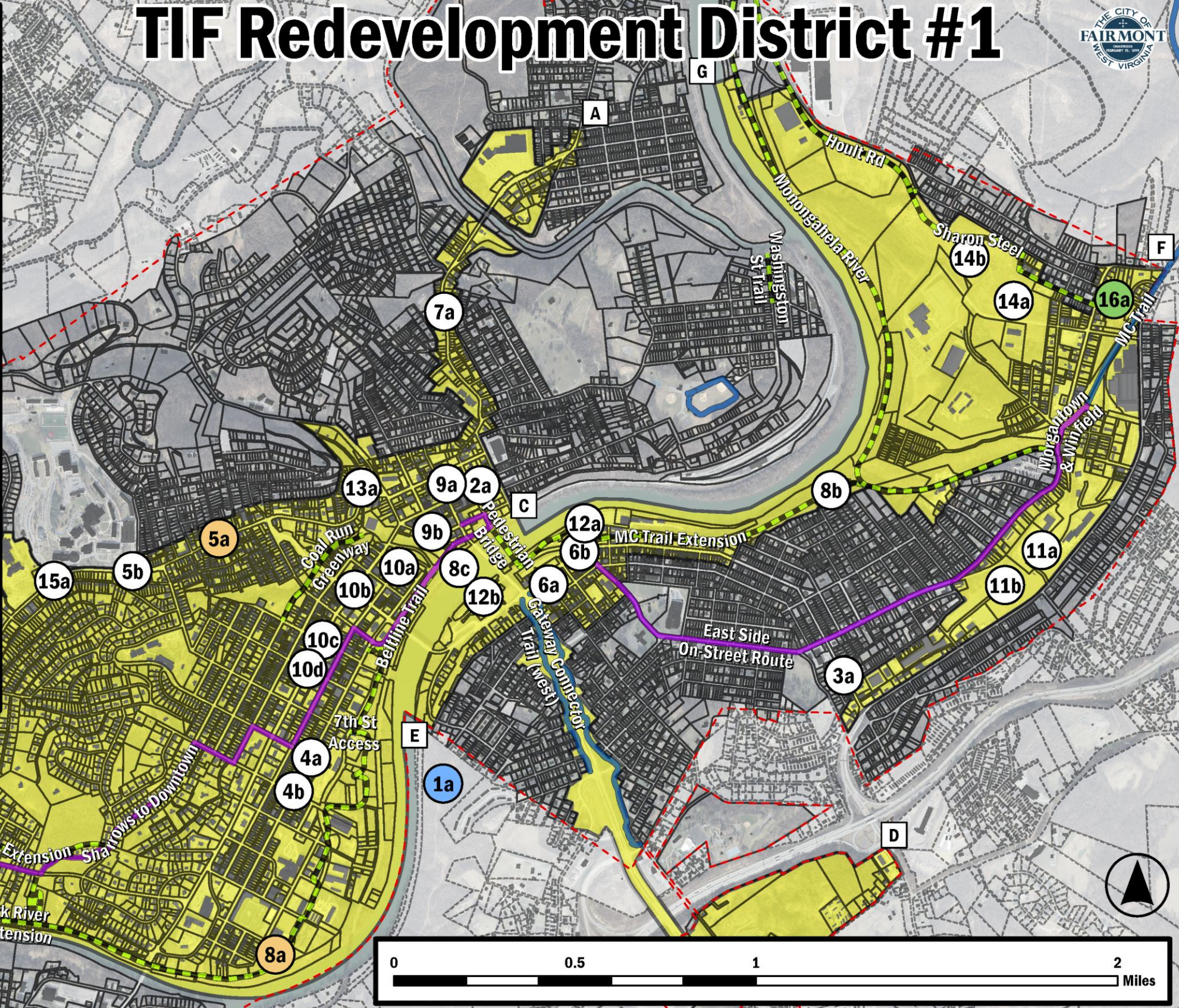
- a. Stormwater management improvements, including but not limited to, relief culvert beneath locust Avenue and overflow channel or replacements culverts for flood waters

## 16. Norwood Park Accessibility Enhancement Project

- a. Redevelopment and expansion of Norwood Park installation of handicap playground equipment, parking facilities, restroom, stormwater management facilities, and perimeter fencing.

