

# **FY24 TIF**

(Tax Increment Financing)

## **ANNUAL REPORT**

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# **Cabell County Commission**

## **Project Descriptions & Annual Reports**

### **Section 1:**

- TIF District #1, Project #1, HADCO Business Park
- TIF District #2, Project #1, Tanyard Station
- TIF District #3, Project #1, Grand Patrician

# **Cabell County Commission**

## **TIF District #1, Project #1, HADCO Business Park**

### **The TIF District:**

The proposed TIF District includes those certain tracts or parcels of real property situated to the north of, and immediately adjacent to, WV State Route 2, east of Frazier's Lane, west of the white picket fence dividing the Longhorn Drive/Greenbottom Farm area, and south of William Street, in the unincorporated area of Greenbottom, Cabell County, West Virginia.

The proposed TIF District is general referred to as HADCO Business Park. It is comprised of 72 acres and is located within the Huntington-Ironton Empowerment Zone. HADCO is currently constructing a 100,000 square foot Varco-Prudent shell building on the site. The construction financing for this shell building is being provided by a local bank and permanent take out financing has been approved by the West Virginia Development Authority. This spec building is intended for a light industrial application and will be finished to suit the future tenant. There are no county zoning requirements. It is anticipated that subsequent phases of the shell building will be designed and constructed based upon demand for light industrial applications.

The WV Department of Transportation is designing and constructing a north-south asphalt road that will divide the proposed TIF District. It will connect to WV State Route 2. Its development should spur further development within the proposed TIF District.

The development of the proposed TIF District has been influenced by the easy accessibility to I-64 Exit 18. The recently completed three mile Merritt's Creek Connector Road has been instrumental in positioning this property for industrial development and job creation. Rail and water transportation are equally advantageous. The CSX rail line abuts the proposed TIF District's southern boundary and the Ohio River is to its north.

### **The TIF Project:**

HADCO (the "Developer") proposes to develop certain public infrastructure projects, including specifically the design, acquisition, construction and equipping of water, natural gas, electric, telecommunication and waste water infrastructure, and all necessary appurtenances within the proposed TIF District (the "TIF Project").

West Virginia Department of Highways (WVDOH) has agreed to construct the primary "at grade" Industrial Access Road (IAR) from WV State Rte 2, across from CSX rail tracks to the property down the center of the site. WVDOH has advised HADCO that preliminary plans for the construction of the road crossing have been approved by CSX Transportation, Inc. Discussions regarding the construction timetable and preferred location and length of the roadway are currently underway with WVDOH and CSX.

HADCO will provide a 15' temporary access road right of way across the property along the boundary of the shell building parcel to facilitate further construction on the property pending completion of the primary access road by WVDOH. The temporary access road will then be designed as an easement to provide emergency access to and from the property parcel and Frazier's Lane. Once the location of the boundary of the Additional Property is established, HADCO will apply to WVDOH for a driveway permit for the access road right of way.

## **TIF District #2, Project #1, Tanyard Station**

### **The TIF District:**

The County Commission of Cabell County, West Virginia (the “County Commission”) has proposed creating a development district to be called The County Commission of Cabell County Development District No. 2 – Tanyard Station (the “TIF District”). The TIF District will include those certain tracts or parcels of real property situated to the south of and immediately adjacent to, U.S. Route 60 (the Midland Trail), at the intersection of U.S. Route 60 and WV State Route 193, and north of the CSX railroad line, in the city of Barboursville, Cabell County, West Virginia. Tanyard Station, LLC will act as developer of the TIF District.

The TIF District will be referred to as Tanyard Station. It is comprised of 51.73 undeveloped acres, and has no county zoning requirements.

The selection of the TIF District site has been influenced by the easy accessibility to I-64 Exit 18. The recently completed three mile Merritt’s Creek Connector Road will be instrumental in positioning this property for commercial development and job creation. The site is also two miles from I-64 Interchange Exit 15. Rail and water transportation are equally advantageous. The CSX rail line abuts the TIF District’s southern boundary and the Ohio River is to its north.

### **The TIF Project:**

Tanyard Station, LLC will develop certain public infrastructure projects within the TIF District including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, land acquisition, new road construction and road improvements, including, without limitation, intersection improvements, road widening, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto, all within or benefiting the TIF District (the “TIF Project”).

## **TIF District #3, Project #1, Grand Patrician**

### **The TIF District:**

The County Commission of Cabell County, West Virginia (the “County Commission”) has proposed creating a development district to be called The County Commission of Cabell County Development District No. 3 – Grand Patrician (the “TIF District”). The TIF District will include those certain tracts or parcels of real property situated adjacent to Route 60 in the City of Milton, Cabell County, West Virginia, being part of the property conveyed to the City of Milton by Morris Memorial Hospital in 1935. Grand Patrician Resort, LLC will act as developer of the TIF District.

The TIF District will be referred to as the Grand Patrician. It is comprised of approximately 178 mostly undeveloped acres, and has no county zoning requirements. The project calls for the renovation of the former 88,000 square foot Morris Memorial Hospital building, vacant since 2009. The renovations include a 200-room hotel with extended stay suites. Indoor and outdoor pool facilities, a grand ballroom and conference center, a 250-seat wedding chapel, a workout facility, soccer fields, a fountain in front of the hotel, horse stables and trails, a par 3 nine-hole golf course, a medical clinic and rehab center along with an assisted living facility, 68 independent living units and townhouses.

Once completed, the various entities within the District will become one of the largest employers in Cabell County. The facility will provide a new entertainment, recreational and life-style benefits to the residents of Cabell County. The combined recreational and entertainment aspects of the project should also draw tourists from a wide area, both near and far. In fact, the facility may well become a “destination” similar to the Greenbrier located in the White Sulphur Springs, West Virginia. However, GPR is also planned to a residential community providing both independent and assisted living arrangements. These two aspects are very much in demand in the area.

### **The TIF Project:**

Grand Patrician Resort, LLC (the “Developer”) will develop certain public infrastructure projects within the TIF District including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, land acquisition, walking and running paths and trails, new road construction and road improvements, including, without limitation, new intersections, intersection improvements, road widening, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto, all within or benefiting the TIF District (the “TIF Project”).



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.steptoe-johnson.com>

Writer's Contact Information  
[Eli.Tilley@Steptoe-Johnson.com](mailto:Eli.Tilley@Steptoe-Johnson.com)  
304-933-8115

October 1, 2024

**VIA EMAIL AND FIRST-CLASS MAIL**

Mr. Mitch Carmichael, Secretary ([Mitch.Carmichael@wv.gov](mailto:Mitch.Carmichael@wv.gov))  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305

**Re: 2024 Annual Tax Increment Financing Report – Cabell County**

Dear Mr. Carmichael:

Please find enclosed the Cabell County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Cabell County with respect to the fiscal year ending June 30, 2024:

1. The County Commission of Cabell County Development District No. 1 - HADCO Business Park
2. The County Commission of Cabell County Development District No. 2 - Tanyard Station
3. The County Commission of Cabell County Development District No. 3 - Grand Patrician

This report is being filed pursuant to W. Va. Code § 7-11B-15(a). The Commission will also publish the annual statement in accordance with W. Va. Code § 7-11B-15(c).

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

Eli B. Tilley

Enclosure

cc (w/encls): Beth Zerkle, County Administrator ([bzerkle@cabellcounty.gov](mailto:bzerkle@cabellcounty.gov))  
Todd E. Hooker, Deputy Director ([Todd.E.Hooker@wv.gov](mailto:Todd.E.Hooker@wv.gov))

**TAX INCREMENT FINANCING ANNUAL REPORT**  
***Fiscal Year Ending June 30, 2024***

**FILED WITH THE SECRETARY OF THE  
WEST VIRGINIA DEPARTMENT OF ECONOMIC DEVELOPMENT  
AND PUBLISHED AT [WWW.CABELLCOUNTY.ORG](http://WWW.CABELLCOUNTY.ORG)**

**The County Commission of Cabell County**

1. The County Commission of Cabell County Development District No. 1 -  
HADCO Business Park
2. The County Commission of Cabell County Development District No. 2 -  
Tanyard Station
3. The County Commission of Cabell County Development District No. 3 -  
Grand Patrician

**Submitted By:**

**The County Commission of Cabell County  
Suite 300 - Courthouse  
750 - 5th Avenue Huntington, WV 25701-2072**

## **Section I. TIF District and Project Information**

### **1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:**

#### TIF District No. 1 – HADCO Business Park

|                             |              |
|-----------------------------|--------------|
| Total Taxes Collected       | \$239,545.71 |
| Interest on Investments     | \$634.83     |
| Total Revenues and Receipts | \$240,180.54 |

#### TIF District No. 2 – Tanyard Station

|                             |              |
|-----------------------------|--------------|
| Total Taxes Collected       | \$365,522.27 |
| Interest on Investments     | \$1,341.79   |
| Total Revenues and Receipts | \$366,864.06 |

#### TIF District No. 3 – Grand Patrician

|                             |              |
|-----------------------------|--------------|
| Total Taxes Collected       | \$315,538.04 |
| Interest on Investments     | \$1,195.04   |
| Total Revenues and Receipts | \$316,733.08 |

### **2) The amount and purpose of expenditures from the tax increment financing fund:**

#### TIF District No. 1 – HADCO Business Park

|                         |  |
|-------------------------|--|
| Amount of Expenditures: | \$240,180.54   |
| Purpose:                | Payment of administrative expenses and tax increment debt obligations of District. |

#### TIF District No. 2 – Tanyard Station

|                         |  |
|-------------------------|--|
| Amount of Expenditures: | \$366,864.06   |
| Purpose:                | Payment of administrative expenses and tax increment debt obligations of District. |

#### TIF District No. 3 – Grand Patrician

|                         |  |
|-------------------------|--|
| Amount of Expenditures: | \$316,733.08   |
| Purpose:                | Payment of administrative expenses and tax increment debt obligations of District. |



3) **The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:**

All tax increment revenues, after payment of administrative expenses, for each of the Cabell County TIF Districts have been pledged to the payment of the District's tax increment obligations.

4) **The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:**

TIF District No. 1 – HADCO Business Park

|                                  |                  |
|----------------------------------|------------------|
| Total Personal Property          | \$0              |
| Total Real Property              | \$358,197        |
| <b>Total Base Assessed Value</b> | <b>\$358,197</b> |

TIF District No. 2 – Tanyard Station

|                                  |                 |
|----------------------------------|-----------------|
| Total Personal Property          | \$0             |
| Total Real Property              | \$58,806        |
| <b>Total Base Assessed Value</b> | <b>\$58,806</b> |

TIF District No. 3 – Grand Patrician

|                                  |                  |
|----------------------------------|------------------|
| Total Personal Property          | \$0              |
| Total Real Property              | \$387,085        |
| <b>Total Base Assessed Value</b> | <b>\$387,085</b> |

5) **The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:**

TIF District No. 1 – HADCO Business Park

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$11,165,349        |
| Total Real Property                 | \$8,251,910         |
| <b>Total Current Assessed Value</b> | <b>\$19,417,259</b> |

TIF District No. 2 – Tanyard Station

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$13,875,374        |
| Total Real Property                 | \$24,635,580        |
| <b>Total Current Assessed Value</b> | <b>\$38,510,594</b> |

TIF District No. 3 – Grand Patrician

|                                     |                    |
|-------------------------------------|--------------------|
| Total Personal Property             | \$352,456          |
| Total Real Property                 | \$2,760,840        |
| <b>Total Current Assessed Value</b> | <b>\$3,113,296</b> |

- 6) **The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:**

TIF District No. 1 – HADCO Business Park

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | \$19,417,259        |
|                                   | <less>              |
| Base Assessed Value               | <\$358,197>         |
| <b>Increase in Assessed Value</b> | <b>\$19,059,062</b> |

TIF District No. 2 – Tanyard Station

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | \$38,510,954        |
|                                   | <less>              |
| Base Assessed Value               | <\$58,806>          |
| <b>Increase in Assessed Value</b> | <b>\$38,451,788</b> |

TIF District No. 3 – Grand Patrician

|                                   |                    |
|-----------------------------------|--------------------|
| Total Current Assessed Value      | \$3,113,296        |
|                                   | <less>             |
| Base Assessed Value               | <\$387,085>        |
| <b>Increase in Assessed Value</b> | <b>\$2,726,211</b> |

- 7) **Payments made in lieu of taxes received and expended:**

There have been no payments made in lieu of taxes for the Cabell County TIF Districts.

- 8) **Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

TIF District No. 1 – HADCO Business Park

There were no contracts awarded in this District during the prior fiscal year.

TIF District No. 2 – Tanyard Station

There were no contracts awarded in this District during the prior fiscal year.

TIF District No. 3 – Grand Patrician

There were no contracts awarded in this District during the prior fiscal year.

**9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:**

TIF District No. 1.– HADCO Business Park

Please refer to Section II of the TIF Application for this district.

TIF District No. 2 – Tanyard Station

Please refer to Section II of the TIF Application for this district.

TIF District No. 3 – Grand Patrician

Please refer to Section II of the TIF Application for this district.

**10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:**

TIF District No. 1 – HADCO Business Park

The developer sold 71 acres of the HADCO Business Park (Phase 2) in September 2021 to Trulieve. In 2023 the developer sold a 100,000 SF building on approximately a 10 acres parcel located in the HADCO Business Park (Phase 1) to Trulieve.

TIF District No. 2 – Tanyard Station

The District's fixed assets from 07/01/2023 to 06/30/2024 increased by \$2,035,509.23 for final construction expenses of Academy Sports, Petsmart, Starbucks, and Sketchers.

TIF District No. 3 – Grand Patrician

The District's fixed assets from July 1, 2023 to June 30, 2024 increased by \$9,862,731.92 for the construction of the Grand Patrician Resort, specifically for the following: Hotel, Ballroom, Chapel, Country Club, Golf Course, and the Canterbury Trail.

**11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:**

There have been no parcels of land in any of the Cabell County TIF Districts which have been acquired pursuant to eminent domain proceedings.

**12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:**

TIF District No. 1 – HADCO Business Park

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

TIF District No. 2 – Tanyard Station

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

TIF District No. 3 – Grand Patrician

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

**13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**

TIF District No. 1 – HADCO Business Park

Alcon employs 42 skilled employees, 170.5 unskilled employees earning an average wage of \$53,263/year or \$25.61/hour in the HADCO Business Park. Alcon has 219.5 full-time employees (including 7 part-time employees), and 7 temporary employees located in the HADCO Business Park. Alcon offers a complete benefit package including medical, vision, dental, 401K, education reimbursement, and they also provide additional company matching funds to their employee's retirement plan.

During July 1, 2023-June 30, 2024, Trulieve employed 118 full-time workers in the HADCO Business Park with annual wages totaling \$2,905,859. Trulieve offers the following benefits to all employees: Basic Life Insurance, Employee Assistance Program, Teladoc, Hospital Indemnity, Short Term Disability, Accident Insurance, Long Term Disability, Health Insurance, Voluntary Life Insurance, Dental Insurance and Critical Illness Insurance.

TIF District No. 2 – Tanyard Station

The District reports the following estimated number of jobs created:

- Academy Sports – 60 jobs;
- PetSmart – 20 to 30 jobs;
- Skechers – 10 jobs; and
- Starbucks – 16 jobs.

### TIF District No. 3 – Grand Patrician

Legends Construction Company, LLC, the general contractor used for the construction of the Grand Patrician Resort properties, employs approximately 30 employees, and utilizes more than a dozen subcontractors, which employ an unknown number of employees. We suspect that the construction of the Grand Patrician Resort properties has created approximately 50-100 jobs in the construction industry with wages ranging from \$15 to \$75 per hour. These jobs include temporary, semi-permanent, and permanent positions of both skilled and unskilled employees. These jobs include, but are not limited to general laborers, supervisors, electricians, plumbers, masonry, bricklayers, roofers, painters, architects, HVAC, engineers, interior designers, drywallers, concrete, landscapers, accountants, etc.

Grand Patrician Resort, LLC also opened its golf course and walking trail to the public this year and employs approximately a dozen employees, including a salaried manager, beverage cart servers, cooks, and maintenance crew.

The jobs created by the hereinabove business, general contractor, and subcontractors provide jobs ranging from minimum wage to salaried positions. The wages and benefits vary based on job title, responsibilities, and the subcontractor's own business structure and strategies.

**14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Secretary of the West Virginia Department of Economic Development may require:**

### TIF District No. 1 – HADCO Business Park

Amount of Disbursements: \$240,180.54

Purpose: Payment of administrative expenses and outstanding debt obligations.

### TIF District No. 2 – Tanyard Station

Amount of Disbursements: \$366,864.06

Purpose: Payment of administrative expenses and outstanding debt obligations.

### TIF District No. 3 – Grand Patrician

Amount of Disbursements: \$316,733.08

Purpose: Payment of administrative expenses and outstanding debt obligations.

**15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:**

There were no payments made in lieu of taxes in any of the Cabell County TIF Districts during the prior fiscal year.

**16) The status of the development or redevelopment plan and projects therein:**

TIF District No. 1 – HADCO Business Park

The developer has sold all the property in the HADCO Business Park.

TIF District No. 2 – Tanyard Station

Academy Sports opened in November 2022; Petsmart opened in June 2023; Starbucks opened August 2023, and Skechers opened in September 2023. Future plans to include possible boot retailer, grocery and soft goods, hotel, and sit down restaurant.

TIF District No. 3 – Grand Patrician

Grand Patrician Resort, LLC is developing certain public infrastructure projects within the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, land acquisition, walking and running paths and trails, new road construction and road improvements, including new intersections improvements, and other related infrastructure and utilities improvements all benefiting the TIF District.

The Grand Patrician Development calls for the renovation of the former 88,000 square foot Morris Memorial Hospital building and construction of a 200-room hotel, indoor and outdoor pool facilities, a grand ballroom and conference center, a 250-seat wedding chapel, a workout facility, soccer fields, horse stables and trails, a par 3 nine-hole course, and 320 single and multi-family homes all encompassed within the 178-acre TIF District.

Phase I of the Project is comprised of the Phase I Private Improvements and the Phase I Public Improvements. The Phase I Private Improvements include the hotel, ballroom, chapel, and golf course. The Phase I Public Improvements include the access roads, utilities, and other public improvements associated with the Phase I Private Improvements. As of June 30, 2024, \$39M has been spent on Phase I of the Project. It is anticipated that an additional \$11M will be spent to complete Phase I of the Project.

Phase II of the Project is comprised of the Phase II Private Improvements and the Phase II Public Improvements. The Phase II Private Improvements include the country club and Colosseum Hotel. The Phase II Public Improvements include the public improvements associated with the Phase II Private Improvements. Site work for Phase II of the Project is set to begin in the next 30 days. It is anticipated that another \$30M will be spent on the Colosseum Hotel.

Demolition for the Project began in November 2017 with all construction projected to be fully completed by March 2026. Once completed, the various entities within the TIF District will become one of the largest employers in Cabell County. The facility will provide new entertainment, recreational and lifestyle benefits to the residents of Cabell County. A concept video presentation of the project can be viewed online at <https://vimeo.com/831988153?share=copy>.

**17) The amount of outstanding tax increment financing obligations:**

TIF District No. 1 – HADCO Business Park

Tax Increment Revenue Bonds (HIC-HADCO Park Project No. 1) Series 2008 A -- **\$-0-**

**Paid off on June 1, 2024.**

TIF District No. 2 – Tanyard Station

Tax Increment Revenue Bonds – (Tanyard Project No. 1) Series 2016 (Taxable) - **\$9,000,000.00**

TIF District No. 3 – Grand Patrician

Tax Increment Revenue Bonds – (Grand Patrician No. 1) Series 2018 (Taxable) -- **\$-0-**

**18) Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**

TIF District No. 1 – HADCO Business Park

The developer could not have advanced the sale of all of the property in the HADCO Business Park without using the TIF program.

TIF District No. 2 – Tanyard Station

None.

TIF District No. 3 – Grand Patrician

The developer would like to note that all taxes have been paid to the best of its knowledge as it relates to the construction of the Grand Patrician Resort. This includes, but is not limited to the following taxes, either as paid directly by the developer or indirectly by its general contract or the dozens of subcontractors used for the construction of the Grand Patrician Resort:

- Business & Occupational Taxes
- Permitting Fees
- Sales & Use Taxes
- Payroll Taxes
- Property Taxes
- Other Taxes as required by federal, state, and local agencies.

The developer estimates it has paid, either directly or indirectly, more than \$4 million in various federal, state, and local taxes since the inception of the construction of the Grand Patrician Resort through June 30, 2022.

The developer requires all subcontractors working on the project to obtain all necessary permits and licenses from the City of Milton in order to begin working on the project. Further, the developer and its general contract has worked closely with the City of Milton, providing from time to time, a list of all subcontractors and amounts paid to them in order to help the City with their collection efforts related to B&O taxes or other fees that may be owed by the subcontractors to the City.



## **Section II. Attachments**

**Attachment 1:** The County Commission of Cabell County, Development District No. 1 – HADCO Business Park

(On file with the West Virginia Department of Economic Development and The County Commission of Cabell County - Available Upon Request)

**Attachment 2:** The County Commission of Cabell County, Development District No. 2 - Tanyard Station

(On file with the West Virginia Department of Economic Development and The County Commission of Cabell County - Available Upon Request)

**Attachment 3:** The County Commission of Cabell County, Development District No. 3 – Grand Patrician.

(On file with the West Virginia Department of Economic Development and The County Commission of Cabell County - Available Upon Request)



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.steptoe-johnson.com>

Writer's Contact Information  
[Eli.Tilley@Steptoe-Johnson.com](mailto:Eli.Tilley@Steptoe-Johnson.com)  
304-933-8115

October 1, 2024

***Via Email and Certified Mail***

Beth Zerkle  
[bzerkle@cabellcounty.org](mailto:bzerkle@cabellcounty.org)  
Cabell County Courthouse  
750 5<sup>th</sup> Ave #300  
Huntington, WV 25701

Re: *In Re: Cabell County Development District No. 1 –  
HADCO Business Park*

---

Dear Mrs. Zerkle:

Please accept this letter as an updated summary of the status of the Cabell County Development District No. 1, HADCO Business Park. We have been provided the following information by HADCO:

**1) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

- There were no contracts awarded in this District during the prior fiscal year.

**2) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:**

- The developer sold 71 acres of the HADCO Business Park (Phase 2) in September 2021 to Trulieve. In 2023 the developer sold a 100,000 SF building on approximately a 10 acres parcel located in the HADCO Business Park (Phase 1) to Trulieve.

**3) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**

- Alcon employs 42 skilled employees, 170.5 unskilled employees earning an average wage of \$53,263/year or \$25.61/hour in the HADCO Business Park. Alcon has 219.5 full-time employees (including 7 part-time employees), and 7 temporary employees located in the HADCO Business Park. Alcon offers a complete benefit package including medical, vision, dental, 401K, education

West Virginia • Ohio • Kentucky • Pennsylvania • Texas • Colorado • Oklahoma

reimbursement, and they also provide additional company matching funds to their employee's retirement plan.

- During July 1, 2023-June 30, 2024, Trulieve employed 118 full-time workers in the HADCO Business Park with annual wages totaling \$2,905,859. Trulieve offers the following benefits to all employees: Basic Life Insurance, Employee Assistance Program, Teladoc, Hospital Indemnity, Short Term Disability, Accident Insurance, Long Term Disability, Health Insurance, Voluntary Life Insurance, Dental Insurance and Critical Illness Insurance.

**4) The status of the development or redevelopment plan and projects therein:**

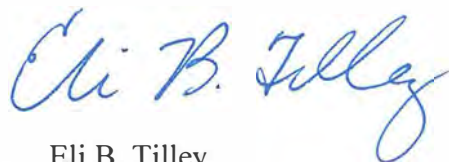
- The developer has sold all the property in the HADCO Business Park.

**5) Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**

- The developer could not have advanced the sale of all of the property in the HADCO Business Park without using the TIF program.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Eli B. Tilley



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.steptoe-johnson.com>

Writer's Contact Information  
[Eli.Tilley@Steptoe-Johnson.com](mailto:Eli.Tilley@Steptoe-Johnson.com)  
304-933-8115

October 1, 2024

***Via Email and Certified Mail***

Beth Zerkle  
[bzerkle@cabellcounty.org](mailto:bzerkle@cabellcounty.org)  
Cabell County Courthouse  
750 5<sup>th</sup> Ave #300  
Huntington, WV 25701

Re: *In Re: Cabell County Development District No. 2 –  
Tanyard Station*

---

Dear Mrs. Zerkle:

Please accept this letter as an updated summary of the status of the Tanyard Station TIF District No. 2. We have been provided the following information by Tanyard Station LLC:

**1) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

- There were no contracts awarded in this District during the prior fiscal year.

**2) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:**

- The District's fixed assets from July 1, 2023 to June 30, 2024 increased by \$9,862,731.92 for the construction of the Grand Patrician Resort, specifically for the following: Hotel, Ballroom, Chapel, Country Club, Golf Course, and the Canterbury Trail.

**3) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**

- The District reports the following estimated number of jobs created:
  - Academy Sports – 60 jobs;
  - PetSmart – 20 to 30 jobs;
  - Skechers – 10 jobs; and
  - Starbucks – 16 jobs.

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**4) The status of the development or redevelopment plan and projects therein:**

- Academy Sports opened in November 2022; Petsmart opened in June 2023; Starbucks opened August 2023, and Skechers opened in September 2023. Future plans to include possible boot retailer, grocery and soft goods, hotel, and sit down restaurant.

