

**REQUEST FOR PROPOSALS  
REGARDING THE FORMER MARY HOLMES COLLEGE CAMPUS  
AT WEST POINT, MISSISSIPPI**

**Introduction:** Mary Holmes College (hereafter MHC) was founded by the Presbyterian Church in 1892. Its long and proud tradition of educating African American students ended in 2005 with the dissolution of its corporation. Presbyterian Church (U.S.A.), A Corporation (hereafter PCUSA) is the chief corporation at the national level of the Presbyterian Church (U.S.A.). Now that MHC has closed, the PCUSA is interested in proposals for the use of the former MHC campus at West Point, Mississippi.

**Location:** West Point is located in the northeast quarter of Mississippi. It is approximately 19 miles from Columbus; 56 miles from Tupelo; 150 miles from Memphis, Tennessee; and, 82 miles from Tuscaloosa, Alabama. It is about 166 miles from Interstate 55.

**Property:** Historic college campus located on 198 acres +/-, with approximately 23 structures. Includes two buildings with four townhouse residences each; eleven single-family residences; one duplex residence; one maintenance/storage building; chapel; classroom building; gymnasium/classrooms/athletic fields; student center building/dining hall, kitchen; administration building/offices/ auditorium; guardhouse; laundry; learning resource center/library/offices. (hereafter the Property)

Building conditions range from excellent to poor. Property will be provided as is. PCUSA does not intend to make improvements to the Property.

Note: The K.G. Neigh Dormitories are located on 2.75 acres; the two dorm buildings contain approximately 122,000 sq. ft. Although the Neigh Dormitories are located on the campus, they are not part of the Property. The U.S. Department of Education holds a large mortgage on the Neigh Dormitories. Next steps by the Department of Education are not known at this time.

**PCUSA's Preferred Uses for the Property:** Ideally, PCUSA would like the Property used for the education of racial minorities or disadvantaged communities. Other desirable uses for the Property would be to create jobs for the local community. Note, however, PCUSA is interested in all proposals, even those that may not match with these listed desires.

**PCUSA's Preferred Disposition of the Property:** Ideally, PCUSA would like to sell the Property as one parcel. PCUSA will, however, consider a long-term lease as well as selling the Property in multiple parcels.

**Minimum Requirements of a Proposal:** As noted above, PCUSA is interested in all proposals. We encourage all to submit proposals for the Property. When submitting a proposal, please include the following information at a minimum. This information will help us make comparisons among the proposals:

- Name, address, phone, and email of the entity.
- Legal status (corporation, partnership, government body, individual) of the entity.
- What does the entity currently do?
- To what extent does the entity serve racial minorities or the disadvantaged?
- To what extent does the entity serve residents of the West Point area?
- What is the size of the entity? (e.g., If a school, how many students? If a company, how many employees?)
- What is the general financial condition of the entity?
- Does the entity have a relationship with any part of the Presbyterian Church (U.S.A.) or other Christian churches?
- Detail the entity's proposal for the use of the Property.
- State the entity's desired disposition of the Property: Does the entity desire to purchase the entire Property? Purchase a portion of the Property? Enter into a long-term lease?

**Contact Person:** If you have questions, please contact Joey Bailey at 1-888-728-7228, ext. 5672 or [jbailey@ctr.pcusa.org](mailto:jbailey@ctr.pcusa.org)

**Deadline:** The proposal must be submitted not later than **June 10, 2005**. Mail to Joey Bailey, Executive Vice-President/CFO/Treasurer, Presbyterian Church (U.S.A.), 100 Witherspoon Street, Louisville, KY 40202. Or, submit by email to [jbailey@ctr.pcusa.org](mailto:jbailey@ctr.pcusa.org)

**Timeline:** PCUSA plans to make final decisions regarding the Property during the summer of 2005. All those submitting proposals will receive a written response.