# TIF Redevelopment District #1

Number	Letter	Name
1	a	Demolition Program
2	a	Downtown Historic District
3	a	East Park Ave from Indiana Avenue to Speedway Avenue Stormwater Improvements
4	a	First Street to Fourteenth Street: Sidewalks and ADA Ramps
4	b	First Street to Fourteenth Street: Antique Street Lights
5	a	Locust Avenue: Streetscaping
5	b	Locust Avenue: Blight Removal
6	a	Merchant Street: Streetscaping
6	b	Merchant Street: Public Improvements
7	a	Pennsylvania Avenue: Streetscaping
8	a	West Fork River Rail-Trail: To Third Street Bridge
8	b	West Fork River Rail-Trail: Palatine to MC Trail
8	c	West Fork River Rail-Trail: Pedestrian Bridge
9	a	Downtown Development: Masonic Temple
9	b	Downtown Development: Firehouse Studios
10	a	Fairmont Avenue Development: Rebricking First Street
10	b	Fairmont Avenue Development: Stormwater Infrastructure
10	c	Fairmont Avenue Development: Pedestrian Infrastructure
10	d	Fairmont Avenue Development: Streetscaping
11	a	Owens Illinois Property Site Development: Infrastructure
11	b	Owens Illinois Property Site Development: Road Improvements
12	a	Palatine Park: Road Improvements
12	b	Palatine Park: Marketplace
13	a	Rhea Terrace: Infrastructure Improvements
14	a	Sharon Steel / Big John Salvage: Infrastructure
14	b	Sharon Steel / Big John Salvage: Road Improvements
15	a	Locust Avenue: Stormwater Improvements
16	a	Norwood Park



**TIF Project Legend**

TIF District Map Ref.	Proposed Trails / Routes
TIF District	Proposed Off-street
Complete	Existing Trails / Routes
Active	Existing Off-street
Ongoing	Existing On-street
Pending	<b>General Features</b>
	Buildings
	City Limits
	Fairmont Parcels
	Other Parcels

# TIF Redevelopment District No. 1 Expense Summary

## TIF Funding Status End of Fiscal Year 2025:

- TIF All Prior Years Taxes: \$ 5,431,677.31
- Start FY25 Total Fund Balance: \$ 4,202,716.01
- TIF Current Taxes for FY25: \$ 686,823.39
- Interest on Investment: \$ 233,702.53
- Investment Income: \$ 1,676,056.13
- Leveraged Grant Funding
  - Soft Costs: \$383,476.58
  - Capital Improvements: \$1,042,00.00
- Donations (Land and Funds): \$640,000.00

## Aggregate Expenses by Type:

- Legal Publications: \$ 881.11
- Bank Fees: \$ 19,769.03
- Other Taxes and Fees: \$ 159,604.44
- Professional Services: \$ 857,786.27
- Capital Outlay
  - Land: \$ 1,577,510.75
  - Other Improvements: \$853,995.93
  - Equipment: \$435,880.85
  - Buildings: \$81,000.00

# Project Status Updates



# 16: Norwood Park

## TIF Expenses by Year

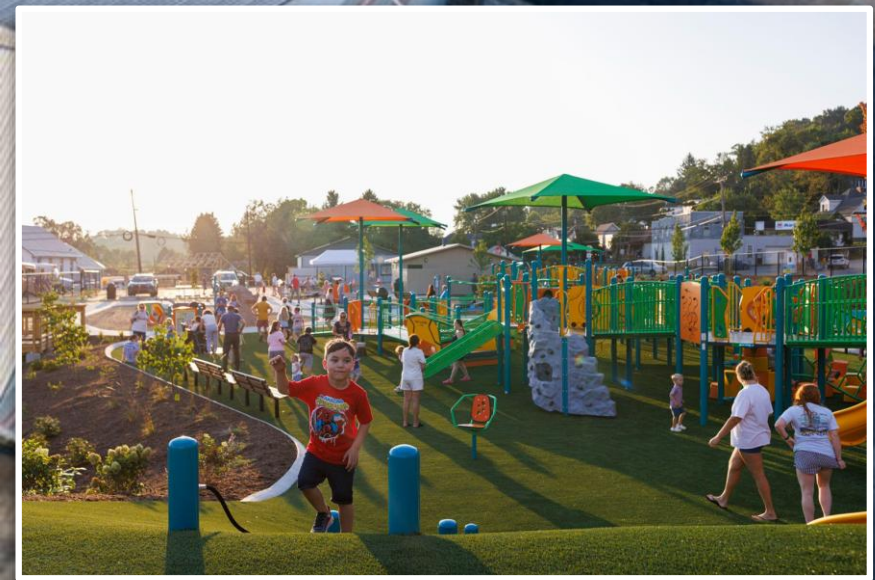
- **FY21 \$56.33 Advertising Legal Publication Norwood Park**
- **FY21 \$9,189.00 Civil & Environmental Consultants, Inc. Lidar Mapping, Survey Services, Mtgs**
- **FY22 \$46,792.00 Civil & Environmental Consultants, Inc. Mtgs, Design, Landscape Arch Svcs**
- **FY23 \$25,891.00 Civil & Environmental Consultants, Inc. Construction Docs**
- **FY24 \$60,428.43 Civil & Environmental Consultants, Inc, Filing Fees, American Fence Co.**
- **FY25 \$710,393.55 Green River Group, Civil & Environmental, Other Fees**