**5) Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**

- None

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Eli B. Tilley

August 26, 2024

**Via Email**

[eli.tilley@steptoe-johnson.com](mailto:eli.tilley@steptoe-johnson.com)

Eli B. Tilley  
400 White Oaks Boulevard  
Bridgeport, WV 26330

Re: *Cabell County Development District No. 3 – Grand Patrician Resort*

Dear Mr. Tilley:

I am writing to you today in response to your request for certain data and/or information regarding the Cabell County Development District No. 3 – The Grand Patrician Resort. Please accept this letter as an update of the status of the project and if you have any additional questions or requests, please feel free to reach out to either me ([brent.walls@wcservicesinc.us](mailto:brent.walls@wcservicesinc.us)) and Jeff Hoops, Advisor ([jhoops4379@aol.com](mailto:jhoops4379@aol.com)).

- 1. Indicate whether there have been any payments made in lieu of taxes received and expended in the District. And if so, in what amounts?**

There were no payments made in lieu of taxes during the prior fiscal year.

- 2. Provide a brief summary of any contracts made incidental to the implementation and furtherance of the District (i.e., a summary of contracts that were publicly bid and/or awarded for infrastructure work in the District).**

There were no contracts awarded in this District during the prior fiscal year.

- 3. Provide the cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled in the District.**

The District's fixed assets from July 1, 2023 to June 30, 2024 increased by \$9,862,731.92 for the construction of the Grand Patrician Resort, specifically for the following: Hotel, Ballroom, Chapel, Country Club, Golf Course, and the Canterbury Trail.

- 4. Indicate whether any parcels of land in the District were acquired by or through the initiation of eminent domain proceedings. And if so, please provide the number of such parcels.**

There have been no parcels of land acquired pursuant to eminent domain proceedings.

- 5. Provide the number, type, and duration of the jobs created within the District, as well as the annualized wages and benefits paid.**

Legends Construction Company, LLC, the general contractor used for the construction of the Grand Patrician Resort properties, employs approximately 30 employees, and utilizes more than a dozen subcontractors, which employ an unknown number of employees. We suspect that the construction

of the Grand Patrician Resort properties has created approximately 50-100 jobs in the construction industry with wages ranging from \$15 to \$75 per hour. These jobs include temporary, semi-permanent, and permanent positions of both skilled and unskilled employees. These jobs include, but are not limited to general laborers, supervisors, electricians, plumbers, masonry, bricklayers, roofers, painters, architects, HVAC, engineers, interior designers, drywallers, concrete, landscapers, accountants, etc.

Grand Patrician Resort, LLC also opened its golf course and walking trail to the public this year and employs approximately a dozen employees, including a salaried manager, beverage cart servers, cooks, and maintenance crew.

The jobs created by the hereinabove business, general contractor, and subcontractors provide jobs ranging from minimum wage to salaried positions. The wages and benefits vary based on job title, responsibilities, and the subcontractor's own business structure and strategies.

**6. Provide a summary of the development activities within the District (in narrative form).**

Grand Patrician Resort, LLC is developing certain public infrastructure projects within the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, land acquisition, walking and running paths and trails, new road construction and road improvements, including. New intersections improvements, and other related infrastructure and utilities improvements all benefiting the TIF District.

The Grand Patrician Development calls for the renovation of the former 88,000 square foot Morris Memorial Hospital building and construction of a 200-room hotel, indoor and outdoor pool facilities, a grand ballroom and conference center, a 250-seat wedding chapel, a workout facility, soccer fields, horse stables and trails, a par 3 nine-hole course, and 320 single and multi-family homes all encompassed within the 178-acre TIF District.

Phase I of the Project is comprised of the Phase I Private Improvements and the Phase I Public Improvements. The Phase I Private Improvements include the hotel, ballroom, chapel, and golf course. The Phase I Public Improvements include the access roads, utilities, and other public improvements associated with the Phase I Private Improvements. As of June 30, 2024, \$39M has been spent on Phase I of the Project. It is anticipated that an additional \$11M will be spent to complete Phase I of the Project.

Phase II of the Project is comprised of the Phase II Private Improvements and the Phase II Public Improvements. The Phase II Private Improvements include the country club and Colosseum Hotel. The Phase II Public Improvements include the public improvements associated with the Phase II Private Improvements. Site work for Phase II of the Project is set to begin in the next 30 days. It is anticipated that another \$30M will be spent on the Colosseum Hotel.

Demolition for the Project began in November 2017 with all construction projected to be fully completed by March 2026. Once completed, the various entities within the TIF District will become one of the largest employers in Cabell County. The facility will provide new entertainment, recreational and lifestyle benefits to the residents of Cabell County. A concept video presentation of the project can be viewed online at <https://vimeo.com/831988153?share=copy>.



**7. Provide any additional information that may be helpful to the Commission in preparing the annual report which is not captured by any of foregoing items.**

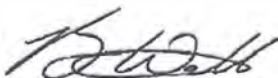
The developer would like to note that all taxes have been paid to the best of its knowledge as it relates to the construction of the Grand Patrician Resort. This includes, but is not limited to the following taxes, either as paid directly by the developer or indirectly by its general contractor or the dozens of subcontractors used for the construction of the Grand Patrician Resort:

- Business & Occupational Taxes
- Permitting Fees
- Sales & Use Taxes
- Payroll Taxes
- Property Taxes
- Other Taxes as required by federal, state, and local agencies.

The developer estimates it has paid, either directly or indirectly, more than \$4 million in various federal, state, and local taxes since the inception of the construction of the Grand Patrician Resort through June 30, 2022.

The developer requires all subcontractors working on the project to obtain all necessary permits and licenses from the City of Milton in order to begin working on the project. Further, the developer and its general contract has worked closely with the City of Milton, providing from time to time, a list of all subcontractors and amounts paid to them in order to help the City with their collection efforts related to B&O taxes or other fees that may be owed by the subcontractors to the City.

If you have any questions or concerns, please do not hesitate to contact me.



Brent T. Walls, CFO



**City of Charleston**

# **Project Description & Annual Report**

Section 2: TIF District #1, Charleston Convention  
& Civic Center

# City of Charleston

## TIF District #1, Charleston Convention & Civic Center

### The TIF District:

The TIF District is being established for the primary purpose of enabling the City of Charleston to accomplish greatly needed expansion and renovation to the Charleston Convention and Civic Center (the "Center"). At its bi-annual working retreat, which occurred September 13-15, 2011, Charleston's City Council determined that upgrading the Center was its number one priority. With the need for Charleston to improve the Center to allow for an increased number and larger regional conventions, the creation of the TIF District will provide the mechanism for that to occur. Several new business development plans have been recently announced for new and renovated downtown Charleston buildings, all of which will be mutually beneficial with proposed plans to expand and renovate the Center. These planned business developments involve the renovation of existing hotels (Charleston Marriott, Charleston House/Ramada and Holiday Inn Express) and upgrades to the Charleston Town Center. The construction of a new hotel (Marriott Courtyard) was announced in October 2011 with the anticipation that the City will make significant improvements to its Center. Additionally, there are plans for renovations to the Chase Tower and construction of new Class A office space adjacent to the Marriott Courtyard. Incorporating these proposed business developments into the TIF District results in the establishment of a development district that can accomplish a fourfold purpose: (i) expanding and renovating the Center; (ii) revitalizing Charleston's downtown commercial district; (iii) facilitating the investment in job-producing development that will expand the public tax base in the City; and (iv) creating sufficient facilities to allow for increased convention activity, which will in turn increase the number of visitors to Charleston and revenues generated by their presence.

The proposed TIF District includes the properties between the Kanawha River and Washington Street, from the Elk River to Court Street and the properties between the Kanawha River and Virginia Street, from Court Street to Capitol Street. It contains approximately 89 parcels, most of which are developed. All of the proposed TIF District is located within the city limits of Charleston.

### The TIF Project:

The City of Charleston proposes the TIF District and TIF Project as the way to provide funding for what is referred to as the "Charleston Convention and Civic Center Project." In its current condition and size, the Center is ill-equipped to handle regional conferences and events. This problem has been recognized by City official and community leaders.

As an integral part of the project the City proposes an expansion to the Center. The addition will be constructed at a second-floor level, above the existing Center loading/parking site, adjacent to Lee Street and the Elk River, providing a modern, inviting, new view to visitors arriving via the Lee Street entrance. These proposed improvements include the addition of a 1,200 to 1,500 person (banquet seating) capacity ballroom (37,500 SF to 47,000 S), up to three new meeting rooms, and concourse/breakout space. The project will also include kitchen, bathroom, and overall site improvements to accommodate the new capacities associated with the ballroom and meeting room additions. These connecting restrooms will also provide additional facilities to accommodate the Coliseum/Arena space. In order to accommodate the addition, the City will relocate the Center's central heating/cooling plant, which will also results in operational and energy savings and the construction of a structure to place the new central heating/cooling plant. Additional improvements being considered are a connecting pedestrian bridge between the Center and the Charleston Town Center, and an update to

the existing building shell. These improvements would allow for safer pedestrian traffic between the two facilities, greater use of the Town Center parking garages, and modernization of the existing public entrance, ticket, and lobby areas.

With ample lodging conveniently located within walking distance of the Center, the immediate result of improvements to the Center will increase the number and size of conventions and conferences in Charleston. Moreover, the updated facility and increased downtown activity will attract additional large-scale events, such as concerts, exhibitions, galas, and performances by nationally recognized performers and artists. Ultimately, increasing the number of Center events will result in greater revenue for local businesses, specifically in retail, restaurants, and hospitality services. This, in turn, will create additional jobs to provide for these services.

The addition to the improvements and construction described above, the City will also undertake construction of a walking trail connected to the Center, showcasing the underutilized river-side of the facility. This walking trail will run along the Elk River, from the Kanawha Boulevard to Spring Street, the centerpiece of which would be its connection to the Center. This walking trail would allow for convenient pedestrian access to Center facilities, as well as provide a scenic path for those who enjoy running, walking and biking through downtown Charleston. Events held in the planned additions to the Center would also enjoy a view of the improvements to the area along the Elk River. Additionally, this path will increase public safety, considering the number of streets that must currently be crossed to reach the Center from the Kanawha Boulevard. Lastly, additional pedestrian access to the Center would help alleviate vehicle traffic problems during events. The cost of constructing the trail is currently not included in the costs of construction; however, the City intends to use grants from the federal and state governments, private sources or foundations to pay for the costs of the trail or any additional increment available for “pay as you go” projects.

Two additional elements make the Project even more attractive. First, the Center and the land upon which it sits are both owned by the City, and all planned expansion is to remain on the Center’s current footprint. This virtually eliminates acquisition costs and the uncertainty that accompanies projects requiring such additional expenses. Second, by locating the planned additional space along Lee Street, the City gains an impressive gateway into downtown. The currently barren, unappealing loading zone and parking lot on the backside of the Center will be enhanced with an inviting, state-of-the-art ballroom facility. No value can be placed on this new, aesthetically pleasing Lee Street entrance to the City. The walking trail and the proposed private developments will also visually enhance the Kanawha Boulevard and Virginia Street gateways to the City’s downtown.

Because the Center has an active and established events schedule, the TIF Project will be phased to accommodate regularly scheduled events and pre-booked conferences and conventions. The City expects Phase 1 to include the relocation of the central plant (heating/cooling) and design of the new ballroom addition (approximately 12 months); Phase 2 to include the construction of the new ballroom, meeting rooms and concourse breakout space (approximately 20 months); Phase 3 to include remodeling existing meeting rooms and site improvements (approximately 6 months); and, when funding is available, Phase 4 envisions shell improvements, entrance/lobby improvements and the parking connector.

**THE CITY OF CHARLESTON, WEST VIRGINIA**  
**THE CITY OF CHARLESTON DEVELOPMENT DISTRICT NO. 1 –**  
**CHARLESTON CONVENTION AND CIVIC CENTER PROJECT**  
**ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2024**

Pursuant to Section 15, Article 11B of Chapter 7 of the Code of West Virginia, 1931, as amended, the City of Charleston hereby provides the annual report for the fiscal year ended June 30, 2024, for is “The City of Charleston Development District No.1 – Charleston Convention and Civic Center Project”, created on March 19, 2012.

- (1) The aggregate amount and the amount by source of revenue in the tax increment financing fund: **Total - \$2,398,078.26; TIF Current Taxes - \$2,314,006.42; Interest Earnings - \$84,071.84.**
- (2) The amount and purpose of expenditures from the tax increment financing fund: **Total Disbursement - \$1,967,038.68 for project related costs related to final construction and equipment related to the Charleston Coliseum and Convention Center renovation project.**
- (3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$0.00**
- (4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate: **\$186,560,563**
- (5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate: **\$123,442,363**
- (6) The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be: **\$0.00**
- (7) Payments made in lieu of taxes received and expended: **\$0.00**
- (8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project: **This is a design-build project that has substantially completed construction.**
- (9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis: **This is a design-build project that has substantially completed construction. Actual construction drawings with additions and deletions to the base proposal are voluminous but can be made available for inspection at the Charleston Coliseum and Convention Center Administration Offices.**

- (10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: **\$105,143,440.41**
- (11) The number of parcels of land acquired by or through initiation of eminent domain proceedings: **None**
- (12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs: **Project is substantially completed. During construction there was an average of 115 workers on site including Carpenters, Laborers, Cement Masons, Equipment Operators, Ironworkers, Painters, Plasterers, Glaziers, Brick Masons, Roofers, Truck Drivers, Plumbers, Sheet Metal Workers, Pipe Fitters, Sprinkler Fitters and Electricians. The average wages & benefits paid to each worker is \$120,000 for an annualized total of \$13,800,000.**
- (13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid: **Since 2012, 19 full-time positions with annualized wages of over \$1.1m have been added at the Center due to increased activity at the facility.**
- Increased convention and event activity at the Center drives demand in the service and hospitality industries surrounding the Center. Exact number and wages for these jobs are unknown.**
- (14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require: **\$110,967.30 was expended to repair publicly accessible sidewalks adjacent to the complex.**
- (15) An annual statement showing payments made in lieu of taxes received and expended during the year: **None to report**
- (16) The status of the development or redevelopment plan and projects therein during the fiscal year: **The design-build project is substantially completed.**
- (17) The amount of outstanding tax increment financing obligations: **\$0.00**

Submitted by the City Manager of the City of Charleston on this 5th day of September 2024.

9/5/2024

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Benjamin Mishoe  
City Manager

**City of Clarksburg**

# **Project Description & Annual Report**

Section 3: District #2, Project #1,  
Downtown Revitalization Project

# City of Clarksburg

## Downtown Revitalization Project

### **The TIF District:**

The proposed TIF District includes parts of various neighborhoods, Central Business District and a couple of Commercial and Warehouse districts as well as adjacent residential and commercial properties. A public hearing has been scheduled for September 30, 2008, at 5:30 pm, in order for the City to entertain public comments on the proposed creation of the TIF District and approval of the TIF Project Plan. If following such public hearing the City wishes to proceed to establish the TIF District, the City may do so by ordinance duly enacted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the City.

The boundary for the TIF District begins at Pride Avenue in North View as the farthest north point; the end of Adams Avenue in Adamston as the farthest west point, the end of Monticello Avenue in Downtown, as the farthest south point and the end of Ohio Avenue in Montpelier as the farthest east point. The primary intersection streets throughout the enter district are: North 13<sup>th</sup> Street, West Pike Street, Milford Street, West Main Street, North 4<sup>th</sup> Street Bridge, Clark Street Bridge, Ohio Avenue and North Florence Street.

The Downtown Redevelopment Project Plan is the result of several years of studying the area and visioning with local businesses and citizens. A great deal of research, evaluation, studies, and collaboration has produced a quality plan for downtown Clarksburg (see Section III: Attachment 8). These plans include the redevelopment certain commercial and residential areas within the City in an effort to attract “new urban” living and “smart growth” downtown opportunities.

The deteriorating condition of certain parts of downtown Clarksburg has become a hindrance to the overall desire to live and work in the City. The demolition of certain substandard residences, along with the construction/installation of new sidewalks, curbs and street repaving serve to compliment the overall goals of the City of Clarksburg will benefit from the elimination of and prevention of the spread of blighted and deteriorated areas, increasing employment opportunities and encouraging commerce, industry and citizens to remain and relocate to the area. In addition, the real property and citizens within the TIF District will benefit in the form of public improvements from funds to be generated and captured in the tax increment financing fund (the “TIF Fund”) over the 30-year life of the TIF District.

The Downtown Redevelopment Project Plan will improve the quality of life of those living and working in the City. The infrastructure and streetscape improvements and demolition projects, combined with the anticipated new development within the proposed TIF District will attract new businesses and residents to the City and provide new employment opportunities (in excess of the approximately \$6.0 million of TIF funds expected to be invested in road and streetscape improvements within the City). These improvements will include milling and paving of approximately 5 miles of existing roadways within the City, the construction/installation of approximately 9 miles of sidewalks and curbs and the demolition of dilapidated, substandard structures including; residential, commercial and fire burned structures. These structures will be in accordance with the International Code Council and International Property Maintenance Code Demolition Section 110 within the TIF District.

### **The TIF Project:**

The City of Clarksburg proposes to develop/construct/install certain projects (the “TIF Projects”) within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the following public improvements: road and intersection improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, land and right-of-way acquisition, and related infrastructure), demolition and site preparation of approximately 30 substandard residences, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure (see Section II.C for more detailed information).

# CITY OF CLARKSBURG

222 WEST MAIN STREET • CLARKSBURG, WV 26301 • PH. (304) 624-1650 • FAX (304) 624-1070  
E-MAIL: kkarakiozis@cityofclarksburgwv.com

OFFICE OF  
DIRECTOR OF FINANCE

**City of Clarksburg  
TIF District #1  
Downtown Revitalization Project  
Annual Report July 1, 2023 through June 30, 2024**

**Summary – Receipts & Disbursements**

Beginning Fund Balance July 1, 2023 \$1,516,992.10

**Receipts**

Real/Personal Property Taxes \$ 524,076.90

Interest \$ 74,964.99

Total Receipts \$ 599,041.89

**TOTAL FUNDS AVAILABLE \$2,116,033.99**

**Disbursements**

Milling and Paving Costs \$ -0-

Demolition of Structures \$ -0-

Beautification Supplies \$ -0-

Sidewalks/Infrastructure \$ -0-

Total Disbursements \$ -0-

**Fund Balance June 30, 2024 – TIF Fund \$2,116,033.99**

**Summary – Status – Development Plan**

Funds are being saved for larger infrastructure projects, in the near future.

**Amount – TIF Financing Principal Outstanding**

None – no bonds have been issued.

Any questions or requests for additional information can be requested from the Office of the Director of Finance at the Municipal Building at 222 West Main Street or by calling 304-624-1650.

Kim Karakiozis  
Director of Finance

**THIS INSTITUTION IS AN EQUAL OPPORTUNITY PROVIDER.**



## **City of Elkins**

# **Project Description & Annual Report**

Section 4: TIF District #1, Redevelopment  
Project

# Elkins, City of

## TIF District #1, Project #1, Redevelopment Project

### The TIF District:

The City of Elkins (the “City”) is proposing the creation of the “City of Elkins Redevelopment District No. 1” (the “TIF District”). The proposed TIF District includes approximately 437 acres of contiguous real property located in Elkins Corporation property tax district. A map of the TIF District boundaries is provided in Attachment 1. The proposed TIF District is comprised of parts of the downtown business district, the Industrial Park managed by the Randolph County Development Authority, and the Elkins Railyard. The proposed TIF

The district is generally bounded to the north by Seneca Trail, to the east by Randolph Avenue and Livingston Avenue, to the south by Georgetown Road and to the west by portions of Haddix Road and is bisected by the Tygart Valley River. The TIF District is being created by the City for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District.

### The TIF Projects

The City proposes to develop certain capital improvements within or which serve the TIF District and include the design, permitting, acquisition, construction and equipping of site, infrastructure and other improvements, both public and private, that will facilitate development within, or for the benefit of, the TIF District (collectively, the “TIF Projects”), including, but not limited to, the following: Waterlines, waterworks facilities, sanitary sewer lines, sewerage facilities, stormwater facilities, telecommunications, cable, fiber optic, electric, natural gas and related public infrastructure improvements and relocations; Construction of roads, sidewalks, street lighting, traffic signals and other roadway and streetscape improvements and related appurtenances including curbing and gutters; Acquisition of land within the TIF District or outside of the TIF District which contains or will contain infrastructure or other facilities which serve the TIF District; Demolition, site preparation and excavation and other earthwork necessary for and incidental to the construction and installation of infrastructure and other improvements; Other related improvements, extensions, renovations and additions; and All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan. The TIF Projects are expected to include, but not be limited to, (i) riverfront development and beautification along the Tygart Valley River; (ii) recreational trail system improvements throughout the proposed TIF District; (iii) streetscaping, wayfinding, lighting, and sidewalk improvements in the downtown business district; (iv) improvements to the Elkins Railyard, including the Roundhouse Plaza and construction of a new event center; and (v) improvements to the Randolph County Industrial Park.

The TIF Projects which are currently contemplated for the TIF District are more particularly indicated on the maps provided in Attachment 2. The proposed TIF Projects and the capital improvements and expenditures currently contemplated pursuant to such phases are presented by way of example only and the actual capital improvements and expenditures for each phase or project may differ substantially from those described herein so long as such

# City of Elkins, West Virginia

September 30, 2024

VIA EMAIL ([todd.e.hooker@wv.gov](mailto:todd.e.hooker@wv.gov))

Mr. Todd Hooker  
Deputy Executive Director  
West Virginia Economic Department of Economic Development  
1900 Kanawha Blvd, East  
Building 3, Suite 600  
Charleston, WV 25305

RE: (1) City of Elkins - Annual TIF Report for fiscal year ended June 30, 2024  
(2) Updated BAV Certification – Redevelopment District No. 1

Dear Todd:

Pursuant to W. Va. Code §7-11B-15(a), please find enclosed the Annual Report for the City of Elkins Redevelopment District No. 1 (“TIF District”) for the fiscal year ended June 30, 2024. An approved Project Plan for TIF District is on file with your office and is appended to our report for ease of reference. The City will publish this report on its webpage in accordance with the TIF Act at <https://cityofelkinswv.com>.

In addition to the Annual Report, we are enclosing for your records an updated certification letter from the County Assessor of Randolph County. This letter should replace and supersede **Attachment 4** to the City’s application to create the TIF District, which was approved by your office on April 6, 2023. The County Assessor recently notified the City that the Base Assessed Value which was preliminarily certified by letter dated March 10, 2023, and subsequently certified by letter dated June 6, 2023, was incorrect. Accordingly, please find attached a revised certification letter setting the Base Assessed Value for the TIF District at \$86,227,705 instead of \$77,508,766.

Finally, we note that in accordance with W. Va. Code §7-11B-15(h), that we are unaware of any business that relocated to the TIF District during the immediately preceding fiscal year.

Should you have any follow-up or questions or concerns, please feel free to contact me.

Sincerely,

*S.R. Stokes*

Sutton Stokes  
City Clerk

Enclosures

cc: Dawn Ashley ([dawn.e.ashley@wv.gov](mailto:dawn.e.ashley@wv.gov))  
Mayor Jerry A. Marco ([jmarco@cityofelkinswv.com](mailto:jmarco@cityofelkinswv.com))  
Joshua L. Jarrell ([jjarrell@spilmanlaw.com](mailto:jjarrell@spilmanlaw.com))

**Annual Report by City of Elkins, West Virginia**  
**City of Elkins Redevelopment District No. 1**  
**Fiscal Year ended June 30, 2024**

1. The aggregate amount and the amount by source of revenue in the Tax Increment Financing ("TIF") Fund:

|                                   |                      |
|-----------------------------------|----------------------|
| Total current taxes:              | \$ 0.00              |
| Interest and Investment earnings: | \$ 0.00              |
| Total:                            | \$ 0.00 <sup>1</sup> |

2. The amount and purpose of expenditures from the tax increment financing fund:

|                         |         |
|-------------------------|---------|
| Amount of Expenditures: | \$ 0.00 |
| Purpose:                | N/A     |

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

No TIF obligations have been issued from the TIF District.

4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:

|                               |              |
|-------------------------------|--------------|
| Total Personal Property       | \$34,157,729 |
| Total Real Property (Class 2) | \$ 5,929,616 |
| Total Real Property (Class 4) | \$46,140,360 |
| Total Base Assessed Value     | \$86,227,705 |

5. The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

|                               |              |
|-------------------------------|--------------|
| Total Personal Property       | \$37,263,214 |
| Total Real Property (Class 2) | \$ 6,214,030 |
| Total Real Property (Class 4) | \$48,186,390 |
| Total Current Assessed Value  | \$91,665,658 |

<sup>1</sup> Note: the City of Elkins Redevelopment District No. 1 was established on May 18, 2023. As of June 30, 2024, no TIF revenues had been transferred to the TIF Fund by the Sheriff's Tax Office. However, based on information provided to the City by the County Assessor, the City expects collections to be approximately \$100,205 during the current tax year.

6. The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

|                              |               |
|------------------------------|---------------|
| Total Current Assessed Value | \$91,879,344  |
| Base Assessed Value          | -\$86,227,705 |
| Increase in Assessed Value   | \$ 5,651,639  |

7. Payments made in lieu of taxes received and expended:

N/A

8. Reports on contracts made incidental to the implementation and furtherance of development or redevelopment plan or project:

There were no contracts awarded in the TIF District during the prior fiscal year.

9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:

Please refer to Section II of the TIF Application for the TIF District, and as set forth on **Attachment 1** to this report.

10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

No property was acquired, disposed of, or improved in the TIF District using TIF revenues.

