

EXHIBIT 6

STATEMENT OF BENEFITS

The Snowshoe Resort community is comprised of Snowshoe Mountain Resort, several commercial businesses, and nearly 2,000 residential properties located within the greater boundary of the Resort. These individual stakeholders share a common interest and financial role in maintaining public safety, fire protection, transportation services, roads maintenance and the maintenance of various common area amenities that serve to benefit community members, both through personal enjoyment and the enhancement and protection of property within the community. By their nature, these are services that support and are paid for by the *community* and which in more typical scenarios would be government supported services. Presently, the sole source of support for the community is through the collection by Snowshoe Mountain, Inc. (“SMI”), a private for-profit corporation, of a "Mountain Top Assessment" (the “MTA”). The MTA is a deed-mandated fee to be paid annually to SMI and is used by SMI to provide the services aforementioned.

This MTA method of funding and conducting the community services faces several limitations:

1. The MTA provides no formal means of representation by the assessed in deciding how community services will be conducted. Fees are paid to SMI, and SMI decides how to spend these funds, in its sole discretion, towards the provision of community services.
2. The MTA is very limited and rigid in what assessments it can levy. As property values fluctuate and operating costs rise annually, the MTA has reached a point of struggling annually to provide the same services with less revenue each year.
3. Further compounding the revenue vs. costs issue, the assets covered by MTA funding have been developed over several years and no funding exists for capital maintenance of these assets. This has led to a deterioration of roads, shuttle stops and recreational amenities, such as the community walking path, which will all eventually face the need for capital overhaul, the funding for which does not exist.
4. The MTA on its own is unable to provide certified law enforcement personnel to protect the people and assets of the community. In our rural environment, the Resort community relies on private security personnel, who in turn rely on County and State resources to provide law enforcement. Such law enforcement personnel can often be 45 minutes or further away, which at a time of emergent need presents hazards to a community that on many days of the year hosts a weekend population equal to that of the tenth largest municipality in West Virginia. The MTA provides neither the funding nor the authority for adequate law enforcement coverage to the community.

The formation of the Snowshoe Resort Community District (SRCD) provides solutions to these shared issues. The SRCD will be a Resort Area District as defined in Chapter 7, Article 25 of the Code of West Virginia, and will be a public corporation, but without any power to levy or collect ad valorem taxes.

- The SRCD provides for the creation of a board of directors elected by the various stakeholders within the community. The board of directors will be comprised of three representatives elected by owners of improved residential properties, two representatives elected by the Resort Operator, one representative elected by the owners of improved commercial property, and one representative elected by the owners of unimproved property. This elected body provides for the representation needed to ensure that all community interests are represented in the process of running the affairs of the community.

- The creation of a resort service fee, when combined with current MTA funding, provides a user-supported source of funding to both enhance the ongoing operations of the services provided and to create needed reserve accounts which can be used to provide capital needed to protect the assets that serve the community. This resort service fee will be collected by the businesses within the Resort and paid by the consumers of these goods. Twenty-five percent of all service fees collected will be placed in a reserve account to plan and care for infrastructure serving the entire community. The resort service fee will provide for better road repair and maintenance, bus and bus stop improvements, enhanced law-enforcement and safety protection, and enhanced amenities for community members and guests.

- The opportunity of the SRCD to seek alternative funding in times of need provides much-needed flexibility in funding sources that can be combined with collected reserves in order to further ensure that community assets are protected.

- The agreement of the Snowshoe SRCD, the County Commission and the Pocahontas County Sheriff for the provision of law enforcement in the Snowshoe SRCD provides the community with an option to protect the members, property, and guests of the community through full-time on-site law enforcement services.

Furthermore, the formation of the Snowshoe SRCD creates an organization to interface with State and County leaders with a common voice representing all stakeholder groups within the community.

This Petition details the various benefits and mechanisms by which the Snowshoe SRCD will serve the needs of our community. We the petitioners of this initiative appreciate the County Commission's time and attention to such a significant issue and formally request the authorization of the County Commission to proceed.