## Leveraged Project Funds

- **EPA Grant: \$4,500**
- **DAC and Novelis Funding Donations: \$80,000**
- **Novelis Land Donation: \$25,000**

**Total Funding: \$2,890,738.88**  
**TIF Funding: \$1,767,568.88**  
**ARPA Funding: \$ 1,050,000.00**  
**Grants and Donations: \$109,200.00**

**Complete!**



**Norwood Universal Accessibility Park is the first fully completed TIF Project and has been a huge success for community members.**

# 5a: Locust Avenue Sidewalks

## Construction of Phase 2 (Rain Garden / Bus Stop) - In Progress

### TIF Expenses by Year

- FY20 \$310,350.10 Land and Demolition: Four parcels secured, buildings demolished
- FY21 \$4,349.44 Taxes on property acquired

## Construction of Phase 1A - Complete

### TIF Expenses by Year

- FY22 \$82,957.60 Design and Construction
- FY23 \$65,042.40 Construction

### Overall Project Funds

- Total Project Construction Funds: \$740,000.00
  - Federal Funds: \$592,000.00
  - Matching Funds (TIF): \$148,000.00



# Locust Avenue Sidewalk Area 1

Name	Length	Status	Cost Estimate	Type
Country Club Rd Sidewalk	2,118 ft	Planned	\$529,499.00	Sidewalk
Locust Ave Sidewalk Area 1	1,230 ft	Complete	\$740,000.00	Sidewalk
Locust Ave Sidewalk Area 1B	628 ft	Planned Priority	\$153,860.00	Sidewalk
Locust Ave Sidewalk Area 2	1,628 ft	Planned	\$709,808.00	Sidewalk
Locust Ave Sidewalk to Country Club Plaza	1,321 ft	Planned	\$330,130.00	Sidewalk
Sharrows to Downtown	14,692 ft	Complete	\$5,119.68	Trail