11. The number of parcels of land acquired by or through initiation of eminent domain proceedings:

No parcels of land in the TIF District have been acquired pursuant to eminent domain proceedings.

12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:

Please refer to Section II.B.2 of the TIF Application for the TIF District, as set forth on **Attachment 1** to this report.

13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

The City has not begun to implement any of the projects in the Project Plan at the time of this report and therefore does not have any job creation or wage data for the TIF District.

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of WVDED may require:

Amount of Disbursements: \$ 0.00  
Purpose: N/A

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

No payments were made in lieu of taxes in the TIF District during the prior fiscal year.

16. The status of the development or redevelopment plan and projects therein:

17. The amount of outstanding tax increment financing obligations:

No tax increment financing obligations have been issued for the TIF District.

18. Any additional information the municipality preparing the report deems necessary or that WVDED may by procedural rule require:

The City recently authorized the creation of a bank account in which TIF revenues began being deposited in September 2024. The City is monitoring this account and working closely with the Sheriff of Randolph County and the Randolph County Assessor for this purpose.

The City also authorized the creation of a TIF Advisory Committee, the purposes of which are to advise the Common Council of the City of Elkins on (i) the status of revenues on deposit and projected to be on deposit in the TIF Fund, (ii) the priority of projects to be developed in the TIF District; and (iii) whether to finance projects in the Project Plan on a paygo basis or through the issuance of TIF Obligations. The TIF Advisory Committee had its initial meeting in August 2024 and anticipates meeting on a bi-monthly basis.

This annual report and additional information pertaining to the TIF District may be accessed online at <https://cityofelkinswv.com>.

**Attachment 1:**

Project Plan for the City of Elkins Redevelopment District No. 1 - on file with WVDED and The City of Elkins, West Virginia, and available upon request.



## SECTION II.

## PROJECT INFORMATION

*Include a description of how the project fits with the overall development plans for the Redevelopment District or the overall development plans of the city, county, or region.*

### **The TIF District**

The City of Elkins (the “City”) is proposing the creation of the “City of Elkins Redevelopment District No. 1” (the “TIF District”). The proposed TIF District includes approximately 437 acres of contiguous real property located in Elkins Corporation property tax district. A map of the TIF District boundaries is provided in **Attachment 1**. The proposed TIF District is comprised of parts of the downtown business district, the Industrial Park managed by the Randolph County Development Authority, and the Elkins Railyard. The proposed TIF District is generally bounded to the north by Seneca Trail, to the east by Randolph Avenue and Livingston Avenue, to the south by Georgetown Road and to the west by portions of Haddix Road and is bisected by the Tygart Valley River. The TIF District is being created by the City for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District.

### **The TIF Projects**

The City proposes to develop certain capital improvements within or which serve the TIF District and include the design, permitting, acquisition, construction and equipping of site, infrastructure and other improvements, both public and private, that will facilitate development within, or for the benefit of, the TIF District (collectively, the “TIF Projects”), including, but not limited to, the following:

- Waterlines, waterworks facilities, sanitary sewer lines, sewerage facilities, stormwater facilities, telecommunications, cable, fiber optic, electric, natural gas and related public infrastructure improvements and relocations;
- Construction of roads, sidewalks, street lighting, traffic signals and other roadway and streetscape improvements and related appurtenances including curbing and gutters;
- Acquisition of land within the TIF District or outside of the TIF District which contains or will contain infrastructure or other facilities which serve the TIF District;
- Demolition, site preparation and excavation and other earthwork necessary for and incidental to the construction and installation of infrastructure and other improvements;
- Other related improvements, extensions, renovations and additions; and
- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

The TIF Projects are expected to include, but not be limited to, (i) riverfront development and beautification along the Tygart Valley River; (ii) recreational trail system improvements throughout the proposed TIF District; (iii) streetscaping, wayfinding, lighting, and sidewalk improvements in the downtown business district; (iv) improvements to the Elkins Railyard, including the Roundhouse Plaza and construction of a new event center; and (v) improvements to the Randolph County Industrial Park.

The TIF Projects which are currently contemplated for the TIF District are more particularly indicated on the maps provided in **Attachment 2**. The proposed TIF Projects and the capital improvements and expenditures currently contemplated pursuant to such phases are presented by way of example only and the actual capital improvements and expenditures for each phase or project may differ substantially from those described herein so long as such improvements and expenditures are included within the description of the TIF Projects described herein.

### **Tax Increment Financing Obligations**

To finance all or portions of the TIF Projects, the City proposes to issue tax increment revenue bonds or other obligations (the “TIF Obligations”) in an estimated amount not to exceed \$25,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned to be used to (i) finance costs of the TIF Projects, including architectural, engineering, legal and other professional fees and expenses; (ii) finance costs of creating the TIF District and obtaining approval of the TIF Projects; (iii) fund reserves for the TIF Obligations, as necessary; (iv) fund capitalized interest on the TIF Obligations, as necessary; and (v) pay costs of issuance of the TIF Obligations and related costs. To the extent that surplus tax increment funds are available, portions of the TIF Projects may be financed directly with such surplus on a pay-as-you-go basis. See **Section II.E** for more detailed Financing information and **Section II.G** for additional information on the proposed TIF Obligations.

*Projected increases in Assessed Values of the TIF District:*

Please see the attachments to **Section II.G Tax Increment Financing Obligations** herein for the Preliminary Development Schedule prepared by the City, and the Projection of Net Property Tax Increment, which includes projected increases in assessed values of the TIF district.

*Number of jobs to be created by this project in the TIF District. Estimated jobs are as follows:*

**Estimated Job Creation within the TIF District**

**Job Category: Professional**

|                              |                      |
|------------------------------|----------------------|
| Wages:                       | \$75,000 - \$150,000 |
| Benefits:                    | Industry Standard    |
| Number of Construction Jobs: | 3                    |
| Number of Permanent Jobs:    | 15                   |

**Job Category: Clerical and Admin**

|                              |                     |
|------------------------------|---------------------|
| Wages:                       | \$25,000 - \$75,000 |
| Benefits:                    | Industry Standard   |
| Number of Construction Jobs: | 2                   |
| Number of Permanent Jobs:    | 20                  |

**Job Category: Skilled**

|                              |                     |
|------------------------------|---------------------|
| Wages:                       | \$40,000 - \$75,000 |
| Benefits:                    | Industry Standard   |
| Number of Construction Jobs: | 60                  |
| Number of Permanent Jobs:    | 26                  |

**Job Category: Semi-Skilled**

|                              |                     |
|------------------------------|---------------------|
| Wages:                       | \$20,000 - \$40,000 |
| Benefits:                    | Industry Standard   |
| Number of Construction Jobs: | 40                  |
| Number of Permanent Jobs:    | 27                  |

**Job Category: Unskilled**

|                              |                     |
|------------------------------|---------------------|
| Wages:                       | \$20,000 - \$40,000 |
| Benefits:                    | Industry Standard   |
| Number of Construction Jobs: | 38                  |
| Number of Permanent Jobs:    | 49                  |

**Total Estimated Number of Construction Jobs:** 153

**Total Estimated Number of Permanent Jobs:** 137

The City proposes to develop certain capital improvements within or which serve the TIF District and include the design, permitting, acquisition, construction and equipping of site, infrastructure and other improvements, both public and private, that will facilitate development within, or for the benefit of, the TIF District (collectively, the “TIF Projects”), including, but not limited to, the following:

- Waterlines, waterworks facilities, sanitary sewer lines, sewerage facilities, stormwater facilities, telecommunications, cable, fiber optic, electric, natural gas and related public infrastructure improvements and relocations;
- Construction of roads, sidewalks, street lighting, traffic signals and other roadway and streetscape improvements and related appurtenances including curbing and gutters;
- Acquisition of land within the TIF District or outside of the TIF District which contains or will contain infrastructure or other facilities which serve the TIF District;
- Demolition, site preparation and excavation and other earthwork necessary for and incidental to the construction and installation of infrastructure and other improvements;
- Other related improvements, extensions, renovations and additions; and
- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

The TIF Projects are expected to include, but not be limited to, (i) riverfront development and beautification along the Tygart Valley River; (ii) recreational trail system improvements throughout the proposed TIF District; (iii) streetscaping, wayfinding, lighting, and sidewalk improvements in the downtown business district; (iv) improvements to the Elkins Railyard, including the Roundhouse Plaza and construction of a new event center; and (v) improvements to the Randolph County Industrial Park. The TIF Projects which are currently contemplated for the TIF District are more particularly indicated on the maps provided in **Attachment 2**. The TIF Projects and the capital improvements and expenditures currently contemplated pursuant to such phases are presented by way of example only.

The City has prepared preliminary cost estimates for the TIF Projects, as summarized in the following table and described on the following page:

|                        |                      |
|------------------------|----------------------|
| Riverfront Development | \$3,300,000          |
| Recreational Trails    | \$3,000,000          |
| Streetscaping          | \$1,800,000          |
| Railyard               | \$3,600,000          |
| Industrial Park        | \$3,000,000          |
| <b>Total:</b>          | <b>\$14,700,000*</b> |

\* Assumes the maximum estimated cost.

## **1. Riverfront Development and Related Improvements**

There has been a dismissive or negative attitude surrounding the section of the Tygart Valley River that flows through the heart of Elkins for many years. Past efforts to change this perception and revitalize the river were recently stimulated by the rehabilitation of the Tygart Hotel and the community's participation in HubCAP. As a result, the Elkins Riverfront Development plan was created by GAI Consultants. The cost of this design work was paid for by the City and HubCAP. The plan provides a vision to restore ecological function, provide safe alternative transportation routes, and incorporate recreational opportunities. Projected costs as part of the design work are estimated to cost between \$2,400,000 to \$3,300,000 to implement.

## **2. EAST Trail Design and Related Improvements**

The City is uniquely situated to access unparalleled recreational opportunities in the eastern United States, including whitewater runs, climbing routes, and down-hill/cross country ski resorts, all within an hour and half. However, the City itself lacks high-quality, purpose-built, accessible trails. To address this limitation, the City has partnered with Elkins Area Shared Trails (EAST), a collaborative organization that brings together land managers, trail development and design experts, community development organizations, and civic leaders to improve trail systems within the City. To facilitate trail master planning in the area, EAST has been awarded \$80,000 in grant funding from two sources, to be matched by over \$23,000 of in-kind partner-based support and \$30,000 cash. Current cost estimates for construction are between \$1,300,000 to \$3,000,000.

## **3. Streetscaping and Related Improvements**

In 2016, the Design Committee of Elkins Main Street, Inc. prepared the Elkins Streetscape Vision to provide a framework to advance streetscape improvements in downtown. In 2017, City Council adopted its 2018-2023 Strategic Plan which emphasizes improvements to downtown streetscapes, signage, signage, lighting, and sidewalks. The City has engaged an architectural and engineering firm to produce design plans and standard drawings suitable for plan implementation. The cost of design is \$30,000 and implementation costs are estimated at \$200,000 to \$300,000 per block, with a total estimated cost of \$1,200,000 to \$1,800,000 (based on 6 blocks).

## **4. Elkins Railyard and Related Improvements**

The City intends to facilitate the development of the Elkins Railyard, including roadways, the construction of a new public events center, development of the Roundhouse Plaza, and public infrastructure improvements. The City estimates the total cost of these projects at \$3,600,000.

## **5. Industrial Park Property Development and Related Improvements**

The City intends to make necessary investments in the Randolph County Industrial Park to include site preparation, sidewalks, lighting and other infrastructure improvements at an estimated cost of \$2,000,000 to \$3,000,000.

The below preliminary breakdown of estimated costs of the TIF Project is anticipated to be fully financed from TIF Obligations and/or from Pay-As-You-Go funds from the TIF Fund. See **Section II.G – Tax Increment Financing Obligations** and **Section II.E – Financing** for more detailed information. The Costs of the TIF Projects set forth on this and the prior pages are based on the best available information at the time of this Application. Some of these costs are based on conceptual layouts using a cost per linear foot and other costs are based on allocated budgets to the anticipated scope of the work. All indicated costs are estimates only and are subject to change and the actual costs will likely differ from the amounts stated herein.

|  | <b>TOTAL*</b>      | <b>Proposed Financing Method</b> |
|--|--------------------|----------------------------------|
| 1. Capital Costs   | \$ (see 8 below)   |                                  |
| 2. Estimated Financing Costs   | \$ 423,514         | TIF Obligations                  |
| 3. Professional Services   | \$ (see footnote)  |                                  |
| 4. Land  | \$ unknown         |                                  |
| 5. Relocation Costs  | \$ -0-             |                                  |
| 6. Environmental Impact Studies  | \$ ____-0-_____    |                                  |
| 7. Public Information  | \$ -0-             |                                  |
| 8. Construction of Capital Improvements  | \$7,000,000        | TIF Obligations                  |
| 9. Costs of the sale/lease of County property that results in a loss to County | \$ -0-             |                                  |
| 10. Capitalized Interest Fund  | \$ 462,786         | TIF Obligations                  |
| 11. Reserve Fund   | \$ 570,700         | TIF Obligations                  |
| <b>Total Project Cost:</b>   | <b>\$8,457,000</b> | <b>TIF Obligations</b>           |
| 12. Additional Capital Improvements  | \$7,700,000        | TIF Obligations/Pay-As-You-Go    |

\*Notes to Items 1 through 12:

- 2) Estimated Financing Costs for the TIF Obligations are provided in **Section II.G.**
- 3) Estimated Professional Services costs are included in Construction of Capital Improvements.
- 6) Estimated Environmental Impact Studies costs are included in Construction of Capital Improvements.
- 8) See **Section II.C** for estimated breakdown of costs.
- 10) Estimated capitalized interest are provided in **Section II.G.**
- 11) Estimated Reserve Fund for the TIF Obligations are provided in **Section II.G.**

# **City of Fairmont**

## **Project Description & Annual Report**

Section 5: TIF District #1, Redevelopment  
Project



# Fairmont, City of

## TIF District #1, Project #1, Redevelopment Project

### The TIF District:

The City proposes the creation of the TIF District to be designated as the "City of Fairmont Redevelopment District No. 1." A map of the proposed TIF District and a listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in Attachment 2. The TIF District includes the Downtown Historic District, the Urban Renewal Authority boundaries, industrially zoned properties, and the main arteries into Fairmont proper, and the boundaries of the TIF District are as follows: From the North, in the Bellview community, from the corner of Highland Avenue and US Route 19, beginning at Point (A) on the Fairmont City Boundary Map, and following US Route 19 South moving west through the Downtown Historic District and northern end of the Urban Renewal Authority boundaries; including adjacent residential, recreational, and commercial properties predominately designated in the Main Corridor Commercial District and terminating at a point on the West Fork River defined as Point (B) on the Fairmont city boundary map.

From the Northwest, beginning at Point (B) on the Fairmont City Boundary Map, a point on the West Fork River and traveling along the northern river bank to and across the confluence of the West Fork River and Monongahela River and continuing along the northern bank of the Monongahela River to Point (C) on the Fairmont City Boundary Map connecting to Quincy Street; following Quincy Street north meeting Route 19, incorporating the southern end of the Urban Renewal boundaries, the properties designated within the Beltline Redevelopment area and all other residential, recreational, and commercial properties within the defined area.

From the South, beginning at Point (D) on the Fairmont City Boundary Map from the city limits on the southern end of Stoney Road to the Robert H. Mollohan Bridge along the Alan B. Mollohan Gateway Connector and adjacent residential, recreational, and commercial properties; and west to the city limits along the southern bank of the West Fork River to Point (E) on the Fairmont City Boundary Map and returning to the Gateway Connector via Diamond Street.

From the East, beginning at Point (F) on the Fairmont City Boundary Map and incorporating all of Speedway from the corporate limits east to west to the intersection of East Park Avenue and including adjacent residential, recreational, commercial, and industrial properties from East Park Avenue to Indiana Avenue and Indiana Avenue to Morgantown Avenue and back to the northern end of Morgantown Avenue; From that intersection of Morgantown Avenue and Suncrest Boulevard and traveling northwesterly along Suncrest Boulevard to its end at a section of Hoult Road and continuing west, ending at a point on the Monongahela River, defined as Point (G) on the Fairmont City Boundary Map.

From the Northeast, beginning at Point (G) on the Fairmont City Boundary Map and traveling southwesterly along the southern banks of the Monongahela River to the Robert H. Mollohan bridge; incorporating adjacent residential, recreational, industrial, and commercial properties to the most eastern point within the areas as defined by the Fairmont TIF district map.

The primary intersecting streets or main arteries throughout the TIF District are Pennsylvania Avenue/US Route 19, Locust Avenue/US Route 19, Fairmont Avenue/US Route 250, the Alan B Mollohan Gateway Connector/US Route 273, Morgantown Avenue, East Park Avenue/US Route 310, Speedway Avenue/Route 73 and Suncrest Boulevard.

### The TIF Project:

The City proposes to develop/construct/install certain projects (the "TIF Project") within the TIF District, which TIF Project may be acquired and constructed in several phases. The TIF Project includes the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways, curbs, lighting, landscaping, stormwater management, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure, to be known and designated as "Redevelopment Project Plan No. 1" (the "Project Plan"), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquiring, constructing and equipping the Project Plan, being necessary public infrastructure improvements within the TIF District, and other related public infrastructure.

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

**Approved: October 23, 2015**

## SECTION II.

## PROJECT INFORMATION

*Include a description of how the project fits with the overall development plans for the development or redevelopment project area or district or the overall development plans of the municipality, county or region.*

### The TIF District

The City proposes the creation of the TIF District to be designated as the “City of Fairmont Redevelopment District No. 1.” A map of the proposed TIF District and a listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in **Attachment 2**. The TIF District includes the Downtown Historic District, the Urban Renewal Authority boundaries, industrially zoned properties, and the main arteries into Fairmont proper, and the boundaries of the TIF District are as follows:

**From the North**, in the Bellview community, from the corner of Highland Avenue and US Route 19, beginning at Point (A) on the Fairmont City Boundary Map, and following US Route 19 South moving west through the Downtown Historic District and northern end of the Urban Renewal boundaries; including adjacent residential, recreational, and commercial properties predominately designated in the Main Corridor Commercial District and terminating at a point on the West Fork River defined as Point (B) on the Fairmont city boundary map.

**From the Northwest**, beginning at Point (B) on the Fairmont City Boundary Map, a point on the West Fork River and traveling along the northern river bank to and across the confluence of the West Fork River and Monongahela River and continuing along the northern bank of the Monongahela River to Point (C) on the Fairmont City Boundary Map connecting to Quincy Street; following Quincy Street north meeting Route 19, incorporating the southern end of the Urban Renewal boundaries, the properties designated within the Beltline Redevelopment area and all other residential, recreational, and commercial properties within the defined area.

**From the South**, beginning at Point (D) on the Fairmont City Boundary Map from the city limits on the southern end of Stoney Road to the Robert H. Mollohan Bridge along the Alan B. Mollohan Gateway Connector and adjacent residential, recreational, and commercial properties; and west to the city limits along the southern bank of the West Fork River to Point (E) on the Fairmont City Boundary Map and returning to the Gateway Connector via Diamond Street.

**From the East**, beginning at Point (F) on the Fairmont City Boundary Map and incorporating all of Speedway from the corporate limits east to west to the intersection of East Park Avenue and including adjacent residential, recreational, commercial, and industrial properties from East Park Avenue to Indiana Avenue and Indiana Avenue to Morgantown Avenue and back to the northern end of Morgantown Avenue; From that intersection of Morgantown Avenue and Suncrest Boulevard and traveling northwesterly along Suncrest Boulevard to its end at a section of Hoult Road and continuing west, ending at a point on the Monongahela River, defined as Point (G) on the Fairmont City Boundary Map.

**From the Northeast**, beginning at Point (G) on the Fairmont City Boundary Map and traveling southwesterly along the southern banks of the Monongahela River to the Robert H. Mollohan bridge; incorporating adjacent residential, recreational, industrial, and commercial properties to the most eastern point within the areas as defined by the Fairmont TIF district map.

The primary intersecting streets or main arteries throughout the TIF District are Pennsylvania Avenue/US Route 19, Locust Avenue/US Route 19, Fairmont Avenue/US Route 250, the Alan B Mollohan Gateway Connector/US Route 273, Morgantown Avenue, East Park Avenue/US Route 310, Speedway Avenue/Route 73 and Suncrest Boulevard.

### **The TIF Project**

The City proposes to develop/construct/install certain projects (the “TIF Project”) within the TIF District, which TIF Project may be acquired and constructed in several phases. The TIF Project include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways, curbs, lighting, landscaping, stormwater management, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure, to be known and designated as “Redevelopment Project Plan No. 1” (the “Project Plan”), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquiring, constructing and equipping the Project Plan, being necessary public infrastructure improvements within the TIF District, and other related public infrastructure.

### **Tax Increment Financing Obligations**

To finance the costs of the TIF Project, the City proposes to use tax increment funds to finance the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses on a pay-as-you-go basis and/or from proceeds of tax increment revenue bonds or other obligations issued by the City (the “TIF Obligations”), from time to time, in an aggregate amount not to exceed \$15,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned to be used to (i) finance a portion of the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses; (ii) fund reserves for the TIF Obligations; (iii) fund capitalized interest on the TIF Obligations, and (iv) pay costs of issuance of the TIF Obligations and related costs. To the extent that tax increment funds are available, all or portions of the TIF Project may be financed directly with such tax increment funds. See **Section II.E** for more detailed Financing information and **Section II.G** for additional information on the proposed TIF Obligations.

**2024 Annual Report**  
**City of Fairmont**  
**TIF**  
**Redevelopment District No. 1**

**Submitted by:**

**Priscilla Hamilton**  
**Finance Director**  
**City of Fairmont**  
**200 Jackson Street, Suite 313**  
**Fairmont, WV 26554**

Pursuant to West Virginia State Code Chapter 7-11B-15(c) each year, the county commission, or its designee, and the governing body of a municipality, or its designee, that has approved a development or redevelopment project plan shall prepare a report giving the status of each plan and each development and redevelopment project included in the plan and file it with the executive director of the development office by the first day of October each year. The report shall include the following information:

1. A summary of receipts, by major category, of moneys in the TIF fund during that fiscal year;
2. A summary of disbursements, by major category, of moneys in the TIF fund during that fiscal year;
3. A summary of the status of the development or redevelopment plan of each project therein;
4. The amount of TIF principal outstanding as to the close of the fiscal year; and
5. Any other information the county commission or municipality deems necessary and appropriate to publish.

### **Five Year Public Hearing:**

On September 8, 2020 a Five (5) Year Public Hearing was held for purposes of determining if the development or redevelopment plan and the projects set forth in the City of Fairmont Redevelopment Project Plan No. 1 and the amendments thereto relating to City of Fairmont Redevelopment District No. 1 are making satisfactory progress, as required by WV Code 7-11B-15(d).

Pursuant to the provisions of WV Code 7-11B-1 et seq., and Ordinance No. 1666, the “TIF Ordinance”, the City of Fairmont created City of Fairmont Redevelopment District No. 1, and approved City of Fairmont Redevelopment Project Plan No. 1, which was approved by the West Virginia Development Office on October 23, 2015.

The City of Fairmont Redevelopment Project Plan No. 1, has been amended by Ordinance No. 1855, duly adopted on July 14, 2020, which amendment has been approved by the West Virginia Development Office.

A Resolution of the Council of the City of Fairmont manifested Council’s determination that the Development or Redevelopment Plan and Projects set forth in the City of Fairmont Redevelopment Project Plan No 1, as amended, relating to the City of Fairmont Redevelopment District No 1 are making satisfactory progress, which projects include:

- Project #1 Locust Avenue Sidewalk
- Project #2 Locust Avenue Bus Stop/Rain Garden
- Project #3 Norwood Park Enhancement/Redevelopment
- Project #4 Rail Trail

In compliance with provision WV Code 7-11B-15(c), the information contained hereinafter is to be considered the Annual Statement for the City of Fairmont's "Redevelopment District No. 1" for the Cash Basis **fiscal year ended June 30, 2024.**

1. Summary of Receipts by Category for Fiscal Year ended June 30, 2024:

|                                  |                        |
|----------------------------------|------------------------|
| <b>TIF Current Taxes</b>         | <b>\$ 672,243.75</b>   |
| <b>Contribution From Grant</b>   | <b>\$ 52,697.07</b>    |
| <b>Interest on Investment</b>    | <b>\$ 35,994.96</b>    |
| <b>Other Investment Earnings</b> | <b>\$ 313,081.18</b>   |
| <b>Total Receipts</b>            | <b>\$ 1,074,016.96</b> |

2. Summary of Disbursements by Category for Fiscal Year ended on June 30, 2024:

|                              |                      |
|------------------------------|----------------------|
| <b>Professional Services</b> | <b>\$ 80,639.92</b>  |
| <b>Adv Legal Publication</b> | <b>\$ 97.91</b>      |
| <b>Other Taxes and Fees</b>  | <b>\$ 155,040.00</b> |
| <b>Capital Outlay Land</b>   | <b>\$ 375,369.43</b> |
| <b>Bank Fees</b>             | <b>\$ 3,284.61</b>   |
| <b>Total Disbursements</b>   | <b>\$ 614,431.87</b> |

3. Status of Redevelopment Plan(s) and Project(s) therein:

**Plan Status:**

**Project #1 Locust Avenue Sidewalk**

FY18 TIF Committee met – decided on project

City applied for and received a West Virginia DOH Sidewalk Grant for \$400,000

Phase 1 – Fleming Avenue to McLane Drive. The project was put out to bid by the WV DOH in Spring of 2022. In March of 2023 Blue & Gold Development, LLC began construction on the sidewalk from Fleming Avenue to McLane Drive. The project was completed in June 2023.