**Multi-Modal Transportation Sidewalk Legend**

**Status**

- Planned
- Planned Priority
- Complete

**Proposed Trails / Routes**

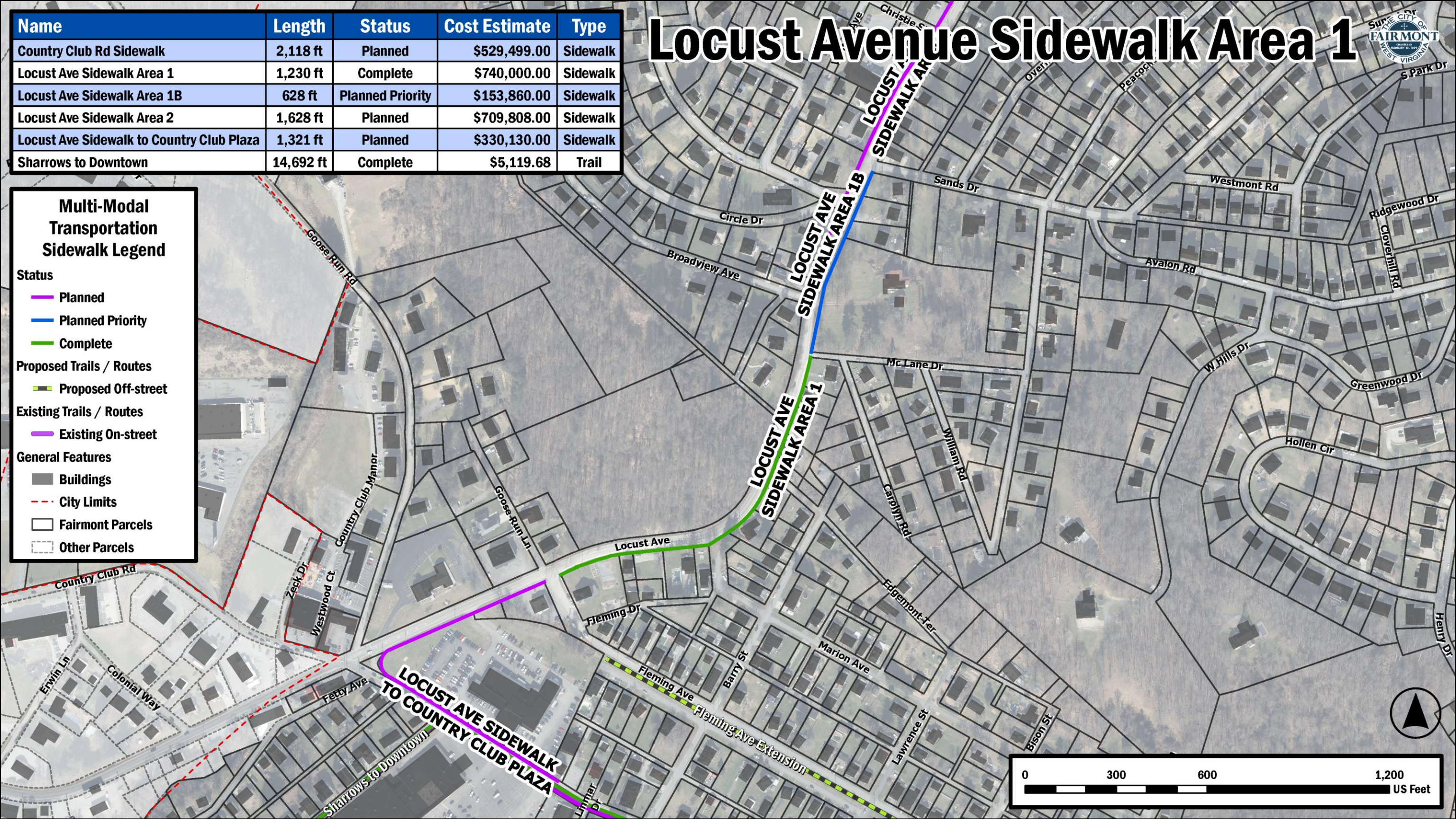
- Proposed Off-street

**Existing Trails / Routes**

- Existing On-street

**General Features**

- Buildings
- City Limits
- Fairmont Parcels
- Other Parcels

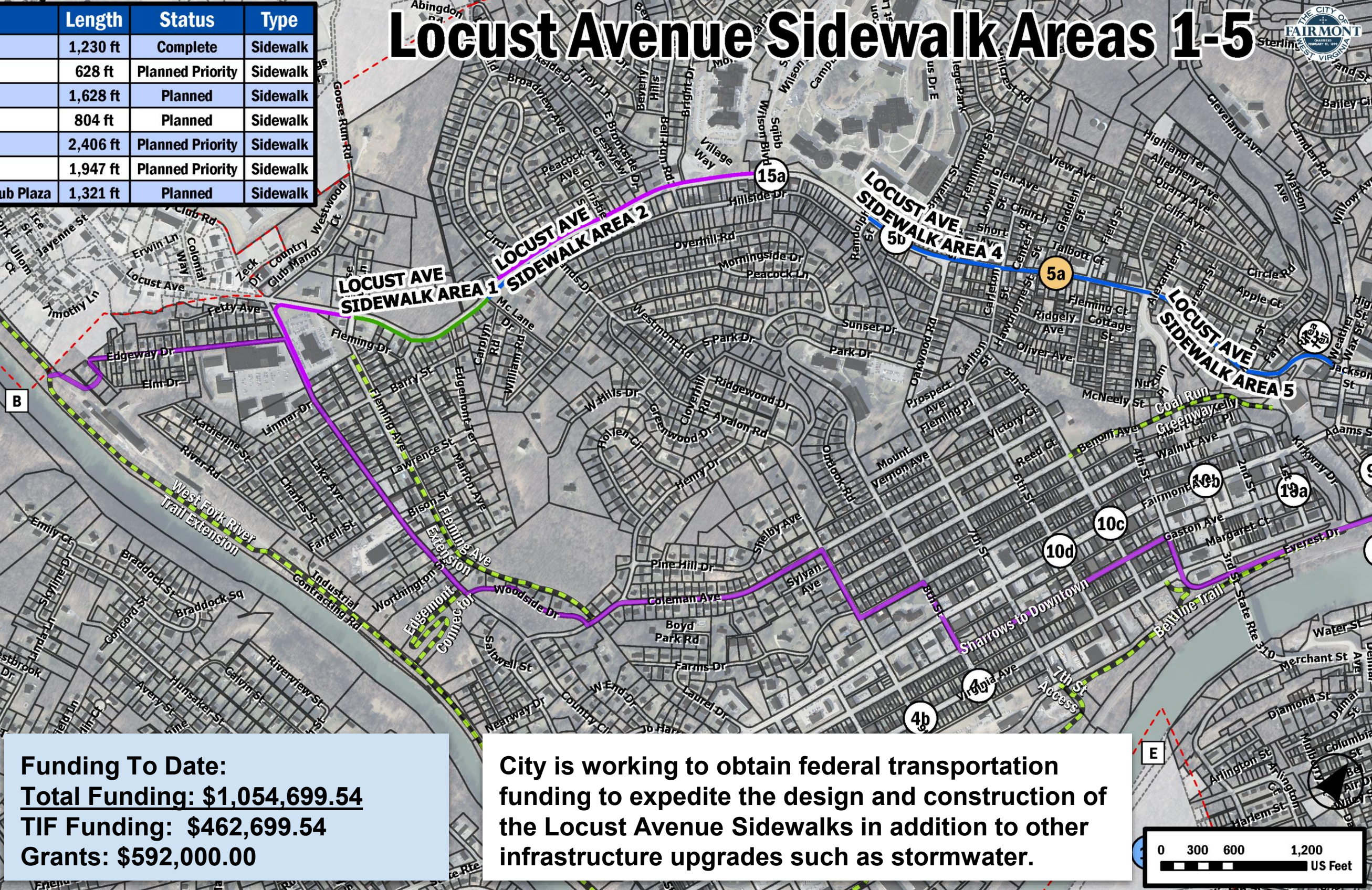


# Locust Avenue Sidewalk Areas 1-5

Name	Length	Status	Type
Locust Ave Sidewalk Area 1	1,230 ft	Complete	Sidewalk
Locust Ave Sidewalk Area 1B	628 ft	Planned Priority	Sidewalk
Locust Ave Sidewalk Area 2	1,628 ft	Planned	Sidewalk
Locust Ave Sidewalk Area 3	804 ft	Planned	Sidewalk
Locust Ave Sidewalk Area 4	2,406 ft	Planned Priority	Sidewalk
Locust Ave Sidewalk Area 5	1,947 ft	Planned Priority	Sidewalk
Locust Ave Sidewalk to Country Club Plaza	1,321 ft	Planned	Sidewalk

## Multi-Modal Transportation Sidewalk Legend

- 1 TIF District Map Ref.
- TIF Project Status
  - 1 Active
  - 1 Ongoing
  - 1 Pending
- Status
  - Planned
  - Planned Priority
  - Complete
- Proposed Trails / Routes
  - Proposed Off-street
- Existing Trails / Routes
  - Existing Off-street
  - Existing On-street
- General Features
  - Buildings
  - City Limits
  - Fairmont Parcels
  - Other Parcels



**Funding To Date:**  
**Total Funding: \$1,054,699.54**  
**TIF Funding: \$462,699.54**  
**Grants: \$592,000.00**

City is working to obtain federal transportation funding to expedite the design and construction of the Locust Avenue Sidewalks in addition to other infrastructure upgrades such as stormwater.

# 8a: West Fork River Rail-Trail

## TIF Expenses by Year

- **FY22 \$26,000.00 Thrasher Engineering, Inc - Land Survey, Aerial Map West Fork River Trail**
- **FY23 \$553,091.13 Professional Services, Taxes, Fees, and Land**
- **FY24 \$550,620.92 Professional Services, Taxes, Fees, and Land**
- **FY25 \$655,589.45 Professional Services, Taxes, Fees, and Land**

## Leveraged Project Funds

- **EPA Grant: \$347,371.95**
- **DLAP Funding: \$450,000.00**
- **RTC Funding: \$15,000.00**
- **WVLSC Funding: \$4,200.00**
- **Land Donations: \$580,000.00**