**Project #2 Locust Avenue Bus Stop/Rain Garden**

FY19 TIF Committee decided to extend the sidewalk project along Locust Ave to include construction of a rain garden for storm water management and a bus stop for public transportation facilities in the 1300 block of Locust Avenue and with an additional 390 feet of sidewalk constructed and a crosswalk to Sands Drive at an estimated cost not to exceed \$750,000.

**Project #3 Norwood Park – Morgantown Avenue**

In FY20 the City took all the necessary steps to amend the TIF Project Plan to include Norwood Park which was approved by the WV Development Office on May 14, 2020 and also by Council on July 14, 2020, Ordinance No. 1855. This pay-as-you-go project will

provide an inclusive handicap accessible public recreational facility. Total project cost is estimated at \$861,601.30.

Council approved Ordinance No. 1980 increasing the Norwood Park Project Plan budget not to exceed \$4 million for the revitalization of Norwood Park on Wednesday, February 15, 2023. By a unanimous vote, all nine council members agreed to the proposed plan for the all-inclusive park on East Side. The funding sources are made up of \$2,500,000.00 in Tax Increment Financing, \$1,050,000.00 in American Rescue Plan funds and \$80,000 in private donations.

FY 24 Property donation of 0.521 acre tract from Novelis was recorded on June 14, 2024. A chain link fence was installed at a cost of \$15,540.50 to define the park boundary. Civil & Environmental Consultants is administering the construction bid was advertised June 27, 2024.

#### **Project #4 Rail/Trail**

In FY21 the TIF Advisory Committee met to create a fourth TIF Project. The Budget for the rail/trail project was set at \$1.9 million. In FY23 18.04 acres were acquired at \$546,791.13, the purchase cost included Professional Services, Taxes, Fees and Land. In FY24 14.273 acres were acquired for \$319,141.00, the purchase cost included Professional Services, Taxes, Fees and Land.

#### **Project Status:**

##### **Project 1 - Locust Avenue Sidewalk Project (Phase 1) Completed**

In March of 2023 Blue & Gold Development, LLC began construction on the sidewalk from Fleming Avenue to McLane Drive. The project was completed in August 2023 resulting in over 1,200 linear feet of new sidewalks and stormwater lines.

|   |                     |
|---|---------------------|
| <b>Total Project Construction Funds</b> | <b>\$740,000.00</b> |
| <b>Federal Funds</b>                    | <b>\$592,000.00</b> |
| <b>Matching Funds</b>                   | <b>\$148,000.00</b> |

##### **Project 1 Expenditures**

FY22 \$82,957.60 Professional Services - WV Division of Highways Matching Funds for Grant

FY23 \$65,042.40 Professional Services – WV Division of Highways Matching Funds for Grant



## **Project 2 - Locust Avenue Rain Garden and Bus Stop**

The project has been included into a larger initiative that is ongoing to design and construct updated sidewalks and other pedestrian infrastructure all along Locust Avenue. A Transportations Alternative Program grant was submitted to the WVDOH in Spring 2023 for the planning and design of this rain garden, bus stop, and over a half mile of sidewalks to tie this in to the commercial corridor, to include the hospital, a new medical clinic, the MVA clinic, and several residential neighborhoods. The City was not granted the award. Other grants opportunities are being sought.

### **Project 2 Expenditures**

FY20 \$310,350.10 Four parcels secured, buildings demolished

FY21 \$4,349.44 Taxes on property acquired

## **Project 3 - Norwood Park**

Norwood Park project was doubled in land area thanks to a generous donation of adjacent land from Novelis. CEC has completed an updated design to fit the new scale of the park. A public input session was conducted for feedback on desired park amenities. The current park design creates different zones for different ages, needs, or interests, to include educational walkways and stormwater facilities. Property donation from Novelis was completed and recorded June 14, 2024. Construction was bid out on June 27, 2024. The Bid Opening is scheduled for July 26, 2024. A Groundbreaking ceremony is scheduled for September 5, 2024.

### **Project 3 Expenditures**

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.

## **Project 4 - Rail Trail**

City of Fairmont has secured two of the most critical pieces of land on the west side of the Monongahela River. These two sections include the West Fork River area owned by Industrial Resources and CSX Transportation. In FY23, 18.04 acres were acquired for \$546,791.13, the purchase costs include Professional Services, Taxes, Fees and Land. These purchases total nearly 2.5 miles of new rail trail corridor. In FY24 14.273 acres were acquired for \$319,141.00, the purchase cost included Professional Services, Taxes, Fees and Land.

Project 4 Expenditures

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, Land

4. Amount of TIF Principle Outstanding as of close of Fiscal Year ended June 30, 2024:

TIF Principle Balance **\$ 0.00**

5. Additional Necessary Information for Fiscal Year ended on June 30, 2024:

- A. The **aggregate** amount and amount by source in the TIF fund and the amount that is attributable to this project;

**\$ 4,611,439.55 Total Fund Balance**  
**\$ 672,243.75 TIF Current Taxes**  
**\$ 4,688,926.34 TIF All Prior Years Taxes**  
**\$52,697.07 Contributions From Grant**  
**\$ 110,694.82 Interest on Investment**  
**\$ 840,157.67 Investment Income**

less aggregate expenditures noted in #B below,

- B. The amount and purpose of **aggregate** expenditures from the tax increment financing fund:

**\$ 701.74 Legal Publications**  
**\$ 1,232,510.75 Capital Outlay Land**  
**\$ 159,389.44 Other Taxes and Fees**  
**\$ 16,116.25 Bank Fees**  
**\$ 344,561.92 Professional Services**

- C. The amount of any pledged revenues in the TIF fund, for the payment of principal and interest on any outstanding TIF obligations; **\$0.00,**
- D. The base-assessed value of taxable property in the development or redevelopment project area or district; **\$264,726,267,**
- E. The current assessed value of taxable property in the development or redevelopment project area or district; **\$317,813,061,**
- F. The increase in assessed value over the base-assessed value of taxable property in the development or redevelopment project area or district; **Expense Levy FY2023-2024 = \$53,086,794**
- G. The amount of payments in lieu of taxes that have been deposited in the TIF fund and expended, both for that year and for the life of the project; **\$0.00,**
- H. Reports on any contracts associated with the project plan; Civil & Environmental Services, Inc has been contracted for Project 3. The construction was bid out on June 27, 2024. Thrasher Engineering and Environmental Standards were

contracted for the surveying and environmental testing of property to be acquired for Project 4 and their work is completed for all contracts signed in FY 21-22. Blue & Gold Development, LLC was contracted for Project 1 by the WV DOH and completed construction on the Locust Ave Sidewalk on June 5, 2023.

- I. A copy of the original project plan and any amendments to the project plan; Project was amended to add Project 4, which aligns with the original defined project from 2015 and clarifies a more specific location in which up to \$2,500,000 may be expended for the creation of a rail-trail on the West Side of the Monongahela River and northern side of the West Fork River.
- J. A status of the overall project; Fairmont has completed the first major addition to pedestrian infrastructure along Locust Avenue and is preparing to begin construction of Norwood Park in FY24. The rail trail advanced in FY 24 with the acquisition of land for the proposed trail connection through Fairmont. Further development of sidewalks and rail trails are expected in next fiscal year. Development is projected to include the majority or all of Norwood Park, 2.5 miles of new rail trail, and the design of the largest expansion of sidewalks on Locust Avenue stretching from Bell Run Rd to Broadview Ave.
- K. The cost of any property acquired, sold, rehabilitated, reconstructed, repaired, or remodeled in association with the project plan as part of the project; **\$1,232,510.75.**
- L. The number of parcels of land acquired by or through initiation of eminent domain proceedings: **None in FY 23-24.**
- M. The number of jobs created or projected to be created, if any, in the project area or district, and the estimated wages and benefits associated with those jobs; **None,**
- N. Any other information that the county or municipality deems necessary or that may be required by the West Virginia Development Office.

Submitted by the Finance Director of the City of Fairmont on this 26<sup>th</sup> day of September, 2024.

*Priscilla A. Hamilton* \_\_\_\_\_  
Priscilla A. Hamilton

**9-26-2024**  
Date

# TIMES-WEST VIRGINIAN

300 Quincy Street, Fairmont, WV 26554-3136  
Phone: 304-367-2500 • Fax: 304-367-2569  
www.timeswv.com

## Ad Proof

This is the proof of your ad scheduled to run on the dates indicated below. Please proofread carefully and if changes are needed, contact us prior to deadline at or email at clantz@bdtonline.com.

DATE 09/20/24

### Client:

CITY OF FAIRMONT - LEGAL  
ACCOUNTS PAYABLE PO BOX 1428  
FAIRMONT, WV 26555  
(304) 366-6211

ACCOUNT NUMBER: 185237

Ad ID: 826437

Sort Line: In compliance with W

Start: 09/25/24

Stop: 09/25/24

Complete

Schedule 09/25/24

Total Cost: \$84.01

# of Lines: 111

Columns Wide: 1

# of Inserts: 2

Ad Taker: LHATFIELD

Phone #

Email: clantz@bdtonline.com

### Publications:

Times-West Virginian  
timeswv.com

In compliance with West Virginia Code §7-11B-15(c), the information contained hereinafter is to be considered the Annual Statement for the City of Fairmont's "Redevelopment District No. 1" for the fiscal year ended June 30, 2024.

1. Summary of Receipts by Category for Fiscal Year ended June 30, 2024:

|                                |                 |
|--------------------------------|-----------------|
| TIF Current Taxes              | \$ 672,243.75   |
| Contributions from Grant Funds | \$ 52,697.07    |
| Interest on Investment         | \$ 35,994.96    |
| Other Investment Earnings      | \$ 313,081.18   |
| Total Receipts                 | \$ 1,074,016.96 |

2. Summary of Disbursements by Category for Fiscal Year ended June 30, 2024:

|                       |               |
|-----------------------|---------------|
| Advertising Legal Pub | \$ 97.91      |
| Professional Services | \$ 80,639.92  |
| Capital Outlay Land   | \$ 375,369.43 |
| Other Taxes and Fees  | \$ 155,040.00 |
| Bank Fees             | \$ 3,284.61   |
| Total Disbursements   | \$ 614,431.87 |

3. Redevelopment Plan(s) and Project(s) therein:

#### Project Status:

Project 1 - Locust Avenue Sidewalk Project (Phase 1) Completed

In March of 2023 Blue & Gold Development, LLC began construction on the sidewalk from Fleming Avenue to McLane Drive. The project was completed in August 2023 resulting in over 1,200 linear feet of new sidewalks and stormwater lines. Federal Funds \$592,000.00, Matching Funds \$148,000.00 Total Project Construction Funds \$740,000.00.

#### Project 2 - Locust Avenue Rain Garden and Bus Stop

The project has been included into a larger initiative that is ongoing to design and construct updated sidewalks and other pedestrian infrastructure all along Locust Avenue. A Transportation Alternative Program grant was submitted to the WVDOH in Spring 2023, the grant was not awarded to the city.

#### Project 3 - Norwood Park

Norwood Park project was doubled in land area thanks to a generous donation of adjacent land from Novellis. The donation of property was completed on June 14, 2024. FY 24 Expenses: \$15,540.50 Chain Link Fence, \$203.93 Taxes & Record Deed, \$40,484.00 Civil & Environmental Consultants for Project Design & Construction Docs/Bid. The Construction Bid Opening is scheduled for July 26, 2024.

#### Project 4 - Rail Trail

City of Fairmont received a donation of 3.26 acres and purchased 11.60 acres of new rail trail corridor FY24 Expenses were \$319,141.00, the purchase costs include Professional Services, Taxes, Fees and Land.

The TIF Plan includes allowances for the following public improvements: road, intersection, and public property improvements, demolition and site preparation, and incidental costs and expenses, all in order to facilitate the issuance of tax increment financing obliga-

tions and allow for "pay as you go" projects that, due to limited sources of funding for such projects, would not be funded without the use of tax increment funds. The City of Fairmont TIF Redevelopment Project Plan No. 1 was approved on October 23, 2015. For more information please visit the City's website at [www.fairmontwv.gov](http://www.fairmontwv.gov).

Priscilla Hamilton, Finance Director

# **Fayette County Commission**

## **Project Description & Annual Reports**

### **Section 6:**

- TIF District #1, Wolf Creek Business Park
- TIF District #2, The City of Oak Hill

# **Fayette County Commission**

## **TIF District #1, Wolf Creek Business Park**

### **The TIF District:**

The Fayette County Urban Renewal Authority (the “FCURA”) proposes that The County Commission of Fayette County (the “County Commission”) create the “Fayette County TIF District No. 1 (Wolf Creek Business Park)” (the “TIF District”). The proposed TIF District is comprised of a number of contiguous parcels of real property located generally southeast of US. Route 19 and Court Street, situate in Fayette County, West Virginia, including the entirety of the Wolf Creek Business Park (the “Business Park”). A map of the proposed TIF District and a list of the included parcels of real property, as identified by Tax Map and Parcel Number, are provided in Attachment 2. The FCURA proposes that the TIF District be created by the County Commission for the purpose of facilitating planning, design, acquisition, construction and equipping of infrastructure improvements within the TIF District, as well as the land contiguous thereto, and the potential acquisition of additional property for inclusion in the Business Park, in an effort to attract new investments in the development and redevelopment of the land and properties within the TIF District and surrounding areas.

### **The TIF Project:**

The FCURA (the “Developer”) proposes to serve as master developer for the development of certain infrastructure improvements within the TIF District, including, without limitations, earthwork, roads, curbing, sidewalks, water lines, sanitary sewer lines, stormwater facilities, natural gas lines, electric lines, telephone lines, cable lines, data transmission lines, and other related infrastructure and utility improvements all within or benefitting the proposed TIF District, specifically including, but not limited to, the infrastructure and utility improvements set forth and more particularly indicated on the map provided in Attachment 2 (collectively, the “Initial TIF Project”). To the extent that additional TIF revenues and/or TIF bond proceeds are available, the Developer proposes to (i) construct additional infrastructure and utility improvements within the Business Park; and/or (ii) acquire additional land for the Business Park and design, acquire and construct infrastructure and utility improvements consistent with the description of the TIF Project, but which are not depicted on the map provided in Attachment 2 (collectively with the Initial TIF Project, the “TIF Project”).

## **TIF District #2, The City of Oak Hill**

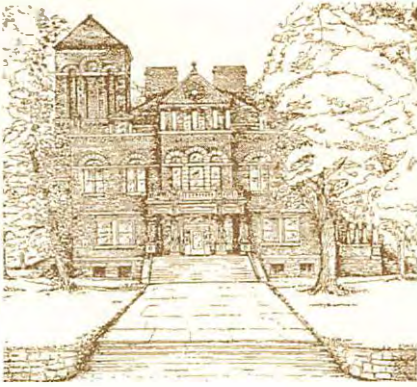
### **The TIF District:**

The City of Oak Hill (the “City”) proposes that The County Commission of Fayette County (the “County Commission”) create the “Fayette County TIF District No. 2 (The City of Oak Hill)” (the “TIF District”). The proposed TIF District is comprised of a number of parcels of real property located along certain portions of Main Street, Jones Avenue, and Highland Avenue, situate in the corporate limits of The City of Oak Hill, Fayette County, West Virginia. A map of the proposed TIF District and a list of the included parcels of real property, as identified by Tax Map and Parcel Number, are provided in Attachment 2. The City proposes that the TIF District be created by the County Commission for the purpose of facilitating planning, design, acquisition, construction and equipping of infrastructure improvements within the TIF District, as well as the land contiguous there to, in an effort to attract new investments in the development and redevelopment of the land and properties within the TIF District and surrounding areas.

### **The TIF Project:**

The City of Oak Hill (the “City”) proposes to serve as master developer for the development of certain public improvements (collectively, the “Public Improvements”) within the TIF District, including, without limitation, land acquisition, acquisition and demolition of existing dilapidated structures, earthwork, landscaping, roads, curbing, sidewalks, pedestrian accommodations, water lines, sanitary sewer lines, stormwater facilities, natural gas lines, electric lines, telephone lines, cable lines, data transmission lines, street lighting, and other related infrastructure and utility improvements all within or benefitting the proposed TIF District, specifically including, but not limited to, the infrastructure and utility improvements set forth and more particularly indicated on the map provided in Attachment 2 (collectively, the “TIF Project”).

The TIF Project includes Public Improvements located on certain portions of (i) Main Street between Jones Avenue and Highland Avenue, (ii) Main Street between Maple Avenue and Highland Avenue, (iii) Jones Avenue between School Street and Main Street, and (iv) the immediate area surrounding the intersection of Highland Avenue and Main Street.



## FAYETTE COUNTY COMMISSION

FAYETTEVILLE, WV 25840-0307

TELEPHONE (304) 574-4290

FAX (304) 574-4255

JOHN G. BRENEMEN  
SCARBRO, WV  
COMMISSIONER

ALLISON R. TAYLOR  
FAYETTEVILLE, WV  
COMMISSIONER

TOM LOUISOS  
OAK HILL, WV  
COMMISSIONER

### Summary- Receipts & disbursements

Beginning Fund Balance July 1, 2023 **\$114,424.09**

#### Receipts

|                              |             |                     |
|------------------------------|-------------|---------------------|
| Real/Personal Property Taxes | \$34,093.23 |                     |
| Interest                     | \$ 221.47   |                     |
| Total Receipts               |             | 34,314.70           |
| Total Funds Available        |             | <b>\$148,738.79</b> |

#### Disbursements

None

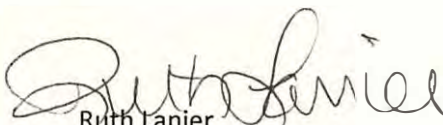
Total Disbursements \$0

Fund Balance June 30, 2024 **\$148,738.79**

**Summary** The FCURA entered into Purchase Agreement for the property within the TIF District in September of 2022. The developer that was to purchase the property withdrew the offer in October of 2023. The Fayette County Commission purchased the property from the Fayette County Urban Renewal Authority in October of 2023. The property has been transferred is now held by the Regional Development Authority for development. There has been no activity with the TIF account for the fiscal year beginning July 1, 2023 through June 30, 2024 in regards to expenditures or bonds being issued.

As of June 30, 2024, the Fayette County Urban Renewal Authority has begun the process of dissolution and the Fayette County Commission with manage the TIF District moving forward. At this time, no development plan has been agreed upon. Once a plan is in place, the use revenue from the TIF District will be determined.

If you have any further questions, I can be reached at 304-574-4228 or via email.

  
Ruth Lanier  
County Administrator



DATE: 11/12/24  
TIME: 10:55:23

SHERIFF'S ACCOUNTING SYSTEM  
ACTIVITY SUMMARY LISTING

PAGE: 1  
PROG: SA0021

| TRANS NO.      | DATE       | DESCRIPTION          | AMOUNT     | FUND/ACCOUNT | FISCAL YEAR | BANK/ACCOUNT | CHECK NUMBER | STATUS | OPR | SRC |
|----------------|------------|----------------------|------------|--------------|-------------|--------------|--------------|--------|-----|-----|
| 0000299449     | 2023/08/31 | TAX DIST WOLF CRK    | 17,006.24- | 273 400- - - | 2024        | 0001/9001    | 00000009097  | P      | TR  | A   |
| 0000307312     | 2024/02/29 | FEB DIST WOLF CK TIF | 14,583.08- | 273 400- - - | 2024        | 0001/9001    | 00000009269  | P      | AKH | A   |
| 0000310203     | 2024/04/30 | APRIL DIST WO CK TIF | 2,503.91-  | 273 400- - - | 2024        | 0001/9001    | 00000009330  | P      | AKH | A   |
| ACTIVITY TOTAL |            |                      | 34,093.23- |              |             |              |              |        |     |     |

ACTIVITY SUMMARY LISTING

SEQUENCE: 3 BY DATE

|                | FROM       | TO         |
|----------------|------------|------------|
| BATCH NO.      | FIRST      | LAST       |
| TRANS. NO.     | FIRST      | LAST       |
| DATE           | 2023/07/01 | 2024/06/24 |
| BANK           | FIRST      | LAST       |
| CHECKING ACCT. | FIRST      | LAST       |
| CHECK NO.      | FIRST      | LAST       |
| ACCOUNT        | 400- - -   | 400- - -   |
| FUND           | 273        | 273        |
| FISCAL YEAR    | 2024       |            |

# **Greenbrier County Commission**

## **Project Description & Annual Report**

### **Section 7:**

- TIF District #1, Project #1, White Sulphur Springs Sewer Treatment Plant
- TIF District #1, Project #2, White Sulphur Springs

**DID NOT SUBMIT**

# Greenbrier County Commission

## TIF District #1, Project #1, White Sulphur Springs Sewer Treatment Plant

### The TIF District:

The White Sulphur Springs TIF District (the “District”) encompasses the White Sulphur Magisterial District and the municipal corporation of the City of White Sulphur Springs (the “City”), excepting any properties held by the United States Department of Agriculture in the White Sulphur Magisterial District or the City of White Sulphur Springs. The development of the District is expected to not only increase the population and standard of living within the City of White Sulphur Springs and the White Sulphur Magisterial District, but will ultimately create greater opportunities for development throughout Greenbrier County (the “County”). Specifically, the project(s) approved within the District will benefit the property contained within the District’s boundaries by preventing the spread of blighted or deteriorating areas, by increasing employment opportunities, and by encouraging existing business to remain in the area which, when coupled with the opening of anticipated new businesses, will preserve and enhance the existing tax base of the City of White Sulphur Magisterial District.

Within the District is the Greenbrier Sporting Club (the “Sporting Club”), a second-home residential community with a private equity, members-only club developed on the grounds of The Greenbrier Resort Hotel (“The Greenbrier”). The Sporting Club includes the construction of 500 homes and member-only amenities including:

- 18 hole Tom Fazio golf course
- 25,000 s/f clubhouse with dining facilities
- 5,000 s/f racquet and fitness complex
- 25 yard outdoor pool
- 3,000 s/f spa
- 10 station sporting clays course
- 64 stall equestrian center

The cost of the construction of these amenities exceed \$25 million. The Sporting Club development represents millions of dollars in private investment within the District including over \$7 million invested on infrastructure associated with the development of the residential property. The minimum home site cost is \$250,000 with conservation home values of \$1,250,000. Since the Sporting Club’s inception, more than 348 lots have been sold.

This unique development, in conjunction with The Greenbrier, has benefited and will continue to benefit the County through direct increases in employment opportunities, in both construction and permanent jobs, and encouraging new business ventures that will enhance and compliment the Sporting Club. While the Sporting club will not be a direct beneficiary of the anticipated tax increment financings, it will serve as the primary economic engine within the District. The ongoing economic stimulus from and financial impact of the Sporting Club will be instrumental in ensuring that the entire area will benefit from funds generated within the District over its 20-year life.

The County Commission of Greenbrier County (the “Commission”) has identified the repair, redesign and reconfiguration of the wastewater treatment facility to be a priority in any funding using tax increment financing associated with the District. The treatment plant, after its reconfiguration, will have excess capacity to ensure continued economic expansion and the capacity to become a regional treatment facility if necessary.

The development plan requires issuance of tax increment financing bonds to finance the design, acquisition and construction of improvements and renovations to the existing wastewater treatment facility.

The County reserves the right to amend the Development Plan to provide other possible infrastructure improvement projects that are deemed equally necessary for economic growth and development. Other projects could include, but are not limited to:

*Construction of New or Renovation of Existing Water Treatment Facilities*

*Construction of New or Renovation of Existing Water Distribution Facilities*

*Construction of New or Renovation of Existing Wastewater Collection Facilities*

### **The TIF Project:**

The “TIF Project” consists of the Development Plan as detailed below:

The existing wastewater treatment plant at the City of White Sulphur Springs will be redesigned and reconfigured into a state-of-the-art wastewater treatment facility. The new facility will have a dry weather capacity of 2.5 mgd (million gallons per day) and a wet weather capacity of 12 mgd compared to the current plant’s existing capacity of 1.6 mgd. In addition the new wastewater treatment plant can be easily expanded to handle an additional 1.0 mgd, when necessary. The additional capacity at the plant will provide the opportunity for the treatment facility to be used as a regional plant, if necessary.

The cost of the Project is estimated to be \$15,585,000.

The TIF Project will be financed from monies currently in the tax increment revenue fund (the “TIF Fund”), from the proceeds of tax increment financing obligations (the “TIF Bonds”) issued by the County in one or more series and from other funds available over time in the TIF Fund established for the District.

The TIF Project is consistent with the stated goals and objectives of the TIF Amendment to the West Virginia Constitution, as well as the County’s application for the creation of the District. The TIF Project will provide the area within the District with reliable wastewater services. In addition the TIF Project will provide the state-of-the-art wastewater treatment facility which will help to preserve not only the natural surroundings of the District but will also be important for economic growth.

## **TIF District #1, Project #2, White Sulphur Springs**

### **The TIF District:**

The County Commission of Greenbrier County (the “County Commission”) entered an Order on December 23, 2004, creating Greenbrier County TIF District #1 (White Sulphur Springs) (the “TIF District”) and entered an Order on May 12, 2008, approving Project Plan No. 1 for the TIF District which provided for improvements to the City’s wastewater treatment system, together with all related appurtenances. The TIF District includes the entirety of the White Sulphur District and the municipal corporation of the City of White Sulphur Springs, excepting any properties held by the United State Department of Agriculture in the White Sulphur District or the City.

The County Commission has issued its Tax Increment Revenue Bonds (White Sulphur Springs TIF Project No. 1), Series 2009 A (Bank Qualified), dated September 30, 2009, in the aggregate principal amount of \$14,865,000 (the “Series 2009 A Bonds”), and its Tax Increment Refunding Revenue Bonds (White Sulphur Springs TIF Project No. 1), Series 2013 (Bank Qualified), dated December 1, 2013, in the aggregate principal amount of \$8,765,000 (the “Series 2013 Bonds”), with respect to the TIF District for the purpose of financing and refinancing improvements to the City’s wastewater treatment system, together with all related appurtenances. The project undertaken pursuant to Project Plan No. 1 has been substantially completed.

The Series 2013 Bonds are anticipated to be repaid in full as of June 1, 2019. The Series 2009 A Bonds have previously been refinanced from proceeds of the Series 2013 Bonds and are no longer outstanding.

### **The TIF Project:**

A public hearing was held by the County Commission on April 23, 2019, in order for the County Commission to entertain public comments on the proposed submission of Project Plan No. 2 to the West Virginia Development Office for consideration of approval. If following such public hearing the County Commission wishes to proceed to approve Project Plan No. 2, the County Commission may do so by Order duly entered following approval by the West Virginia Development Office.

Project Plan No. 2 provides for the design, acquisition, construction and equipping of certain public improvements within, or for the benefit of, the TIF District, including, without limitation, water lines and waterworks facilities, sanitary sewer lines and sewerage facilities, stormwater facilities, electric, natural gas, telecommunications, and other public utility improvements and public utility relocations, land acquisition, community facilities, including, without limitation, swimming pools, splash parks and playgrounds, stream rehabilitation, stream access, new construction of and improvements to roads, bridges, streetscape, including but not limited to sidewalks, curbing and gutters, street lighting and traffic signals, and site preparation and other earthwork earthwork which is necessary in connection with the foregoing, on land within the TIF District or located near the TIF District and which contains facilities which serve or benefit the TIF District, specifically including, but not limited to, the infrastructure and utility improvements set forth and more particularly indicated in Attachment 2 (collectively, the “TIF Project”). The County Commission reserves the right to carry out the TIF Project pursuant to arrangements entered into by the County Commission with other parties, both public and private.

# **Harrison County Commission**

## **Project Descriptions & Annual Reports**

### **Section 8:**

- TIF District #2, Project #1, Charles Pointe
- TIF District #3, White Oaks Development No. 1
- TIF District #4, White Oaks Development No. 2
- TIF District #6, Project #1, NC Airport
- TIF District #7, Project #1, North Central Crossroads

# Harrison County Commission

## TIF District #2, Charles Pointe

### The TIF District:

The proposed TIF District includes contiguous parcels strategically located in and adjacent to the City of Bridgeport, east and west of and adjacent to Interstate 79, north and south of and adjacent to West Virginia Route 279, and west of and adjacent to West Virginia Route 131. It is also strategically positioned to serve the needs of the Harrison-Marion Regional Airport (Benedum Airport), the Mid-Atlantic Aerospace Complex, the FBI Fingerprint Identification Center, the proposed United Hospital Center, and interstate commerce. A portion of the TIF District, as proposed, lies within the boundaries of the City of Bridgeport (the “City”) following multiple voluntary annexations over a period of several years. Prior to or contemporaneous with the issuance of TIF Obligations (defined herein), all property within the TIF District shall be annexed to and incorporated in the corporate limits of the City.

The Charles Pointe Master Plan was prepared using extensive research, evaluation, and studies of the development of a land mass of approximately 1800 contiguous acres of currently undeveloped property into a true master-planned community. The development, known as “Charles Pointe”, will combine commercial, retail, office, research and development, education, residential, and recreational land-uses to create a complete community in which one can learn, live, work and play. Charles Pointe will fulfill the needs of the “new economy” and will be critical to West Virginia in remaining competitive in the global market place. A copy of the Charles Pointe master Development Plan (the “Master Plan”) is included in Attachment 2.

With an anticipated total investment in excess of \$1.2 billion and a projected 15 to 20 year total development period, Charles Pointe will create a place where technology and commerce come together by combining efforts of various governmental, commercial, and educational entities.

To date, publicly funded projects supporting the Charles Pointe Master Plan total approximately \$23.6 million and include construction of West Virginia State Route 279 to provide access to the northern portion of the core infrastructure through the northern portion of the Master Plan, and construction of the City of Bridgeport Conference Center. Private funding to date totals approximately \$10.2 million and includes mass grading, infrastructure construction, and land acquisitions. The private investment resulting from public and private funding to date totals approximately \$26.6 million and includes a 116 room Wingate Inn, an 86 room Microtel Inn and Suites, a 32,000 square foot corporate office building, the first 12 of 68 planned multi-family paired housing units, and the first 48 of 172 planned multi-family townhouse units.

### The TIF Project:

The Project Developer proposes to develop certain projects (the “TIF Projects”) within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects are expected to include all or some of the following public improvements: utility improvements, storm water improvements, intersection improvements, traffic control, sidewalks, trails, streets, curbing, landscaping and site preparation, lighting, signage, and other infrastructure, buildings, land acquisitions, recreational facilities and all necessary appurtenances. See **Section II.C** and **Section II.D** for additional detail.

## **TIF District #3, White Oaks Development #1**

### **The TIF District:**

The proposed TIF District is located in Harrison County and includes those certain tracts or parcels of real property situate to the west of and immediately adjacent to Interstate I-79, north of Jerry Dove Drive and generally south of Route 131 (Saltwell Road). A portion of the proposed TIF District currently lies within the corporate boundaries of the City of Bridgeport (the "City") and it is anticipated that eventually all of the proposed TIF District will, through annexation, be within the corporate boundaries of the City, which will provide police, fire and other municipal services.

Within the TIF District is the planned White Oaks Development (the "Development") which will be located within a few thousand feet of two of the three largest employers in Harrison County – the FBI Fingerprint Facility and the United Hospital Center (currently under construction). Due to the close proximity to Interstate Center, the Development has been conceived and designed to provide services areas commensurate with the high level demanded by the location of the Development, while at the same time serving a vital transportation need by providing an alternate access route to the United Hospital Center and the FBI Fingerprint Facility via the Saltwell Interchange. Subsequent phases will be designed and constructed based upon demand to provide additional office space, retail and general services.

### **The TIF Project:**

High Tech Corridor Development, LLC (the "Developer") proposes to develop certain public infrastructure projects, including specifically the design, acquisition, construction and equipping of public roads, water lines, sanitary sewer lines, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and all necessary appurtenances within the proposed TIF District (the "TIF Project").

## **TIF District #4, White Oaks Development #2**

### **The TIF District:**

The Harrison County Commission (the "County Commission") proposes the creation of the "Harrison County Development District No. 4" (the "TIF District"). The proposed TIF District is comprised of approximately 193.92 acres of real property located at the northeast quadrant of the I-79/WV 131 (Saltwell Road) Interchange, situate in the Clay and Simpson Property Tax Districts of Harrison County, West Virginia, containing all or a portion of those parcels of real property specifically identified as Tax Map 250, Parcel 13, Tax Map 250, Parcel 14, and Tax Map 250, Parcel 28. A map of the proposed TIF District is provided in Attachment 2. The TIF District is being created by the County Commission for the purpose of improving public infrastructure in an effort to attract investments for the development of business, commercial and light industrial facilities.

### **The TIF Project:**

High Tech Corridor Development, LLC (the "Developer") proposes to develop certain public infrastructure improvements, without limitation, engineering, design, acquisition, construction and



equipping of public infrastructure improvements, including, without limitation, road improvements, including the relocation of Joy Lane and the widening of Route 131, water lines, sanitary sewer lines, stormwater drainage, intersection improvements, curbing, traffic control, lighting, relocation of utility lines, including, but not limited to, gas line relocation, and other related infrastructure and utilities improvements, and all necessary appurtenances within or benefitting the proposed TIF District (the “TIF Project Plan”), all as set forth and indicated on the map provided in **Attachment 2**.

## **TIF District #4, White Oaks Development #2 (Amendment)**

### **The TIF District:**

The order creating the TIF District was enacted by the County Commission on October 4, 2007. The TIF District is located in Harrison County and includes those tracts or parcels of real property situate to the west of and immediately adjacent to Interstate I-79, north of Jerry Dove Drive and generally south of Route 131 (Saltwell Road). A map of the TIF District and property description are provided in **Attachment 1**. The TIF District currently lies within the corporate boundaries of the City of Bridgeport (the “City”), which provides police, fire and municipal services.

### **The TIF Project:**

High Tech Corridor Development, LLC (the “Developer”) proposes to develop certain public infrastructure projects, including but not limited to: design, site acquisition, construction and equipping of public roads, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, and other related infrastructure, engineering remediation, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District for the White Oak Project No. 2 (the “Phase II TIF Project”), as set forth in this TIF Project Plan Application (the Phase II TIF Project Plan”).

The Phase II TIF Project Plan will facilitate the development of the second phase of the Phase II TIF Project by extending White Oaks Boulevard to the Saltwell Road Exit off Interstate I-79 and providing additional public infrastructure improvements in the TIF District to help attract new tenants to the TIF District. The TIF District has been the object of interest from companies looking to relocate or expand. In addition to Phase II, White Oaks continues to expand within Phase I. Most recently, construction has begun on Dominion Transmission’s new headquarters. The facility exceeds 130,000 square feet and will employ approximately 400 people. Anticipated to begin construction at the first of the year will be an addition to the existing Antero Resources Corporate Headquarters for Appalachia. This addition will add over 95,000 square feet and will support nearly 300 additional jobs.

With the addition of Dominion, the expansion of Antero and the existing 2,500 people who work within White Oaks every day, traffic flow will potentially be an issue. Extending the roadway north to the Saltwell Road Interchange will allow traffic to enter and exit the development from two separate exits and dramatically reduce potential traffic congestion. Additionally, there is a significant ancillary benefit to the completion of the road. It will provide a secondary means of ingress and egress to United Hospital Center. This is a fraction of the cost of extending Barnett’s Run, which has been contemplated for the same purpose.

## **TIF District #6, North Central Airport**

### **The TIF District:**

The County Commission of Harrison County (the “County Commission”) proposes the creation of the “Harrison County Development District No. 6 - North Central West Virginia Airport” (the “TIF District”). The proposed TIF District is located in Harrison County and includes approximately 752 acres of contiguous real property located to the east of Interstate 79, generally between W. Va. Route 131 and US Route 50, and bisected by W.Va. Route 279. The proposed TIF District is located in the 16th (Bridgeport) property tax district of Harrison County and includes real property and improvements constituting the North Central West Virginia Airport (the “Airport”) and surrounding properties. A map of the TIF District boundaries is provided in Attachment 1. The TIF District is being created by the County Commission for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District. The proposed TIF District lies within the City of Bridgeport, West Virginia (the “City”) and the City has provided its written consent to the creation of the TIF District, a copy of which is contained in Attachment 13 hereto. The proposed development which is contemplated for the TIF District is consistent with the current master plan of the County Commission.

### **The TIF Project:**

The County Commission proposes to develop certain capital improvements within or contiguous to the TIF District and which serve the TIF District. The TIF Projects include the design, permitting, acquisition, construction and equipping of site, infrastructure and other improvements, both public and private, that will facilitate industrial and/or commercial development within the TIF District (collectively, the “TIF Projects”), including, but not limited to, the following:

- Waterworks, sewerage, stormwater, telecommunications, cable, fibre optic, electric, natural gas and related infrastructure improvements;
- Construction of roads, sidewalks, street lighting, traffic signals and other roadway and streetscape improvements and related appurtenances;
- Acquisition of land within the TIF District or outside of the TIF District but contiguous to the TIF District and which contain or will contain infrastructure or other facilities which serve the TIF District in order to facilitate industrial and/or commercial development;
- Demolition, site preparation and excavation and other earthwork necessary for and incidental to the construction and installation of infrastructure and other improvements, both public and private, that will facilitate industrial and/or commercial development within the TIF District;
- Demolition, site preparation, excavation and other earthwork necessary for and incidental to the construction of new private industrial and/or commercial development projects within the TIF District;
- Other related improvements, extensions, renovations and additions, both public and private; and
- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

The TIF Projects may include demolition, site preparation and construction and installation of infrastructure improvements for individual businesses desiring to construct industrial and/or commercial facilities within the TIF District. The initial phases of the TIF Projects which are currently contemplated for the TIF District are more particularly indicated on the maps provided in Attachment 2. The proposed phases of the TIF Projects and the capital improvements and expenditures currently contemplated pursuant to such phases are presented by way of example only and the actual capital improvements and expenditures for each phase may differ substantially from those described herein so long as such improvements and expenditures are included within the description of the TIF Projects described herein.

The TIF Project also includes all professional services fees, together with costs incurred in preparation of the Project Plan, and related costs and reimbursement of costs of the TIF Project incurred after the date of the West Virginia Development Office's approval of the Project Plan.

The County Commission reserves the right to enter into arrangements from time to time with other parties, including both other public bodies and private firms, for assistance in the undertaking of all or any portion of this Project Plan and the TIF Projects contemplated thereby.

## **TIF District #7, Project #1, North Central Crossroads**

### **The TIF District:**

The County Commission of Harrison County (the "County Commission") proposes the creation of the TIF District to be designated as "The County Commission of Harrison County Development District No. 7." The proposed TIF District is comprised of approximately 603.3 acres of real property generally located southwest of intersection of Interstate 79 and U.S. Route 50 at or near Interstate 79, Exit 119 in Harrison County, West Virginia. A map of the proposed boundaries of the TIF District and a listing of included parcels of real property, as identified by tax map and parcel number are provided in Attachment 2. The TIF District is being proposed for creation by the County Commission for the purpose of facilitating the planning, acquisition, construction and equipping of infrastructure improvements within the TIF District in connection with the development of retail, business, commercial and light industrial facilities within the TIF District. The proposed TIF District includes a few tax parcels within the Town of Anmoore.

### **The TIF Project:**

Ronald Lane, Inc. d/b/a North Central Crossroads (the "Developer") proposes to develop certain infrastructure improvements within or contiguous with the TIF District, including without limitation water lines, sewer lines, gas lines, electric lines, stormwater drainage, other utility improvements, wetlands mitigation, new road construction and road improvements, including without limitation, intersection improvements, curbing, traffic control and lighting, and other related infrastructure, remediation, site preparation, cut and fill, site infrastructure, and other improvements to infrastructure, and all necessary appurtenances within or benefitting the proposed TIF District (collectively, the "TIF Project"), which TIF Project will be constructed in one or more phases, as set forth and more particularly indicated on the maps provided in Attachment 2.

# **ANNUAL STATUTORY REPORT**

## **THE COUNTY COMMISSION OF HARRISON COUNTY, WEST VIRGINIA CHARLES POINTE ECONOMIC OPPORTUNITY DEVELOPMENT DISTRICT**

**\$36,500,000**

**SPECIAL DISTRICT EXCISE TAX REVENUE AND IMPROVEMENT BONDS  
SERIES 2019A**

**\$12,280,000**

**SUBORDINATE SPECIAL DISTRICT EXCISE TAX REVENUE AND REFUNDING BONDS  
SERIES 2019B**

**\$17,600,000**

**JUNIOR SUBORDINATE SPECIAL DISTRICT EXCISE TAX REVENUE AND IMPROVEMENT BONDS  
SERIES 2019C**

### **CUSIP NUMBERS:**

**41524T AB3**

**41524T AC1**

**As of June 30, 2024**

**PREPARED BY:**

**MUNICAP, INC.**

**— PUBLIC FINANCE —**

**November 6, 2024**

# **ANNUAL STATUTORY REPORT**

## **CHARLES POINTE ECONOMIC OPPORTUNITY DEVELOPMENT DISTRICT**

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## ***I. INTRODUCTION***

The County Commission of Harrison County, West Virginia (the “County Commission” or “Issuer”) issued \$36,500,000 of Special District Excise Tax Revenue and Improvement Bonds, Series 2019A (Charles Pointe Economic Opportunity Development District) (the “Series 2019A Bonds”) and \$12,280,000 of Subordinate Special District Excise Tax Revenue and Refunding Bonds, Series 2019B (Charles Pointe Economic Opportunity Development District) (the “Series 2019B Bonds”) on August 16, 2019 pursuant to the Indenture of Trust dated as of August 16, 2019, by and between the County Commission and Wilmington Trust, N.A., as trustee (the “Trustee”) and agreed to by the Charles Pointe Economic Opportunity Development District Board (the “District Board”) (the “Indenture of Trust”). The County Commission also issued \$17,600,000 of Junior Subordinate Special District Excise Tax Revenue and Improvement Bonds, Series 2019C (Charles Pointe Economic Opportunity Development District) (the “Series 2019C Bonds” and together with the Series 2019A and Series 2019B Bonds, the “Series 2019 Bonds”) on August 16, 2019 pursuant to the First Supplemental Indenture of Trust dated August 16, 2019, by and between the Issuer and the Trustee and agreed to by the District Board (the “First Supplemental Indenture” and together with the Indenture of Trust, the “Indenture”).

Genesis Partners, Limited Partnership, a West Virginia limited partnership (the “Developer”), was established for the purpose of the development of Charles Pointe, the first large-scale, master planned community in West Virginia. Ann’s Run Limited Liability Company is the sole limited partner and Realcom, Inc. is the sole general partner of the Developer. The Developer has entered into a Master Project Agreement with certain Charles Pointe landowners, which provides the Developer the broad authority to develop the Charles Pointe property subject to the agreement. Charles Pointe Crossing, LLC (the “Site Developer”), a West Virginia limited liability company, is a single-purpose entity organized and is operating for the sole purpose of owning and developing the site of the Charles Pointe Crossing Project.

Charles Pointe Economic Opportunity Development District (the “Excise Tax District”) is located in the City of Bridgeport, West Virginia, at the intersection of Interstate 79 and West Virginia Route 279. The Excise Tax District encompasses approximately 437 acres within the Development Area, including a portion of an area on the south side of Route 279 (“Charles Pointe South”) and an area on the north side of Route 279 (“Charles Pointe North”, together with the Charles Pointe South, the “Development”). According to the Developer as of September 21, 2023, and as evidenced by the Engineer’s Certificate of Completion dated January 20, 2023, the Charles Pointe Crossing Project #2 “Earthwork” Construction Contract and the Charles Pointe Crossing Project #2 “Infrastructure” Construction Contract have been completed. Upon completion of Development Area, the Developer anticipates that the Charles Pointe North area will include approximately 800,000 square feet of non-residential (office, retail, hotel, etc.) development and approximately 226 residential dwelling units. The remainder of the Excise Tax District is located in Charles Pointe South, an area south of Route 279 and east of Interstate 79. Bond proceeds from the Series 2019 Bonds are being used to finance infrastructure and related improvements in a portion of the Charles Pointe South area known as Charles Pointe Crossing.

This report has been prepared pursuant to the County Economic Opportunity Development District Act, Chapter 7, Article 22 of the Code of West Virginia, 1931, as amended (the “CEODD Act”). The CEODD Act requires the District Board to submit an annual report containing the following information:

- (1) An itemized statement of its receipts and disbursements for the preceding fiscal year;
- (2) A description of its activities for the preceding fiscal year;
- (3) A recommended program of services to be performed and capital improvements to be made within the district for the coming fiscal year; and
- (4) A proposed budget to accomplish its objectives.

## ***II. DISTRICT FINANCIAL INFORMATION***

### **A. ITEMIZED STATEMENT OF RECEIPTS – FISCAL YEAR 2024**

The project's basic financial statements consist of a Statement of Net Position, a Statement of Revenues, Expenses, and Changes in Net Position, and a Statement of Cash Flows. The project uses enterprise fund accounting to maintain its financial records during the fiscal year. Enterprise fund accounting focuses on the determination of operating income, financial position and changes in net position, and cash flows.

The project's financial activity is accounted for using a flow of economic resources measurement focus. With this measurement focus, all assets and all liabilities associated with the operation of the project are included on the Statement of Net Position. The Statement of Revenues, Expenses, and Changes in Net Position presents increases (e.g., revenues) and decreases (e.g., expenses) in net position. The Statement of Cash Flows reflects how the Project finances and meets its cash flow needs.

Net Position is segregated into Net Investment in Capital Assets, Restricted, and Unrestricted components, if applicable.

Basis of accounting refers to when revenues and expenses are recognized in the accounts and reported in the financial statements, and measurement focus relates to the timing of the measurements made. The project uses the accrual basis of accounting and the flow of economic resources measurement focus for reporting purposes. Revenues are recognized when they are earned, and expenses are recognized when they are incurred.



**Statement of Net Position<sup>(1)</sup>**  
**As of June 30, 2024**

Assets:

Current Assets

|                                      |                    |
|--------------------------------------|--------------------|
| Restricted cash and cash equivalents | \$2,468,380        |
| Accrued interest receivable          | \$9,369            |
| Due from primary government          | \$540,683          |
| Due from Charles Pointe 2008         | \$89               |
| <i>Total Current Assets</i>          | <i>\$3,018,521</i> |

Noncurrent Assets

|                                |                     |
|--------------------------------|---------------------|
| Capital assets                 | \$28,663,576        |
| <i>Total Noncurrent Assets</i> | <i>\$28,663,576</i> |

**Total Assets** **\$31,682,097**

Liabilities:

Current Liabilities

|                                  |                 |
|----------------------------------|-----------------|
| Accounts payable                 | \$18,365        |
| Accrued interest payable         | \$0             |
| <i>Total Current Liabilities</i> | <i>\$18,365</i> |

Noncurrent Liabilities

|                                     |                     |
|-------------------------------------|---------------------|
| Long-term interest payable          | \$5,414,256         |
| Long-term debt                      | \$48,727,951        |
| <i>Total Noncurrent Liabilities</i> | <i>\$54,142,207</i> |

**Total Liabilities** **\$54,160,572**

Net Position:

|                                  |                       |
|----------------------------------|-----------------------|
| Net investment in capital assets | (\$20,064,375)        |
| Restricted                       | \$2,468,380           |
| Unrestricted                     | (\$4,882,480)         |
| <b>Net Position</b>              | <b>(\$22,478,475)</b> |

<sup>(1)</sup> Financial Statements are unaudited as of the date of this report.

**Statement of Revenues, Expenses, and Changes in Net Position<sup>(1)</sup>**  
**For the Year Ended June 30, 2024**

|  |                       |
|--|-----------------------|
| Operating Revenues:                            |                       |
| Tax revenues                                   | \$1,548,442           |
| <i>Subtotal Operating Revenues</i>             | <i>\$1,548,442</i>    |
| Operating Expenses:                            |                       |
| Administrative fees                            | \$75,214              |
| Legal fees                                     | \$105,540             |
| <i>Subtotal Operating Expenses</i>             | <i>\$180,754</i>      |
| <b>Total Operating Income</b>                  | <b>\$1,367,688</b>    |
| Non-Operating Revenues/(Expenses):             |                       |
| Interest and dividend income                   | \$84,645              |
| Interest expense                               | (\$3,016,722)         |
| <b>Total Non-Operating Revenues/(Expenses)</b> | <b>(\$2,932,077)</b>  |
| <b>Change in Net Position</b>                  | <b>(\$1,564,389)</b>  |
| <b>Net Position, Beginning of Year</b>         | <b>(\$20,914,086)</b> |
| <b>Net Position, End of Year</b>               | <b>(\$22,478,475)</b> |

<sup>(1)</sup> Financial Statements are unaudited as of the date of this report.

**Statement of Cash Flows<sup>(1)</sup>**  
**For the Year Ended June 30, 2024**

|  |                    |
|--|--------------------|
| Cash Flows from Operating Activities:                  |                    |
| Cash receipts from primary government                  | \$1,112,724        |
| Cash payments for administrative fees                  | (\$110,584)        |
| Cash payments for legal fees                           | (\$136,485)        |
| <b>Net Cash Provided by Operating Activities</b>       | <b>\$865,655</b>   |
| Cash Flows from Investing Activities:                  |                    |
| Interest and dividends received on investments         | \$80,819           |
| <b>Net Cash Provided by Investing Activities</b>       | <b>\$80,819</b>    |
| Change in Cash Balance                                 | \$946,474          |
| Cash, Beginning of Year                                | \$1,521,906        |
| <b>Cash, End of Year</b>                               | <b>\$2,468,380</b> |
| Adjustments to Reconcile Operating Income to Net Cash: |                    |
| Operating Income                                       | \$1,367,688        |
| Adjustments:   |                    |
| Increase in due from primary government                | (\$435,718)        |
| Increase in accounts payable                           | (\$66,226)         |
| Increase in due from Charles Pointe 2008               | (\$89)             |
| <b>Net Cash Provided by Operating Activities</b>       | <b>\$865,655</b>   |

<sup>(1)</sup> Financial Statements are unaudited as of the date of this report.