# Trail Property Acquisition

## West Fork River Trail Extension Property Acquired:

- 1 right-of-way
- 8 parcels
- 36 acres
- > 2 miles of corridor

## Beltline Trail Property Acquired:

- 15 parcels
- 20 acres
- > 1 mile of corridor

**Rail Trail Map Legend**

--- City Limits  
■ Buildings

**Fairmont Rail Trail**

Proposed Trails / Routes  
--- Proposed Off-street  
--- Proposed On-street  
--- Potential Extensions

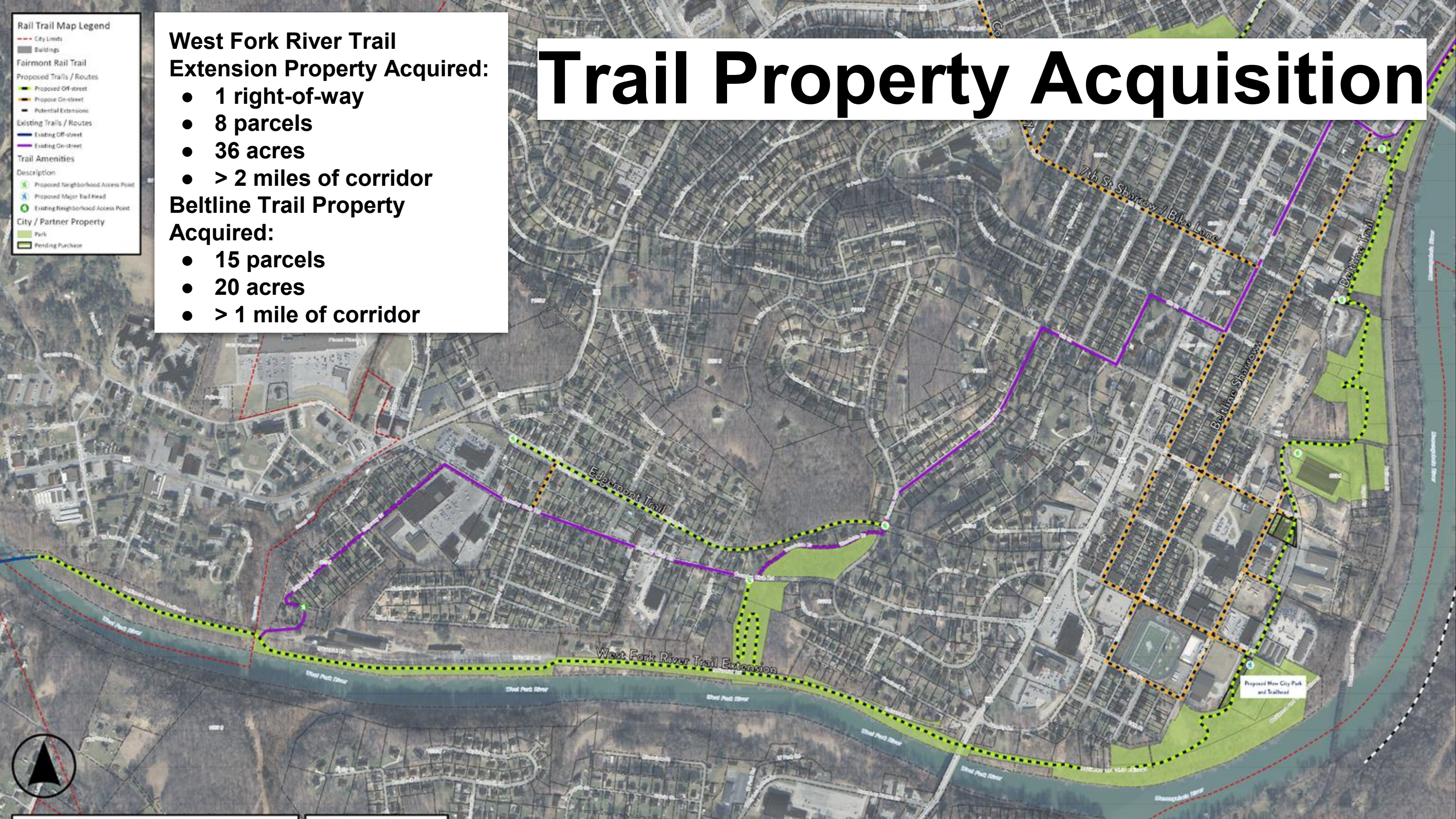
Existing Trails / Routes  
--- Existing Off-street  
--- Existing On-street