## B. DESCRIPTION OF ACTIVITIES FOR FISCAL YEAR 2024

As of September 6, 2024, the Developer reported that the following activities have occurred within the Excise Tax District from July 1, 2023, through June 30, 2024 (“Fiscal Year 2024”):

- All Charles Pointe Crossing bond project requirements necessitated by the Bond Documents have been completed, including construction activities under contract executed with Wolfe’s Excavating, LLC for Charles Pointe EODD Project #2 – Contract #1 (Earthwork) along with Change Order No. 1 and Change Order No. 2. and construction activities under Change Order No. 3 through Change Order No. 7 executed with Wolfe’s Excavating, LLC for Charles Pointe EODD Project #2 – Contract #1 (Earthwork) to add on-site infrastructure improvements from Station 0+00 to Station 27+50 to the contract. Infrastructure improvements include all on-site water, wastewater, stormwater, gas, electric, and communication utilities, as well as all finished asphalt roadways, concrete sidewalks, curb and gutter, lighting, pavement markings, signage, and other items from Station 0+00 to Station 27+50 identified on plans dated April 3, 2020, referenced as “Charles Pointe EODD Project #2 – Contract #1 (Infrastructure).”
- By letter dated October 25, 2022, Genesis Partners, Limited Partnership (“Genesis”) gave UMB Bank, N.A. the Trustee, written notice of its election to declare a force majeure event pursuant to Section 4(a) of the Escrow Agreement (Deed of Trust and Release Proceeds), dated August 16, 2019, for the COVID-19 pandemic, citing the delays caused by the pandemic with respect to construction of the site preparation and the prevention and inability of Menard to construct and open its home improvement store within the time frame required under Menard’s Site Development Agreement with Charles Pointe Crossing, LLC. Genesis cited the starting date of March 11, 2020, being the formal declaration of such Force Majeure event, as declared by the World Health Organization (WHO), and an ending date, pursuant to letter from Menard, dated August 9, 2022, of thirty (30) months from the beginning thereof. Section 4(a) of the Escrow Agreement provides that the Escrow Fund Release Date shall be extended for a period equal to the duration of the Force Majeure. Based thereon, the Escrow Funds Release Date was proposed to be extended for a period of thirty (30) months from February 1, 2023.
- By letter dated March 28, 2023, Greenberg Traurig, P.A. / Attorneys at Law, provided the following written notice to Genesis Partners, Limited Partnership, Charles Pointe Economic Opportunity Development District Board, and The County Commission of Harrison County:

*UMB Bank, N.A., serves as successor indenture trustee (the “**Bond Trustee**”) under that certain Indenture of Trust dated August 16, 2019 (the “**Master Indenture**”), for the Series 2019 Excise Tax Bonds,<sup>1</sup> and Greenberg Traurig, P.A. serves as counsel to the Bond Trustee. I am in receipt of the email of February 9, 2023, enclosing Requisition No. 36 for the Series 2019A Excise Tax Bonds Project Fund and Requisition No. 01 for the Series 2019 Construction Contingency Fund (collectively, the “**February 9 Requisitions**”);<sup>2</sup> however, the Bond Trustee is unable to fund the February 9 Requisitions due to (i) continuing Events of Default under the Master Indenture, Development Agreement and other financing*

documents, and (ii) by operation of Sections 4.03 and 4.09 of the Master Indenture.

*As you are aware, Wilmington Trust, N.A., as prior trustee for the Series 2019 Excise Tax Bonds, provided notice that it had received insufficient funds to pay debt service on the Series 2019 Excise Tax Bonds due on December 1, 2021 (in the amount of \$1,049,375.00 in interest on the Series 2019A Excise Tax Bonds and \$460,500.00 in interest on the Series 2019B Excise Tax Bonds) and that \$549,772.70 was transferred from the Series 2019A Excise Tax Bonds Reserve Fund and \$460,305.81 was transferred from the Series 2019B Excise Tax Bonds Reserve Fund for the purpose of paying debt service on the Series 2019A Excise Tax Bonds and Series 2019B Excise Tax Bonds, respectively, in full. Pursuant to Section 9.01(c) of the Master Indenture, failure to maintain amounts on deposit in the Series 2019A Excise Tax Bonds Reserve Fund and the Series 2019B Excise Tax Bonds Reserve Fund in an amount equal to the respective Reserve Requirements for the Series 2019A Excise Tax Bonds and the Series 2019B Excise Tax Bonds for a period of ninety (90) consecutive days constitutes an Event of Default under the Master Indenture. As of March 1, 2022, the Series 2019A Excise Tax Bonds Reserve Fund was below the Reserve Requirement by \$549,207.74 and the Series 2019B Excise Tax Bonds Reserve Fund was below the Reserve Requirement by \$460,067.99. Such failure to maintain balances in the amount of the respective Reserve Requirements as of March 1, 2022, constituted an Event of Default under the Master Indenture for the Series 2019 Excise Tax Bonds. Such default has not been cured.*

*Further, the Construction Period – as defined in the Master Indenture – expired no later than August 16, 2022. As such, the Bond Trustee transferred (i) the funds remaining in the Series 2019A Project Fund to the Series 2019A Excise Tax Bonds Redemption Account, pursuant to Section 4.03B of the Master Indenture; and (ii) the funds remaining in the Series 2019 Construction Contingency Fund to the Series 2019B Excise Tax Bonds Redemption Account, pursuant to Section 4.09C of the Master Indenture. On June 1, 2023, the Bond Trustee intends to apply such funds to the extraordinary mandatory redemption of the Series 2019A Excise Tax Bonds and the Series 2019B Excise Tax Bonds, as applicable. Notwithstanding the forgoing, the Developers are obligated to pay amounts due to third parties as necessary to complete the Projects. See Development Agreement at §§ 4.03 (“The Developers shall complete the construction of the Projects and shall pay all costs of the Projects...regardless of whether the funds on deposit in the Series 2019A Excise Tax Bonds Project Fund, the Series 2019C Excise Tax Bonds Project Fund and the Construction Contingency Fund or funds otherwise available pursuant to the Indenture or any Supplemental Indenture are sufficient therefor.”); 4.05 (“The Developers acknowledge that any lack of availability of amounts in the Series 2019A Excise Tax Bonds Project Fund, the 2019C Excise Tax Bonds Project Fund, the Construction Contingency Fund or under the Indenture to fund the costs of the project shall in no way diminish the obligations of Developers under the Construction Contracts or this Development Agreement.”).*

- The West Virginia Legislature passed House Bill 3340, which modified the existing authority for a county commission or municipality to extend the term of certain tax incremental finance districts created prior to December 21, 2020, including The County Commission of Harrison County Development District No. 2 – Charles Pointe (the “Charles Pointe TIF District”). This legislation allows the County Commission of Harrison County to extend the term of the Charles Pointe TIF District by up to fifteen (15) years, from 2035 to 2050.
- State and county approvals have been secured for the elimination of term limits on the Charles Pointe Economic Opportunity Development District allowing for thirty (30) year bonds.
- The primary anchor for the Charles Pointe Crossing retail center, namely Menard, Inc., commenced construction on its home improvement and retail facilities in the second quarter of 2023, opened for business and commenced collection of Excise Taxes on January 29, 2024.
- The acquisition of excess WV Rt 279 right-of-way, originally included in the Charles Pointe Crossing Bond Project Fund expenditures but removed by the Trustee, has been completed with other private funding sources.
- WVDOT Division of Highways has completed State Project # S317-279/00-2.60 00 23 for WV 279 Improvements and I-79 Exit Ramp Modifications, with an estimated cost of \$3.3 million, to support the continued growth along the WV Route 279 corridor including access to the Charles Pointe Economic Opportunity Development District.
- Interstate Development entered into an agreement for the development of an approximately 200,000 SF shopping center on approximately 25 acres north of the Menards site and has Letters of Intent negotiated with tenants to occupy 188,000 SF of the shopping center. Site civil plans are now complete for the center and funding is being finalized.
- Construction of the Monongalia Health System, Inc. facility is expected to begin in the third quarter of 2024 and be completed and in service in late 2025/early 2026.
- The Developer has secured \$11 million in independent private funding for projects supporting and associated with the Mon Health Hospital, the Medical Complex, and future development at Charles Pointe. Projects being funded include:
  - Project 1: Site grading (stockpile relocation), approximately 1,400 LF of four lane roadway extension (Haden Boulevard) beyond the portion funded by the Charles Pointe Crossing Bond Project including finished asphaltic roadway, concrete sidewalks, curb & gutter, streetlighting, pavement markings, traffic signage, and landscaping, extension of water, sanitary sewer, stormwater, gas, electric, and telecommunication services. A construction contract was entered into with Laurita, Inc. on June 10, 2024, to perform the work and construction of Project 1 is underway.
  - Project 2: Construction of approximately 13,500 LF of permit required stream mitigation and approximately 12 acres of permit required wetland mitigation, construction management and other related costs to satisfy permit requirements for all planned future development disturbances within both the Property TIF District and the Economic Opportunity Development District. A turnkey contract was entered into with Water & Land Solutions, LLC. On May 22, 2024, and construction of Project 2 is underway.

## **C. RECOMMENDED PROGRAM OF SERVICES TO BE PERFORMED AND CAPITAL IMPROVEMENTS TO BE MADE WITHIN THE DISTRICT FOR FISCAL YEAR 2025**

### *District Operation and Administrative Services*

The day-to-day operation and administration of the district shall include legal, accounting and administration services, including but not limited, to the review and reconciliation of the funds and account established under the Indenture, review and reconciliation of the excise tax revenue deposits, preparation of monthly and yearly financial statements, IRS compliance reports, and services related to the continuing disclosure obligations of the District Board and Developer. Other services include the maintenance of the funds and accounts by the trustee.

### *Charles Pointe EODD Project #2*

As of September 6, 2024, the Developer reported that the following activity is anticipated in the Charles Pointe EODD Project #2 during Fiscal Year 2025.

- Complete construction of Project 1: Site grading (stockpile relocation), approximately 1,400 LF of four lane roadway extension (Haden Boulevard) beyond the portion funded by the Charles Pointe Crossing Bond Project including finished asphaltic roadway, concrete sidewalks, curb & gutter, streetlighting, pavement markings, traffic signage, and landscaping, extension of water, sanitary sewer, stormwater, gas, electric, and telecommunication services.
- Complete Project 2: Construction of approximately 13,500 LF of permit required stream mitigation and approximately 12 acres of permit required wetland mitigation, construction management and other related costs to satisfy permit requirements for all planned future development disturbances within both the Property TIF District and the Economic Opportunity Development District.
- Initiate planning and engineering for the next development phase of Charles Pointe Economic Opportunity Development District (Phase 3).

## **D. PROPOSED BUDGET FOR FISCAL YEAR 2025**

### *Development Budget*

As of June 30, 2024, \$28,069,977.01 has been expended for the construction of the Excise Tax District, representing 100.00% of the budget funded with the Series 2019 Bonds. The table on the following page shows the public improvements, the original budget, changes in the budget, the revised budget, and the amount spent by line item as reported by the Developer.

### Development Budget – Fiscal Year 2024

| Improvement   | Original Budget     | Budget Changes       | Revised Budget      | Spent to Date       | Percent Complete |
|---|---------------------|----------------------|---------------------|---------------------|------------------|
| Earthwork Contract #1                                 | \$14,247,857        | \$272,999            | \$14,520,856        | \$14,520,856        | 100%             |
| Utilities Relocations                                 | \$3,904,280         | (\$600,396)          | \$3,303,884         | \$3,303,884         | 100%             |
| Permits and Fees                                      | \$278,100           | (\$132,154)          | \$145,946           | \$145,946           | 100%             |
| Marketing, Planning, Permitting, Engineering & Design | \$1,215,697         | \$0                  | \$1,215,697         | \$1,215,697         | 100%             |
| Construction Phase Engineering                        | \$1,000,000         | \$779,248            | \$1,779,248         | \$1,779,248         | 100%             |
| Land Acquisitions                                     | \$260,000           | (\$260,000)          | \$0                 | \$0                 | 100%             |
| Easement Acquisitions                                 | \$876,640           | \$0                  | \$876,640           | \$876,640           | 100%             |
| Appraisals  | \$9,000             | \$0                  | \$9,000             | \$9,000             | 100%             |
| Project Management                                    | \$300,000           | \$0                  | \$300,000           | \$300,000           | 100%             |
| Stream & Wetland Mitigation                           | \$1,153,820         | (\$300,000)          | \$853,820           | \$853,820           | 100%             |
| Site Improvements & Utilities                         | \$4,787,123         | \$242,787            | \$5,029,910         | \$5,029,910         | 100%             |
| Other   | \$82,640            | (\$47,663)           | \$34,977            | \$34,977            | 100%             |
| Construction Contingency                              | \$1,845,000         | (\$1,845,000)        | \$0                 | \$0                 | 100%             |
| <b>Total</b>  | <b>\$29,960,157</b> | <b>(\$1,890,180)</b> | <b>\$28,069,977</b> | <b>\$28,069,977</b> | <b>100%</b>      |

Remaining funds in the 2019A Project Fund and Construction Contingency Fund were transferred to the 2019A Redemption Account and 2019B Redemption Account, respectively, to complete an extraordinary mandatory redemption of the associated bonds on June 1, 2023 according to Sections 4.03 and 4.09 of the Indenture. Accordingly, there are no remaining funds in the development budget.

#### *District Budget – Administrative Expenses and Debt Service*

The table on the following page provides a summary of anticipated revenues and expenses of the District for fiscal year ending June 30, 2025.



## District Budget – Fiscal Year 2025

### Expenses:

#### Series 2019A Debt Service:

|   |                    |
|---|--------------------|
| Interest payment due on December 1, 2024  | \$1,027,813        |
| Principal payment due on December 1, 2024 | \$395,000          |
| Interest payment due on June 1, 2025      | \$1,016,456        |
| Principal payment due on June 1, 2025     | \$420,000          |
| <i>Subtotal Series 2019A debt service</i> | <i>\$2,859,269</i> |

#### Series 2019B Debt Service:

|   |                  |
|---|------------------|
| Interest payment due on December 1, 2024  | \$396,375        |
| Interest payment due on June 1, 2025      | \$396,375        |
| <i>Subtotal Series 2019B debt service</i> | <i>\$792,750</i> |

#### **Total debt service**

**\$3,652,019**

#### Administrative Expenses:

|                        |          |
|------------------------|----------|
| Administrator expenses | \$39,300 |
| Legal expenses         | \$40,000 |
| Trustee expenses       | \$10,500 |

#### **Total Expenses**

**\$3,741,819**

### Available Funds:

|  |                      |
|--|----------------------|
| Available funds in the Charles Pointe Revenue Fund as of July 31, 2024           | (\$1,285,926)        |
| Estimated excise tax revenues to be received through June 1, 2025 <sup>(1)</sup> | (\$1,153,808)        |
| <b>Total available funds</b>   | <b>(\$2,439,734)</b> |
| <b>Expenditures over revenues</b>  | <b>\$1,302,085</b>   |

<sup>(1)</sup> Excise tax revenues through June 2025 are estimated based on the average of the prior three years actual amounts deposited to the Trustee. Assumes no new businesses open and pay excise tax revenues between September 2024 through June 2025.

As shown in the table above, the total expenses estimated for fiscal year 2025 are equal to \$3,741,819 and total available funds to pay expenses are estimated to equal \$2,439,734. As a result, expenditures are estimated to exceed estimated available funds as of July 31, 2024, by \$1,302,085 for fiscal year ending June 30, 2025.

The table on the following page identifies the monthly deposits received by the Trustee related to Excise Tax Revenues for Fiscal Year 2024. Please note, the deposit received in April 2024 for the filing period of February 2024 is the first month to include Excise Tax Revenues related to Menards.

### Excise Tax Revenues Deposited – Fiscal Year 2024

| <b>Filing Period</b> | <b>Deposited to Trustee</b> | <b>Distributed Amount</b> |
|----------------------|-----------------------------|---------------------------|
| May-23               | Jul-23                      | \$60,411.54               |
| Jun-23               | Aug-23                      | \$44,553.76               |
| Jul-23               | Sep-23                      | \$38,743.53               |
| Aug-23               | Oct-23                      | \$54,700.59               |
| Sep-23               | Nov-23                      | \$44,077.07               |
| Oct-23               | Dec-23                      | \$50,823.88               |
| Nov-23               | Jan-24                      | \$33,254.97               |
| Dec-23               | Feb-24                      | \$37,699.61               |
| Jan-24               | Mar-24                      | \$42,220.15               |
| Feb-24               | Apr-24                      | \$220,181.45              |
| Mar-24               | May-24                      | \$242,462.04              |
| Apr-24               | Jun-24                      | \$243,595.83              |



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.steptoe-johnson.com>

Writer's Contact Information  
[Eli.Tilley@Steptoe-Johnson.com](mailto:Eli.Tilley@Steptoe-Johnson.com)  
304-933-8115

October 1, 2024

**VIA EMAIL AND FIRST-CLASS MAIL**

Mr. Mitch Carmichael, Secretary ([Mitch.Carmichael@wv.gov](mailto:Mitch.Carmichael@wv.gov))  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305

**Re: 2024 Annual Tax Increment Financing Report – Harrison County**

Dear Mr. Carmichael:

Please find enclosed the Harrison County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Harrison County with respect to the fiscal year ending June 30, 2024:

1. The County Commission of Harrison County Development District No. 2 – Charles Pointe Project No. 1
2. The County Commission of Harrison County Development District No. 3 – White Oaks Project No. 1
3. The County Commission of Harrison County Development District No. 5 – White Oaks Industrial Project No. 1
4. The County Commission of Harrison County Development District No. 6 – NCWV Airport Project No. 1

This report is being filed pursuant to W. Va. Code § 7-11B-15(a). The Commission will also publish the annual statement in accordance with W. Va. Code § 7-11B-15(c).

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

  
Eli B. Tilley

Enclosure

Cc (w/encls): Laura Pysz-Laulis, County Administrator ([lpysz@harrisoncountywv.gov](mailto:lpysz@harrisoncountywv.gov))  
Todd E. Hooker, Deputy Director ([Todd.E.Hooker@wv.gov](mailto:Todd.E.Hooker@wv.gov))

West Virginia • Ohio • Kentucky • Pennsylvania • Texas • Colorado • Oklahoma

**TAX INCREMENT FINANCING ANNUAL REPORT**

***Fiscal Year Ending June 30, 2024***

**FILED WITH THE SECRETARY OF THE  
WEST VIRGINIA DEPARTMENT OF ECONOMIC DEVELOPMENT  
AND PUBLISHED AT  
[www.harrisoncountywv.com/](http://www.harrisoncountywv.com/)**

**The County Commission of Harrison County  
Tax Increment Financing Districts**

1. Harrison County Development District No. 2 “Charles Pointe Project No. 1”
2. Harrison County Development District No. 3 “White Oaks Project No. 1”
3. Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”
4. Harrison County Development District No. 6 “NCWV Airport Project No. 1”

**Submitted By:**

**The County Commission of Harrison County  
301 West Main Street  
Clarksburg, West Virginia 26301**

**Section I. TIF District and Project Information**

**1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

|                                    |                       |
|------------------------------------|-----------------------|
| Total Taxes Collected              | \$1,302,994.95        |
| Interest on Investments            | \$1,043.96            |
| <b>Total Revenues and Receipts</b> | <b>\$1,304,038.91</b> |

Harrison County Development District No. 3 “White Oaks Project No. 1”

|                                    |                       |
|------------------------------------|-----------------------|
| Total Taxes Collected              | \$2,060,827.90        |
| Interest on Investments            | \$1,663.85            |
| <b>Total Revenues and Receipts</b> | <b>\$2,062,491.75</b> |

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

|                                    |                    |
|------------------------------------|--------------------|
| Total Taxes Collected              | \$96,858.68        |
| Interest on Investments            | \$89.79            |
| <b>Total Revenues and Receipts</b> | <b>\$96,948.47</b> |

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

|                                    |                     |
|------------------------------------|---------------------|
| Total Taxes Collected              | \$517,522.01        |
| Interest on Investments            | \$3,961.60          |
| <b>Total Revenues and Receipts</b> | <b>\$521,483.61</b> |

**2) The amount and purpose of expenditures from the tax increment financing fund:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

|                         |  |
|-------------------------|--|
| Amount of Expenditures: | \$1,304,038.91   |
| Purpose:                | Payment of administrative expenses and tax increment debt obligations of District. |

Harrison County Development District No. 3 “White Oaks Project No. 1”

|                         |  |
|-------------------------|--|
| Amount of Expenditures: | \$2,062,491.75   |
| Purpose:                | Payment of administrative expenses and tax increment debt obligations of District. |

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

Amount of Expenditures: \$96,948,47  
Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

Amount of Expenditures: \$363,477.60  
Purpose: Payment of administrative expenses and tax increment debt obligations of District.

**3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:**

With the exception of District 6 for which no Tax Increment Revenue Bonds have been issued, all tax increment revenues, after payment of administrative expenses, in each of the Harrison County TIF Districts have been pledged to the payment of the District’s tax increment obligations and the payment of the administrative expenses of the respective Districts.

**4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

|                                  |                    |
|----------------------------------|--------------------|
| Total Personal Property          | \$167,407          |
| Total Real Property              | \$4,052,760        |
| <b>Total Base Assessed Value</b> | <b>\$4,220,167</b> |

Harrison County Development District No. 3 “White Oaks Project No. 1”

|                                  |                  |
|----------------------------------|------------------|
| Total Personal Property          | \$0              |
| Total Real Property              | \$187,300        |
| <b>Total Base Assessed Value</b> | <b>\$187,300</b> |

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

|                                  |                  |
|----------------------------------|------------------|
| Total Personal Property          | \$0              |
| Total Real Property              | \$175,690        |
| <b>Total Base Assessed Value</b> | <b>\$175,690</b> |

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

|                                  |                     |
|----------------------------------|---------------------|
| Total Personal Property          | \$25,782,661        |
| Total Real Property              | \$12,501,240        |
| <b>Total Base Assessed Value</b> | <b>\$38,283,901</b> |

- 5) **The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

|                                     |                      |
|-------------------------------------|----------------------|
| Total Personal Property             | \$9,464,894          |
| Total Real Property                 | \$101,422,610        |
| <b>Total Current Assessed Value</b> | <b>\$110,887,504</b> |

Harrison County Development District No. 3 “White Oaks Project No. 1”

|                                     |                      |
|-------------------------------------|----------------------|
| Total Personal Property             | \$24,067,801         |
| Total Real Property                 | \$98,287,180         |
| <b>Total Current Assessed Value</b> | <b>\$122,894,981</b> |

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$2,097,440         |
| Total Real Property                 | \$12,514,570        |
| <b>Total Current Assessed Value</b> | <b>\$14,612,010</b> |

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$73,494,375        |
| Total Real Property                 | \$13,616,220        |
| <b>Total Current Assessed Value</b> | <b>\$87,110,595</b> |

- 6) **The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

|                                   |                      |
|-----------------------------------|----------------------|
| Total Current Assessed Value      | \$110,887,504        |
| <less>                            |                      |
| Base Assessed Value               | <\$4,220,167>        |
| <b>Increase in Assessed Value</b> | <b>\$106,667,337</b> |

Harrison County Development District No. 3 “White Oaks Project No. 1”

|                                   |                      |
|-----------------------------------|----------------------|
| Total Current Assessed Value      | \$122,894,981        |
| <less>                            |                      |
| Base Assessed Value               | <\$187,300>          |
| <b>Increase in Assessed Value</b> | <b>\$122,707,681</b> |

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | <b>\$14,612,010</b> |
| <less>                            |                     |
| Base Assessed Value               | <\$175,690>         |
| <b>Increase in Assessed Value</b> | <b>\$14,436,320</b> |

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | <b>\$87,110,595</b> |
| <less>                            |                     |
| Base Assessed Value               | <\$38,283,901>      |
| <b>Increase in Assessed Value</b> | <b>\$48,826,694</b> |

**7) Payments made in lieu of taxes received and expended:**

There have been no payments made in lieu of taxes for the Harrison County TIF Districts.

**8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

In strict accordance with the “Memorandum of Understanding” dated September 1, 2005, Chapter 5G- Article 1, Chapter 5- Article 22 and Chapter 5- Article 22A of the West Virginia Code, as applicable; as well as Chapter 21-Article 5A (West Virginia State Prevailing Wage), Chapter 21-Article 1C (West Virginia Jobs Act), and Chapter 7-Article 11B (West Virginia Tax Increment Financing Act) of the West Virginia Code, Genesis Partners, Limited Partnership executed a contract with Gold Diggers, Inc. on March 13, 2008, in the amount of \$6,521,825.00, for the “Charles Pointe South Phase I Infrastructure Project”. On October 9, 2008, Contract Change Order No. 7 was executed for the additional work required for completion of the Project as described in the Series 2008B Tax Increment Revenue and Refunding Bonds documentation.<sup>1</sup>

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<sup>1</sup> This response includes only contracts that utilized Tax Incremental Financing funds. Additional contracts have been made that are incidental to the implementation and furtherance of the district and project, but such contracts were funded by private and other public funding sources.



Harrison County Development District No. 3 “White Oaks Project No. 1”

Contract awarded to Wolfe Excavating, LLC for infrastructure in the amount of \$2,154,342.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

There were no new contracts in the district during the current year.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

New Terminal Project has been awarded to Mascaro at an approximate cost of \$25 Million.

**9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

Please refer to Section II of the TIF Application for this district.

Harrison County Development District No. 3 “White Oaks Project No. 1”

Please refer to Section II of the TIF Application for this district.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

Please refer to Section II of the TIF Application for this district.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

Please refer to Section II of the TIF Application for this district.

**10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

No property acquisition, disposition, rehabilitation, repair, reconstruction, or remodeling has occurred during the current reporting year.

Harrison County Development District No. 3 “White Oaks Project No. 1”

There has been no TIF qualified property acquired or disposed of during the reporting.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

There has been no TIF qualified property acquired or disposed of during the reporting.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

None.

**11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:**

There have been no parcels of land in any of the Harrison County TIF Districts which have been acquired pursuant to eminent domain proceedings during the previous fiscal year.

**12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Harrison County Development District No. 3 “White Oaks Project No. 1”

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

**13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

Charles Pointe initiated development currently supports an estimated 1585 direct jobs and an estimated 1081 indirect jobs.

Harrison County Development District No. 3 “White Oaks Project No. 1”

The developer reports the following: “[t]here have been approximately 2,750 full and part time jobs created in the TIF district. The wage amounts are unknown.”

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

The developer reports the following: “[t]here have been approximately 30 full and part time jobs created in the TIF district. The wage amounts are unknown.”

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

The developer estimates that there are in excess of 100 construction jobs on the New Terminal Project currently underway in the district. There are approximately 1,500 full time jobs within the district supporting an aggregate payroll of approximately \$110,000,000 from multiple established private businesses, including, but not limited to, Mitsubishi Heavy Industries Regional Jet (MHI) (successor to Bombardier), Pratt Whitney, EASW, Air National Guard, Aurora-Boeing, and HQ Aero. Fairmont State Flight School and the Robert C. Byrd Mechanic Training school are growing.

**14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Secretary of the West Virginia Department of Economic Development may require:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

Amount of Disbursements: \$1,304,038.91

Purpose: Payment of administrative expenses and outstanding debt obligations.

Harrison County Development District No. 3 “White Oaks Project No. 1”

Amount of Disbursements: \$2,062,491.75

Purpose: Payment of administrative expenses and outstanding debt obligations.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

Amount of Disbursement: \$96,948.47

Purpose: Payment of administrative expenses and outstanding debt obligations.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

Amount of Disbursement: \$363,477.60

Purpose: Payment of administrative expenses and outstanding debt obligations.

**15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:**

There were no payments made in lieu of taxes in any of the Harrison County TIF Districts during the prior fiscal year.

**16) The status of the development or redevelopment plan and projects therein:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

Charles Pointe is a 1,700-acre master planned, mixed use, pedestrian friendly development combining residential, retail, office, and hospitality uses with amenities such as parks, schools, trails, community facilities, and recreational facilities. The Charles Pointe goal is to create an exemplary development that provides a sustainable environment to live and work thus attracting talent and businesses while creating jobs.

Charles Pointe, a \$1.5 billion Master Planned Community, encompasses over 1700 acres strategically located in the heart of north-central West Virginia’s growth area adjacent to and immediately accessible from interstate I-79 (six lanes), WV Route 279 (four lanes), WV State Route 131 (two lanes) and the North Central West Virginia Regional Airport (7000’ runway). Key access points throughout the development allow for great community and business access to healthcare and emergency services including the United Hospital Center and the Bridgeport Emergency Services Facility.

Several major West Virginia employers are located at Charles Pointe, including, Baker Tilly, Civil & Environmental Consultants, Inc., Harrison Rural Electrification, Noblis, the Bridgeport Conference Center, Fairmont Federal Credit Union, and several other retailers, doctor’s offices, daycare facilities, and small businesses. Key employers located within a one-mile radius of Charles Pointe include Mitsubishi Heavy Industries, Pratt & Whitney, Aurora Flight Services, the FBI, United Hospital Center, BHE Eastern Gas Transmission & Storage, Antero Resources, Steptoe & Johnson law offices and various related businesses.

The master plan area is located entirely within the City of Bridgeport, Harrison County, West Virginia, and all appropriate zoning has been established and approved via Planned Unit Developments (PUD’s). Currently the maximum allowable densities are approximately 2,350 residential units and 3.1 million square feet of commercial/office/retail use. Approximately 30% of the total area (over 400 acres) is dedicated green space including park areas, trail areas, and recreation.

State of the art utility provisions are presently available to support the master plan, all underground. Infrastructure extension plans, including broadband voice, video, and data to the premise, within the development have been prepared and continue in various stages

of construction. All environmental clearances have been obtained, including the Army Corp of Engineers permit, for the entire master plan area and complete build out approval from the West Virginia DOH.

Meticulous efforts in design and engineering of infrastructure encourage safe and efficient pedestrian movement throughout the community. Charles Pointe has planned over 20 miles of trails and sidewalks to promote a healthy community with initial phases of construction either complete or underway. To date, over 7 miles of trails and sidewalks have been constructed.

Building construction commenced in late 2004 on 156 acres north of Route 279 and is continues with multiple buildings and housing units complete or in various stages of construction. Non-residential construction completed to date totals over 800,000 square feet and an additional 410,000 square feet have been initiated. Over 450 residential units have been constructed to date and lots have been developed to allow for the construction of an additional 60 residential units. Homes have been sold in four neighborhoods and building lots have been fully developed in two additional neighborhoods including expansion of existing multifamily neighborhoods. Phase I construction is complete on the 40-acre “Bridgeport Recreation Complex at Charles Pointe”. This key amenity to the community and region opened in spring of 2012. Additional parcels have been conveyed for new planned community amenities, including a 17,500 SF civic multi-use facility in Charles Pointe North, and a 150,000 SF indoor recreation facility, known as the “Bridge”, in Charles Pointe South. Construction is now complete on both the civic multi-use facility and the indoor recreation facility. These facilities are open and operating. The Charles Pointe plan is consistent with that as represented by the approved Tax Increment Financing Application dated September 2, 2005.

Charles Pointe is a true public / private partnership supported by multiple private and public funding sources. To date, Charles Pointe has received authorization for over \$576 million in public improvements funding, of which over \$136 million has been expended. Committed private investments to date total over \$300 million of which over \$205 million is completed building construction.

Our related companies have been successfully working together in West Virginia since 1942. For our founder C.E. “Jim” Compton, it was not merely about the financial contribution, it was most definitely about improving the quality of life for his fellow man. With this strong heritage we truly understand the value of relationships and getting things done. We are dedicated to excellence through quality – creating value for our customers, employees, business partners and shareholders. Our planning efforts with West Virginia University, Carnegie Mellon University, government officials (local, state, and federal), Engineers’ Kimley-Horn and Land Planners’ Haden/Stanziale is unquestionably about improving quality of life and certainly focused on attracting talent to West Virginia.

Harrison County Development District No. 3 “White Oaks Project No. 1”

There will be 40 residential units built with a combination of rental and personal structures.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

None.

Harrison County Development District No. 6 “NCWV Airport Project No. 1” -

The hangar project was completed in the Summer of 2023. Terminal project is at 80% completion as of June 30, 2024.

**17) The amount of outstanding tax increment financing obligations:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

Tax Increment Refunding Revenue Bonds - Series 2008A -- **\$3,150,000**

Tax Increment Refunding Revenue Bonds - Series 2008B -- **\$28,145,000**

Harrison County Development District No. 3 “White Oaks Project No. 1”

Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt  
(Development District No. 3 - White Oaks) -- **\$17,543,000**

Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District  
No. 3 - White Oaks) -- **\$3,056,388.24**

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

Tax Increment Revenue Bonds - Series 2016A -- **\$1,400,000.00**

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

None.

**18) Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**

Harrison County Development District No. 2 “Charles Pointe Project No. 1”

The “Great Recession” of 2008 coupled with the recent pandemic of 2019 have obviously had a negative impact on the Master Plan and development timeline. As a result, the magnitude of the CED Assessments imposed in 2007 and subsequently assessed in 2010, intended as security for the bonds, have created a substantial financial burden on the development. Cumulative CED Assessment payments and contributions made to date by the developer total \$10,395,794. Additionally, cumulative base property tax and property tax increment paid by the developer since 2008 totals \$8,500,000.

| <b>CUMULATIVE CED<br/>ASSESSMENTS</b> | <b>CUMULATIVE PRIVATE<br/>BOND PAYMENTS</b> | <b>PAID BY<br/>DEVELOPER</b> |
|---------------------------------------|---|------------------------------|
| \$9,935,642                           | \$460,151                                   | \$10,395,794                 |

| <b>CUMULATIVE BASE<br/>PROPERTY TAX</b> | <b>CUMULATIVE PROPERTY<br/>TAX INCREMENT</b> | <b>PAID BY<br/>DEVELOPER</b> |
|---|--|------------------------------|
| \$1,800,000                             | \$6,700,000                                  | \$8,500,000                  |

Harrison County Development District No. 3 “White Oaks Project No. 1”

There will be 40 residential units built with a combination of rental and personal structures.

Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

None.

Harrison County Development District No. 6 “NCWV Airport Project No. 1”

None.

## **Section II. Attachments**

**Attachment 1:** Harrison County Development District No. 2 “Charles Pointe Project No. 1”

(On file with the West Virginia Department of Economic Development and The County Commission of Harrison County - Available Upon Request)

**Attachment 2:** Harrison County Development District No. 3 “White Oaks Project No. 1”

(On file with the West Virginia Department of Economic Development and The County Commission of Harrison County - Available Upon Request)

**Attachment 3:** Harrison County Development District No. 5 “White Oaks Industrial Project No. 1”

(On file with the West Virginia Department of Economic Development and The County Commission of Harrison County - Available Upon Request)

**Attachment 4:** Harrison County Development District No. 6 “NCWV Airport Project No. 1”

(On file with the West Virginia Department of Economic Development and The County Commission of Harrison County - Available Upon Request)



**GENESIS PARTNERS, LIMITED PARTNERSHIP**  
**600 Marketplace Avenue, Suite 350**  
**Bridgeport, West Virginia 26330**  
**(304) 808-8000**

September 20, 2024

Re: The County Commission of Harrison County  
Development District No. 2 - Charles Pointe  
Charles Pointe Project No.1

To: The County Commission of Harrison County

Genesis Partners, Limited partnership offers the following information for inclusion in a yearly T.I.F. report to be prepared by the County Commission relating to The County Commission of Harrison County Development District No. 2 - Charles Pointe Charles Pointe Project No.1(the" District") for the current reporting year:

1. Indicate whether there have been any payments made in lieu of taxes received and expended in the District, and if so, in what amounts:
  - *No payments in lieu of taxes have been received and expended in the District.*
2. Report on contracts made incidental to the implementation and furtherance of a development or redevelopment plan(s) or project(s):
  - *In strict accordance with the "Memorandum of Understanding" dated September 1, 2005, Chapter 5G- Article 1, Chapter 5- Article 22 and Chapter 5- Article 22A of the West Virginia Code, as applicable; as well as Chapter 21-Article 5A (West Virginia State Prevailing Wage), Chapter 21-Article 1C (West Virginia Jobs Act), and Chapter 7-Article 11B (West Virginia Tax Increment Financing Act) of the West Virginia Code, Genesis Partners, Limited Partnership executed a contract with Gold Diggers, Inc .on March 13, 2008, in the amount of \$6,521,825.00, for the "Charles Pointe South Phase I Infrastructure Project". On October 9, 2008, Contract Change Order No. 7 was executed for the additional work required for completion of the Project as described in the Series 2008B Tax Increment Revenue and Refunding Bonds documentation.<sup>1</sup>*

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<sup>1</sup> This response includes only contracts that utilized Tax Incremental Financing funds. Additional contracts have been made that are incidental to the implementation and furtherance of the district and project, but such contracts were funded by private and other public funding sources.

3. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:
  - *No property acquisition, disposition, rehabilitation, repair, reconstruction, or remodeling has occurred during the current reporting year.*
4. Indicate whether any parcels of land in the District were acquired by or through eminent domain proceedings:
  - *No parcels of land in the District were acquired by or through eminent domain proceedings.*
5. The number, type and duration of the jobs created and the annualized wage and benefits:
  - *Charles Pointe initiated development currently supports an estimated 1585 direct jobs and an estimated 1081 indirect jobs.*
6. The status of the development or redevelopment plan and projects therein:
  - *Charles Pointe is a 1,700-acre master planned, mixed use, pedestrian friendly development combining residential, retail, office, and hospitality uses with amenities such as parks, schools, trails, community facilities, and recreational facilities. The Charles Pointe goal is to create an exemplary development that provides a sustainable environment to live and work thus attracting talent and businesses while creating jobs.*
  - *Charles Pointe, a \$1.5 billion Master Planned Community, encompasses over 1700 acres strategically located in the heart of north-central West Virginia's growth area adjacent to and immediately accessible from interstate I-79 (six lanes), WV Route 279 (four lanes), WV State Route 131 (two lanes) and the North Central West Virginia Regional Airport (7000' runway). Key access points throughout the development allow for great community and business access to healthcare and emergency services including the United Hospital Center and the Bridgeport Emergency Services Facility.*
  - *Several major West Virginia employers are located at Charles Pointe, including, Baker Tilly, Civil & Environmental Consultants, Inc., Harrison Rural Electrification, Noblis, the Bridgeport Conference Center, Fairmont Federal Credit Union, and several other retailers, doctor's offices, daycare facilities, and small businesses. Key employers located within a one-mile radius of Charles Pointe include Mitsubishi Heavy Industries, Pratt & Whitney, Aurora Flight Services, the FBI, United Hospital Center, BHE Eastern Gas Transmission & Storage, Antero Resources, Steptoe & Johnson law offices and various related businesses.*

- *The master plan area is located entirely within the City of Bridgeport, Harrison County, West Virginia, and all appropriate zoning has been established and approved via Planned Unit Developments (PUD's). Currently the maximum allowable densities are approximately 2,350 residential units and 3.1 million square feet of commercial/office/retail use. Approximately 30% of the total area (over 400 acres) is dedicated green space including park areas, trail areas, and recreation.*
- *State of the art utility provisions are presently available to support the master plan, all underground. Infrastructure extension plans, including broadband voice, video, and data to the premise, within the development have been prepared and continue in various stages of construction. All environmental clearances have been obtained, including the Army Corp of Engineers permit, for the entire master plan area and complete build out approval from the West Virginia DOH.*
- *Meticulous efforts in design and engineering of infrastructure encourage safe and efficient pedestrian movement throughout the community. Charles Pointe has planned over 20 miles of trails and sidewalks to promote a healthy community with initial phases of construction either complete or underway. To date, over 7 miles of trails and sidewalks have been constructed.*
- *Building construction commenced in late 2004 on 156 acres north of Route 279 and is continues with multiple buildings and housing units complete or in various stages of construction. Non-residential construction completed to date totals over 800,000 square feet and an additional 410,000 square feet have been initiated. Over 450 residential units have been constructed to date and lots have been developed to allow for the construction of an additional 60 residential units. Homes have been sold in four neighborhoods and building lots have been fully developed in two additional neighborhoods including expansion of existing multifamily neighborhoods. Phase I construction is complete on the 40-acre "Bridgeport Recreation Complex at Charles Pointe". This key amenity to the community and region opened in spring of 2012. Additional parcels have been conveyed for new planned community amenities, including a 17,500 SF civic multi-use facility in Charles Pointe North, and a 150,000 SF indoor recreation facility, known as the "Bridge", in Charles Pointe South. Construction is now complete on both the civic multi-use facility and the indoor recreation facility. These facilities are open and operating.*
- *The Charles Pointe plan is consistent with that as represented by the approved Tax Increment Financing Application dated September 2, 2005.*

- *Charles Pointe is a true public / private partnership supported by multiple private and public funding sources. To date, Charles Pointe has received authorization for over \$576 million in public improvements funding, of which over \$136 million has been expended. Committed private investments to date total over \$300 million of which over \$205 million is completed building construction.*
- *Our related companies have been successfully working together in West Virginia since 1942. For our founder C.E. “Jim” Compton, it was not merely about the financial contribution, it was most definitely about improving the quality of life for his fellow man. With this strong heritage we truly understand the value of relationships and getting things done. We are dedicated to excellence through quality – creating value for our customers, employees, business partners and shareholders. Our planning efforts with West Virginia University, Carnegie Mellon University, government officials (local, state, and federal), Engineers’ Kimley-Horn and Land Planners’ Haden/Stanziale is unquestionably about improving quality of life and certainly focused on attracting talent to West Virginia.*

7. Additional information that may be helpful to the Commission in preparing the annual report:

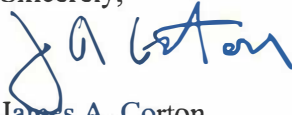
- *The “Great Recession” of 2008 coupled with the recent pandemic of 2019 have obviously had a negative impact on the Master Plan and development timeline. As a result, the magnitude of the CED Assessments imposed in 2007 and subsequently assessed in 2010, intended as security for the bonds, have created a substantial financial burden on the development. Cumulative CED Assessment payments and contributions made to date by the developer total \$10,395,794. Additionally, cumulative base property tax and property tax increment paid by the developer since 2008 totals \$8,500,000.*

| <b>CUMULATIVE CED ASSESSMENTS</b> | <b>CUMULATIVE PRIVATE BOND PAYMENTS</b> | <b>PAID BY DEVELOPER</b> |
|-----------------------------------|---|--------------------------|
| \$9,935,642                       | \$460,151                               | \$10,395,794             |

| <b>CUMULATIVE BASE PROPERTY TAX</b> | <b>CUMULATIVE PROPERTY TAX INCREMENT</b> | <b>PAID BY DEVELOPER</b> |
|-------------------------------------|--|--------------------------|
| \$1,800,000                         | \$6,700,000                              | \$8,500,000              |

We hope the information provided is helpful to the County Commission in preparing its required yearly T.I.F. report. As always, we appreciate the support and efforts of the County Commission regarding Charles Pointe.

Sincerely,

A handwritten signature in blue ink, appearing to read "J A Corton". The signature is fluid and cursive, with the first name "J" being a large, stylized letter.

James A. Corton

Genesis Partners, Limited Partnership



## HIGH TECH CORRIDOR DEVELOPMENT, LLC

600 White Oaks Boulevard

P. O. Box 940

Bridgeport, WV 26330

Phone: (304) 624-4108

September 16, 2024

Ell B. Tilley

Associate  
Steptoe & Johnson PLLC  
400 White Oaks Boulevard  
Bridgeport, WV 26330

RE: Annual TIF Reporting – Harrison County Development  
District No. 3 “White Oaks Project No. 1”

Dear Mr. Tilley:

I am pleased to report the following information which you requested regarding the above referenced TIF project. The report includes information known to us regarding contracts for both the TIF and non-TIF projects information with respect to jobs created pursuant to TIF projects and non-TIF projects. For some of the non-TIF projects we do not have the number of employees or specific wage and benefits information. This report covers the period from our last report dated September 12, 2023. Responding in the order of your request the information is as follows:

1. Indicate whether there have been any payments made in lieu of taxes received and expended in the District. And if so, in what amounts? **There have been no payments in lieu of taxes.**
2. Provide a brief summary of any contracts made incidental to the implementation and furtherance of the District (i.e., a summary of contracts that were publicly bid and/or awarded for infrastructure work in the District). **Contract awarded to Wolfe Excavating, LLC for infrastructure in the amount of \$2,154,342**
3. Provide the cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled in the District **There has been no TIF qualified property acquired or disposed of during the reporting.**

September 16, 2024

4. Indicate whether any parcels of land in the District were acquired by or through the Initiation of eminent domain proceedings. And if so, please provide the number of such parcels. **Not Applicable**

5. Provide the number, type, and duration of the Jobs created within the District, as well as the annualized wages and benefits paid. **There have been approximately 2,750 full and part time Jobs created in the TIF district. The wage amounts are unknown.**

6. There has been no change in the development or redevelopment plan. **None other than discussed in 2 above.**

7. Provide any additional information that may be helpful to the Commission in preparing the annual report which is not captured by any of foregoing items. **There will be 40 residential units built with a combination of rental and personal structures.**

If I can provide any further information or if there are specific questions, do not hesitate to contact me.

Very truly yours,



H. Wood Thrasher

# **HIGH TECH CORRIDOR DEVELOPMENT, LLC**

**600 White Oaks Boulevard**

**P. O. Box 940**

**Bridgeport, WV 26330**

**Phone: (304) 624-4108**

**September 16, 2024**

**Ell B. Tilley**

**Associate  
Steptoe & Johnson PLLC  
400 White Oaks Boulevard  
Bridgeport, WV 26330**

**RE: Annual TIF Reporting – Harrison County Development  
District No. 5 “White Oaks Project No. 1”**

**Dear Mr. Tilley:**

I am pleased to report the following information which you requested regarding the above referenced TIF project. The report includes information known to us regarding contracts for both the TIF and non-TIF projects information with respect to jobs created pursuant to TIF projects and non-TIF projects. For some of the non-TIF projects we do not have the number of employees or specific wage and benefits information. This report covers the period from our last report dated September 12, 2023. Responding in the order of you request the information is as follows:

1. Indicate whether there have been any payments made in lieu of taxes received and expended in the District. And if so, in what amounts? **There have been no payments in lieu of taxes.**
2. Provide a brief summary of any contracts made incidental to the implementation and furtherance of the District (i.e., a summary of contracts that were publicly bid and/or awarded for infrastructure work in the District). **None**
3. Provide the cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled in the District **There has been no TIF qualified property acquired or disposed of during the reporting.**



September 16, 2024

4. Indicate whether any parcels of land in the District were acquired by or through the Initiation of eminent domain proceedings. And if so, please provide the number of such parcels. **Not Applicable**

5. Provide the number, type, and duration of the jobs created within the District, as well as the annualized wages and benefits paid. **There have been approximately 30 full and part time jobs created in the TIF district. The wage amounts are unknown.**

6. There has been no change in the development or redevelopment plan. **None**

7. Provide any additional information that may be helpful to the Commission in preparing the annual report which is not captured by any of foregoing items. **None**

If I can provide any further information or if there are specific questions, do not hesitate to contact me.

Very truly yours,



H. Wood Thrasher



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.stepToe-johnson.com>

Writer's Contact Information  
Eli.Tilley@StepToe-Johnson.com  
304-933-8115

October 1, 2024

***Via Email and Certified Mail***

Laura Pysz-Laulis  
lpysz@harrisoncountywv.gov  
229 South 3<sup>rd</sup> Street, 3<sup>rd</sup> Floor  
Clarksburg, WV 26301

Re: *In Re: Harrison County Development District No. 6 –  
NCWV Airport Project No. 1*

Dear Mrs. Pysz-Laulis:

Please accept this letter as an updated summary of the status of the Harrison County Development District No. 6, NCWV Airport Project No. 1. We have been provided the following information by Shawn Long, the Deputy Airport Director of North Central West Virginia Airport (CKB):

**1) Payments made in lieu of taxes received and expended:**

- There have been no payments in lieu of taxes.

**2) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

- New Terminal Project has been awarded to Mascaro at an approximate cost of \$25 Million.

**3) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remolded:**

- None

**4) Indicate whether any parcels of land in the District were acquired by or through the initiation of eminent domain proceedings. And if so, please provide the number of such parcels:**

- Not Applicable

West Virginia • Ohio • Kentucky • Pennsylvania • Texas • Colorado • Oklahoma

**5) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**

- The developer estimates that there are in excess of 100 construction jobs on the New Terminal Project currently underway in the district. There are approximately 1,500 full time jobs within the district supporting an aggregate payroll of approximately \$110,000,000 from multiple established private businesses, including, but not limited to, Mitsubishi Heavy Industries Regional Jet (MHI) (successor to Bombardier), Pratt Whitney, EASW, Air National Guard, Aurora-Boeing, and HQ Aero. Fairmont State Flight School and the Robert C. Byrd Mechanic Training school are growing.

**6) The status of the development or redevelopment plan and projects therein:**

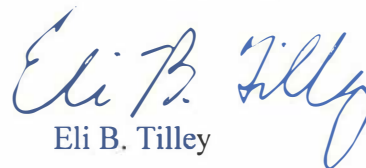
- The hanger project was completed in the Summer of 2023.
- Terminal project is at 80% completion as of June 30, 2024.

**7) Any additional information the County Commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**

- None.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

  
Eli B. Tilley

# **City of Huntington**

## **Project Descriptions & Annual Reports**

### **Section 9:**

- TIF District #1, Project #1, Downtown
- TIF District #1, Project #2, Downtown  
Dev/Redevelopment (Civic Center)
- TIF District #2, Kinetic Park

# City of Huntington

## TIF District #1, Downtown Project #1

### The TIF District:

An ordinance creating the TIF District was enacted by the City on November 8, 2004. The TIF District includes a large portion of the Downtown Central Business District. Included in the TIF District are multiple downtown businesses, local, state and federal governmental offices and residential properties. The TIF District also includes the Pullman Square retail and entertainment complex. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit in the form of public infrastructure improvements from funds to be generated in the TIF Fund over the 30-year life of the TIF District.

The City and the Authorized Agent have been active participants in developments within the TIF District. Both entities have funded improvements to 3<sup>rd</sup> Avenue that included streetscape improvements and new signalization that created a two-way street from a previously one-way high-speed artery. These improvements have benefited businesses located along this corridor including the recently opened Pullman Square development. Establishing the TIF District will allow the City to maximize economic development within the Downtown.

### The TIF Project:

The TIF Project includes improvements to public infrastructure within the District, including, but not limited to public street resurfacing, utility improvements, sidewalks, curbs and curb cuts, lighting, landscaping and gateway entrances ("Public Improvements"). The TIF Project includes Public Improvements located on (i) 9<sup>th</sup> Street between 3<sup>rd</sup> Avenue and 5<sup>th</sup> Avenue (ii) 3<sup>rd</sup> Avenue between 8<sup>th</sup> Street and 13<sup>th</sup> Street (iii) 4<sup>th</sup> Avenue between 9<sup>th</sup> Street and 10<sup>th</sup> Street, and (iv) other public improvements within the TIF District.

The Public Improvements are vital to leverage the existing \$60 million dollar public/private partnership that created the Pullman Square development. Pullman Square has revitalized a long vacant two square block area of Downtown Huntington. While Pullman Square is the nexus of Downtown development the City has identified areas that are adjacent to Pullman Square that would benefit from the needed Public Improvements.

The hallmark of the Project is the planned improvements to 9<sup>th</sup> Street between 3<sup>rd</sup> and 5<sup>th</sup> Avenues. Often referred to as the "9<sup>th</sup> Street Plaza", this area was closed to traffic during the 1970's creating a pedestrian mall. Unfortunately, the lack of automobile traffic and parking led to a sharp decline in customers for many of the businesses located on the 9<sup>th</sup> Street Plaza. Vacancies soon became commonplace. During the 1990's limited one-way traffic and parking returned to 9<sup>th</sup> Street Plaza. This change has proven to be helpful in returning customers to the businesses that remain on the 9<sup>th</sup> Street Plaza. However, a return to two-way traffic with angled parking, and pedestrian friendly sidewalks is envisioned.