**Trail Amenities**

Description  
● Proposed Neighborhood Access Point  
● Proposed Major Trail Head  
● Existing Neighborhood Access Point

**City / Partner Property**

■ Park  
■ Pending Purchase



Proposed New City Park and Trailhead



# Momentum Adventure Park

## Funding To Date:

**Total Funding: \$3,141,037.48**

**TIF Funding: \$2,003,181.86**

**Capital Funding: \$321,283.67**

**Grants: \$816,571.95**

**Donations: \$580,000**



**West Fork River Trail Extension and Momentum Adventure Park project is anticipated to go out to bid winter of 2025-2026 and will include private investments and likely additional DEP and EPA funding.**

# **1a/2a: Demolition Program / Downtown Historic District**

## **AJ Hays Promenade Project**

### **TIF Expenses by Year**

- **FY25: Demolition/Reinforcement Cost, Taxes and Fees: \$149,716.00**

## **Firehouse Studio**

### **TIF Expenses by Year**

- **FY25: \$0.00**

### **Leveraged Project Funds**

- **EPA Grant: \$48,104.63**
- **SHPO (2014): \$47,850.00**
- **City Capital (2014): \$47,850.00**

## **Masonic Temple**

### **TIF Expenses by Year**

- **FY25: \$0.00**

# AJ Hays Promenade

## EXISTING CONDITIONS



### SITE HISTORY

The A. J. Hays building is located at 217 Monroe Street, Fairmont, WV and was constructed in 1910. The building originally housed a Moose Lodge and a bowling alley. Later, in 1913, additions were made to add apartments. Since then, the building has been a home to multiple business including a suite store, Standard Building and Loan, and a chapter of the American Red Cross. Despite this, the building fell vacant by the mid-2000s and fell into disrepair. In April of 2016 the building suffered a major fire. This consequently caused the structure to be condemned for safety reasons and most of the structure was demolished. Today, only the front facade and some of the foundations remain.

### DESIGN INTENT

The intent of this project is to preserve and adaptively reuse the historic A. J. Hays Building. Currently, this block is home to one of the last remaining fully original street fronts within the City of Fairmont. Preserving the facade of this structure not only saves the history of this building but saves the history of the whole block and an integral part of downtown as well. This area is also home to the annual Feast of the Seven Fishes festivities for the City of Fairmont. This provides the opportunity to use this site as a public community space both during events and for day-to-day activities. This includes open gathering space, room for individuals, and activity space as well. Currently, traveling between Monroe street and Cleveland Avenue is difficult. The now open space where the A. J. Hays Building is located provides an opportunity to make a more meaningful connection between these streets.

### MATERIALS

- Pea Gravel
- Cast-in-place Concrete
- Concrete Pavers
- Brick Accent Pavers
- Stacked Stone Planter Beds
- Steel Structure, Canopy, Trellis
- Fabric Canopies

### PLANTINGS

- |                           |                           |
|---------------------------|---------------------------|
| <b>Shaded Area Plants</b> | <b>Planter Bed Plants</b> |
| • Hostas                  | • Euphorbia               |
| • Ferns                   | • Boxwoods                |
| • Foam Flowers            | • Hydrangeas              |
| • Rhodocendrons           |                           |

## PROPOSED DESIGN



# TIF Redevelopment District No. 1

## 10 Year Summary

### TIF District 10 Year Funding Data 10/23/2015 through 10/23/2025

- Total Expended TIF Funds: \$4,290,666.28
- Total Leverage Grant Funds: \$1,456,676.58
- Philanthropic Funding Donations: \$80,000.00
- Land Donations: \$605,000.00

### Project Statuses

- Complete: 1
- In Progress: 4
- On-Going: 1

### Estimated Economic Impact of In Progress Projects:

- Rail Trail: \$3,500,000 annually\*
- Locust Avenue Sidewalks: \$9,200,574.00 in resident cost savings and increased local economic spending\*\*
- Monroe Street Fire Station: \$500,000 annual economic impact plus \$4,000,000+ property value increase
- Plus adjacent property value increases from community development projects

\*Mon River Trail Economic Impact Study (2017); adjusted for inflation

\*\*Completing Sidewalk Networks: Benefits and Costs, Todd Litman, Victoria Transport Policy Institute (2023)