The TIF Project is consistent with the stated goals and objectives of the TIF Amendment to the West Virginia Constitution, as well as City's comprehensive planning regarding economic development and revitalization of Downtown. Additionally, the TIF Project achieves the City's goal of redevelopment and reuse of the Downtown area and removal of slum and blight.

## **TIF District #1, Downtown Project #2 Dev/Redevelopment (Civic Center)**

### **The TIF District:**

The City of Huntington (the "City") entered an Ordinance on November 8, 2004 creating the property tax increment financing district known as "The City of Huntington Downtown Development/Redevelopment District No. 1" (the "TIF District") consisting generally of the downtown area of the City, including between 5th and 13th Streets from the Ohio River to 5 ½ Alley, and area between 13th Street and Hal Greer Boulevard from 4 ½ Alley to Commerce Avenue and 8th, 9th and 10th Streets beyond 5 ½ Alley to the CSX railroad tracks, and established a tax increment financing fund (the "TIF Fund") wherein the regular levy property taxes attributable to the amount by which the current assessed value of real and tangible personal property having a tax situs in the TIF District exceeds the base assessed value of the property (the "Tax Increment Revenues") shall be deposited to facilitate projects in the TIF District and the issuance of tax increment financing obligations. A map of the TIF District is provided in Attach. 1.

### **The TIF Project:**

The City is proposing a new project plan which would provide for the design, acquisition, construction and equipping of public improvements within, or for the benefit of, the TIF District specifically including, but not limited to, additions, betterments and improvements to Huntington Civic Arena, water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, utility relocations, street lighting, real property and right-of-way acquisition, demolition and site preparation, and related infrastructure, on land within the TIF District or located near the TIF District and which contains facilities which serve or benefit the TIF District ("Project Plan No. 2") and as displayed on the map in Attachment 2.

## **TIF District #2, Kinetic Park**

### **The TIF Project:**

This project plan for the City of Huntington Kinetic Park Development/Redevelopment District No. 2 (the "District") has been developed by the City of Huntington (the "City") pursuant to West Virginia Code Section 7-11B-8.

1. The entire project will be contained within the boundaries of the District. The project consists of the following infrastructure improvements: redundant broadband, power requirements, roadways, trails, paths, green spaces, landscaping and any other infrastructure uses as approved by the HMDA Board.
2. Since the formation of the District the tax has been collected by the District. Therefore, the implementation of the project plan will not result in any additional negative financial impact on the levying bodies. The economic impact on the levying bodies was set forth in the original application submitted to the Development Office for formation of the District prior to the formation of the District. The development of the infrastructure will enhance future development within the District and will result in greater economic activity and local and state tax revenue. If the proposed improvements are not built then future development will not be as robust as and resulting economic activity and tax revenues will be lower than will be present with the improvements.
3. The cost of the infrastructure projects comprising the project plan will be paid in approximately seven years from tax increment revenues.

4. The estimated project costs total \$700,000 and are as follows: redundant broadband \$245,000, alternative power sources \$200,000, street lights and other infrastructure improvements \$255,000.
5. The project will be internally financed through tax increment revenues and cash reserves of the Huntington Municipal Development Authority (“HMDA”). To the extent that HMDA’s cash reserves are used to pay project costs HMDA will be reimbursed from the TIF Fund for such expenditures when tax increment revenues are available. No tax increment financing obligations will be issued with respect to the project.
6. The certification of the Cabell County Assessor of the base assessed value of real and tangible personal property in the District is attached.
7. No revenues other than tax increment revenues are expected to be deposited in the TIF Fund.
8. A map of the District is attached.
9. A map showing the location of the proposed infrastructure improvements constituting the project is attached.
10. No change in zoning is required.
11. No cross-references to any master plans, maps, building codes or municipal ordinances or county commission orders are required.
12. There will not be any nonproject costs other than legal fees. Legal fees associated with the project plan and the actions taken by the City and the District in obtaining approval of the project plan and authorizing the project are estimated at \$7,500.
13. No persons will be relocated.
14. A certificate from Workmen’s Compensation is not required since only the City, and no private developer will be involved.
15. A certificate from the Sheriff is not required since only the City, and no private developer will be involved.

## **TIF District #2, Kinetic Park -- Amendment**

### **The TIF District:**

The City of Huntington Kinetic Park Development/Redevelopment District No. 2 (the “TIF District”) is located in the Kinetic Park area of Huntington.

The TIF District is generally referred to as the Kinetic Park. It is comprised of 35 acres, with approximately 15.7 acres available, and is located between Interstate 64 and West Virginia Route 10. Kinetic Park is designed to accommodate high-tech office buildings, laboratories and other advanced facilities on its upper 25 acres, and is located within the Huntington-Ironton Empowerment Zone. The lower 12 acre site in the TIF District is reserved for commercial businesses.

### **The TIF Project:**

Beginning in 2011, the City undertook certain public infrastructure projects within the TIF District, including specifically redundant broadband, power requirements, roadways, trails, paths, green spaces, landscaping and other approved infrastructure improvements (the “Original TIF Project”).

The City has proposed amending the Original TIF Project to include certain public infrastructure projects within the TIF District, including specifically: maintenance of retention ponds, slip repair, stream bank maintenance, water runoff redirection, roadways, trails, paths, green spaces, landscaping and other approved infrastructure improvements (the “Amended TIF Project”).



October 1, 2024

Mr. Todd E. Hooker, Sr. Manager  
Financial Programs and National Accounts  
West Virginia Department of Economic Development  
1900 Kanawha Blvd East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Mr. Hooker:

Pursuant to WV Code §7-11B-15, the City of Huntington Finance Division is providing the enclosed Annual Report for TIF District No. 1, City of Huntington Downtown Tax Increment Financing District. An approved Project Plan for The City of Huntington Downtown Tax Increment Financing Project No. 1 is on file with the West Virginia Development Office (approved August 3, 2005). An approved Project Plan for the City of Huntington Downtown Tax Increment Financing Project No. 2 is also on file with the West Virginia Development Office (approved December 10, 2019.) An approved Project Plan Amendment for the City of Huntington Downtown Development/Redevelopment District No.1 and City of Huntington Downtown Tax Increment Financing Project No. 3 are on file with the West Virginia Department of Economic Development (approved December 7, 2023).

Should you have any additional questions, please do not hesitate to contact me at the following address:

City of Huntington  
Finance Division  
PO Box 1659  
Huntington, WV 25717

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Burks", is written over the typed name.

Kathy Burks  
Finance Director  
City of Huntington

Cc: Mayor Steve Williams – City of Huntington  
John C. Stump, Esq. – City of Huntington TIF Counsel  
Janet Shelburne – Wesbanco Bank, Inc. – Bond Trustee



**Annual Report by City of Huntington**  
**City of Huntington Downtown Tax Increment Financing District No. 1**  
**June 30, 2024**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of June 30, 2024 the tax increment financing fund had bank balances as follows:

|                                      |    |   |
|--------------------------------------|----|---|
| TIF Increment Fund- P&I              | \$ | 38,598.43 (From Tax Increment and Earnings)         |
| TIF Increment Fund- Revenue          |    | 74,146.75 (From Tax Increment and Earnings)         |
| TIF Increment Fund- Admin            |    | 2,526.24 (From Tax Increment and Earnings)          |
| TIF Increment Fund- Debt Svc         |    | 243,941.46 (From Tax Increment and Earnings)        |
| TIF Increment Fund- Surplus Checking |    | <u>355,030.55 (From Tax Increment and Earnings)</u> |
| Total                                | \$ | <u>714,243.43</u>                                   |

As of the fiscal year ended June 30, 2024 the TIF had received the following funds:

| <u>Revenue Category</u>   | <u>FY2024</u> | <u>Aggregate Projects</u> |
|---------------------------|---------------|---------------------------|
| TIF Bond Proceeds         | \$ 0.00       | 5,508,000.00              |
| TIF Interest Earnings     | 34,683.45     | 209,303.15                |
| TIF Grant Revenue         | 0.00          | 800,000.00                |
| TIF Fund Collections      | 322,475.85    | 4,974,237.13              |
| TIF Miscellaneous Revenue | 0.00          | 0.00                      |
| Total                     | \$ 357,159.30 | \$11,491,540.28           |

(2) The amount and purpose of expenditures from the tax increment financing fund:

As of the fiscal year ended June 30, 2024 the following funds were expended:

| <u>Expense Category</u>      | <u>FY2024</u>   | <u>Aggregate Projects</u> |
|------------------------------|-----------------|---------------------------|
| TIF Costs of Bond Issuance   | \$ 0.00         | \$ 448,484.61             |
| TIF Construction Costs       | 0.00            | 5,351,445.89              |
| TIF Bond Principal Reduction | 176,000.00      | 3,218,992.39              |
| TIF Bond Interest Expense    | 66,308.50       | 1,486,796.39              |
| TIF Administration           | <u>2,500.00</u> | <u>41,549.59</u>          |
| Total                        | \$ 244,808.50   | \$10,547,268.87           |

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

As of the date of this report, there have been two Tax Increment Revenue Bonds issued in the District. The \$2,450,000 Series 2006 City of Huntington (West Virginia) Tax Increment Revenue Bond (Downtown Project No. 1) was issued June 28, 2006. On December 30, 2019, the \$3,058,000 Series 2019 City of Huntington Tax Increment and Refunding Bond (Downtown Project No.2) was issued to refund and redeem in full the Series 2006 Tax Increment Revenue Bonds (Downtown Project No. 1) and to (i) finance the costs of the design, acquisition, constructing and equipping of the TIF Project No.2; (ii) fund a reserve for the Series 2019 bonds; and (iii) pay costs of issuing the Series 2019 bonds. As of June 30, 2024, \$3,058,000 of the Series 2019 bonds were issued and \$2,289,000 of principal was outstanding.

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate:

The base-assessed value of the City of Huntington Downtown Tax Increment Financing District No. 1 is \$75,277,254.

(5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

The current assessed value of the City of Huntington Tax Increment Financing District No. I is \$103,369,467 (July 1, 2023 Assessment Date).

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

The net increase in the assessed value is \$29,641,700.

(7) Payments made in lieu of taxes received and expended:

As of the date of this report, there have been no payments made in lieu of taxes in the District.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

As of the date of this report, no incidental contracts have been signed.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:

The Project Plan for The City of Huntington Downtown Tax Increment Financing Project No. 1, as approved on August 3, 2005, is on file with the West Virginia Development Office. The Project Plan for the City of Huntington Downtown Tax Increment Financing Project No. 2, as approved on December 10, 2019, is also on file with the West Virginia Development Office. An approved Project Plan Amendment for the City of Huntington Downtown Development/Redevelopment District No. I and City of Huntington Downtown Tax Increment Financing Project No. 3 are on file with the West Virginia Department of Economic Development (approved December 7, 2023).

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

The Marshall Health Arena (formerly Mountain Health Arena), located in the heart of the District, has completed a \$5 million dollar renovation from taxable improvement bond funds (not TIF bonds) secured in late 2010. The improvements include all new seating, enhanced ventilation including a new furnace, updated meeting areas and planned improvements to the plaza. In FY2020, renovations in excess of \$900,000 were made to the Arena including a complete remodeling of the Conference Center and new painting, sound system, and signage to the exterior of the building.

The City of Huntington Downtown Tax Increment Financing Project No. 2 was approved by the West Virginia Development Office on December 10, 2019. Subsequently, on December 23, 2019, the City Council enacted an ordinance approving the Project Plan for the development district consisting of design, acquisition, and construction and equipping of public improvements specifically including, but not limited to, additions, betterments, and improvements to Marshall Health Arena, streetscape systems, street lighting, and related infrastructure. The first phase of the project generally includes a shade structure for live performances and opportunities for outdoor movies, a graphic screen wall to create outdoor event space, sidewalk improvements, water features, and site amenities and landscaping to the plaza area. City Council approved the contract for the plaza upgrades on August 31, 2020, to be funded by the Series 2019 TIF bond. Additionally, the project received \$500,000 of Federal matching funds from the U.S. Department of the Interior National Park Service Land and Water Conservation Fund (LWCF). LWCF financial assistance is provided to support projects to develop basic outdoor recreational facilities to serve the present and future outdoor recreational demands and needs of the general public. This grant provided financial assistance to the West Virginia Development Office, on behalf of the City of Huntington, to renovate the Civic Arena Plaza to transform the area into a public recreational space. Construction on the Civic Arena plaza upgrades were substantially completed during FY 2021.

Beginning FY2022 and continuing through FY2024, significant interior renovations were made to Marshall Health Arena including improvements to the concession stands, restrooms, and dressing rooms through a combination of a U.S. Small Business Administration Shuttered Venue Operator's Grant and local funds.

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:

As of the date of this report, no land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:

The project projections for job creation are outlined in Section B (2) of the Project Plan for The City of Huntington Downtown Tax Increment Financing Project No. 1 (on file with the WV Development Office.)

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

Employment numbers and wages remained steady with no major changes in FY 2024.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of the development office may require:

During the fiscal year ended June 30, 2024 the following funds were expended:

| Expense Category             | FY2024        | Aggregate Projects |
|------------------------------|---------------|--------------------|
| TIF Costs of Bond Issuance   | \$ 0.00       | \$ 448,484.61      |
| TIF Construction Costs       | 0.00          | 5,351,445.89       |
| TIF Bond Principal Reduction | 176,000.00    | 3,218,992.39       |
| TIF Bond Interest Expense    | 66,308.50     | 1,486,796.39       |
| TIF Administration           | 2,500.00      | 41,549.59          |
| Total                        | \$ 244,808.50 | \$10,547,268.87    |

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein:

The City of Huntington Downtown Tax Increment Financing Project No. 1 was approved by the West Virginia Development Office on August 3, 2005. Subsequently, on August 22, 2005, the City Council enacted an ordinance approving the project plan for the Development District consisting generally of certain infrastructure improvements, including, but not limited to, street resurfacing, utilities, sidewalks, lighting and landscaping together with all necessary related facilities. In addition to TIF Funds, the Huntington – Ironton Empowerment Zone, Inc. pledged \$400,000 and the City of Huntington Community Development Block Grant program contributed over \$390,000 toward project expenses.

City Council, on June 12, 2006, adopted an ordinance authorizing the Mayor to enter into a contract with C.J. Hughes Construction Company of Huntington, West Virginia to furnish labor and material for improvements to Ninth Street between 3<sup>rd</sup> and 5<sup>th</sup> Avenues. The total contract cost was \$1,543,997. Construction began in July, 2006 and was completed in March, 2007.

In the mid 1970's, during the time of "urban renewal", the thoroughfare, known as 9<sup>th</sup> Street Plaza, was converted from a through street into a pedestrian mall with no parking and no vehicle access. The lack of vehicular traffic led to the decline and demise of many of the retail merchants along the plaza. An effort was made during the 1990's to open the plaza back up to one-way traffic with parallel parking. This approach helped bring signs of life back to the plaza. However, the existing design still was a magnet for vagrants and did not create a positive shopping atmosphere.

With the completion of the first phases of Pullman Square in 2004, it was apparent that 9<sup>th</sup> Street needed improvements to offer better access to pedestrians and vehicles. The project returned low-speed two-way traffic to 9<sup>th</sup> Street between 3<sup>rd</sup> and 5<sup>th</sup> Avenues. In addition to new sidewalks, streetlights and landscaping, a new traffic signal was installed at 9<sup>th</sup> Street and 4<sup>th</sup> Avenue. New parking is primarily angled versus parallel. Sidewalks are wide enough to maintain outdoor dining. The plaza is now an attractive area for shopping, employment and housing adjacent to Pullman Square.

Construction was completed under budget utilizing TIF Bond, CDBG and Empowerment Zone funds. Savings in the contract allowed for a change order to complete additional sidewalk repairs to the south side of 3<sup>rd</sup> Avenue between 8<sup>th</sup> and 10<sup>th</sup> Streets.

After completion of the 9<sup>th</sup> Street portion of the project, bids were accepted for work on 3<sup>rd</sup> Avenue between 12<sup>th</sup> Street and 10<sup>th</sup> Street, including a new signal at 11<sup>th</sup> Street. Construction costs of approximately \$761,000 were awarded to C.J. Hughes Construction Company, McDaniel Electric, Blacktop Industries and Landscaping by Hillcrest. New sidewalks, street lighting and street improvements were made. Angled parking replaced parallel parking in a large segment of the project area creating more parking spaces and increased revenue for the Municipal Parking Board. Construction was completed by spring 2008. Existing TIF funds along with CDBG and Empowerment Zone funds were utilized.

The final phase of TIF Project No. 1 construction began in the fall of 2008. This construction was completed spring 2010 on 4<sup>th</sup> Avenue between 8<sup>th</sup> and 10<sup>th</sup> streets. A construction contract in excess of \$997,000 was awarded to Hager Construction of Huntington, WV. Included were sidewalk improvements, new street lighting, road resurfacing and aesthetic public improvements in front of the historic Keith-Albee Theater and Frederick Hotel. This began the first phase of Huntington's long planned improvements to the Old Main Corridor linking Downtown Huntington and Marshall University. This phase of construction was funded from existing TIF Funds along with CDBG and Empowerment Zone funds.

Additional construction was completed on 4<sup>th</sup> Avenue between 16<sup>th</sup> Street and 14<sup>th</sup> Streets in spring 2010. This project was the second phase of the Old Main Corridor and utilized funds other than TIF funds. Completion of the third phase of the Old Main Corridor between 14<sup>th</sup> and 13<sup>th</sup> streets on 4<sup>th</sup> Avenue occurred in fall 2011. The city received grant funds of \$350,000 for the fourth phase for a block between 12<sup>th</sup> and 13<sup>th</sup> streets and construction was completed in FY2014. The city also received a \$500,000 award of Federal Transportation Enhancement Funds to complete the fifth phase between 12<sup>th</sup> and 10<sup>th</sup> streets.

Additional improvements were made in Fiscal Year 2011 by the Huntington Municipal Parking Board. New paving and landscaping were added to three municipal lots within the TIF District at HMPB's expense (Lots at 4<sup>th</sup> Ave and 8<sup>th</sup> Street, 4<sup>th</sup> Ave and 10<sup>th</sup> Street, and 10<sup>th</sup> Street adjacent to Red Lobster). The HMPB continued progress in fiscal year 2012 with additional landscaping, new signage and overhead lighting to match the appearance of the City lighting on all lots within the District.

A project to connect Pullman Square with the Convention and Visitor's Bureau Visitors Center at Heritage Station was also completed in FY2011 using federal CDBG Recovery funds. The visitor's center has undergone renovations and the tenant mix is now primarily small shops, restaurants and local artisans. The corridor between the two shopping centers features a sidewalk formed in the shape of a railroad line, informative water towers with the history of Huntington, a large decorative artist's rendering of Huntington, and a series of panels explaining the importance of coal to the historic and current economy of the nation. This corridor has transformed a blighted area to an inviting stroll between the two shopping centers.

In FY2012, Marshall University purchased (with assistance from the Huntington Municipal Development Authority) the former Stone and Thomas Building located at 3<sup>rd</sup> Avenue directly across from Pullman Square. Renovations of \$11 million were made for the building to serve as a fine arts incubator and the location of the College of Fine Arts (COFA.) The project was

completed, and the building opened to 300 students and faculty in August, 2014. In 2016, Marshall University relocated their Dietetics Program to downtown Huntington by leasing classroom/office and commercial kitchen space directly across the street from Pullman Square.

In FY2013, the TIF District (and other areas of Huntington) competed in the America in Bloom contest. Volunteers, city employees, and shopkeepers spent hundreds of hours maintaining the District's flowers, trees, shrubs and sidewalks. The city received a coveted four out of five blooms at the annual conference. The city has continued its beautification efforts and added more plantings within the District. The Huntington Municipal Development Authority has purchased over \$200,000 in new holiday decorations in addition to adding new seasonal banners (designed by Marshall University College of Fine Arts) and fall decorations.

In FY2015 the City completed the \$293,500 first phase construction (non-TIF funded) of the skateboard park in Harris Riverfront Park. Phase two of the skateboard park was completed in FY 2021 from donations from CDBG.

During FY2017, several substantial property improvements occurred along the TIF roadways on Third Avenue and Ninth Street. 933/935 3<sup>rd</sup> Avenue had an estimated improvement of \$178,697.00; 937 3<sup>rd</sup> Avenue received \$382,894.00 in updates; 801 3<sup>rd</sup> Avenue was updated by \$797,077.48; 819 3<sup>rd</sup> Avenue was improved by \$19,500.00; improvement value for 821 3<sup>rd</sup> Avenue was \$1,329,075.87; on 319 9<sup>th</sup> Street \$100,000.00 in improvements occurred; and 321 9<sup>th</sup> street was updated by \$204,000.00.

The investments in these properties will continue to enrich our historic building stock by providing spaces for new business locations and the retention or creation of jobs. These improvements also enhance our downtown area as well as create space for living, dining, and entertainment-all of which brings new life to our downtown area.

Pullman Plaza Hotel sold in 2016 and has undergone a multi-million dollar make-over to become a Hilton Doubletree. The downtown Holiday Inn has been renovated to a Delta by Marriott. Capital Venture Corp.'s extensive investment of \$6,650,000 on the 3<sup>rd</sup> Avenue corridor and the existing parking lot on 4<sup>th</sup> Avenue have resulted in additional property, B&O, and other taxes and fees. New housing construction was undertaken on 4<sup>th</sup> Avenue in the former Elks Lodge.

In FY2020, renovations in excess of \$900,000 were made to Marshall Health Arena including a complete remodeling of the Conference Center and new painting, sound system, and signage to the exterior of the building.

The final phase of Old Main Corridor was completed in summer of 2020 funded by State grants and CDBG matching funds.

The City of Huntington Downtown Tax Increment Financing Project No. 2 was approved by the West Virginia Development Office on December 10, 2019. Subsequently, on December 23, 2019, the City Council enacted an ordinance approving the Project Plan for the development district consisting of design, acquisition, and construction and equipping of public improvements specifically including, but not limited to, additions, betterments, and improvements to Marshall Health Arena, streetscape systems, street lighting, and related infrastructure. The first phase of the project included a shade structure for live performances and opportunities for outdoor movies, a graphic screen wall to create outdoor event space, sidewalk improvements, water features, and site amenities and landscaping to the plaza area. City Council approved the contract for the plaza upgrades on August 31, 2020, to be funded by the Series 2019 TIF bond.

Additionally, the project received \$500,000 of Federal matching funds from the U.S. Department of the Interior National Park Service Land and Water Conservation Fund (LWCF). LWCF financial assistance is provided to support projects to develop basic outdoor recreational facilities to serve the present and future outdoor recreational demands and needs of the general public. This grant provided financial assistance to the West Virginia Development Office, on behalf of the City of Huntington, to renovate the Civic Arena Plaza to transform the area into a public recreational space. Construction on the Civic Arena plaza upgrades were substantially completed during FY 2021.

During FY2021, substantial property improvements commenced along the north side of 4<sup>th</sup> Avenue and the four-hundred block of 8<sup>th</sup> Street within the TIF District.

During FY2022-2023 schematic design work occurred for downtown streetscape improvements to 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> Streets within the TIF district (non-TIF funded). Construction drawings will occur in 2024. DOH has procured GAI Associates as the lead planner.

Beginning FY2022 and continuing through FY2024, significant interior renovations were made to Marshall Health Arena including improvements to the concession stands, restrooms, and dressing rooms through a combination of a U.S. Small Business Administration Shuttered Venue Operator's Grant and local funds.

In 2024, the Brad D. Smith Center for Business and Innovation, located on a site adjacent to the TIF District, opened for classes. Also in May of 2024, Marshall University began construction on its new 80,000 square foot Institute for Cyber Security within the District. These buildings mark the onset of a planned \$250 million development of the two blocks of 4<sup>th</sup> Avenue closest to the Marshall campus.

(17) The amount of outstanding tax increment financing obligations:

As of the date of this report, there is one \$3,058,000 Series 2019 City of Huntington (West Virginia) Tax Increment Revenue Bond (Downtown Project No. 2) which was issued December 30, 2019. As of June 30, 2024 the outstanding principal balance of this bond was \$2,289,000 plus accrued interest.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:

The West Virginia Department of Economic Development approved an additional amendment to the Project Plan on December 7, 2023, which provided for the design, acquisition, construction and equipping of public improvements within, or for the benefit of, the TIF District specifically including various infrastructure improvements within the District, including, but not limited to, real property and right-of-way acquisition, demolition and site preparation, and related infrastructure, streetscapes including signage, landscaping, public art, etc., stormwater, curbs, sidewalks, lighting, landscaping, demolition, public art, public parking, and other infrastructure improvements.

In 2023, the City also amended the boundaries of the TIF District and extended the termination date by 15 years.

This annual report will be published on the City of Huntington web site:

<http://www.cityofhuntington.com/>



October 1, 2024

Mr. Todd E. Hooker, Sr. Manager  
Financial Programs and National Accounts  
West Virginia Department of Economic Development  
1900 Kanawha Blvd East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Mr. Hooker:

Pursuant to WV Code §7-11B-15, the City of Huntington Finance Division is providing the enclosed Annual Report for TIF District No. 2, Kinetic Park Development/Redevelopment District. The City enacted an order creating the TIF District on May 9, 2005, and beginning in 2011, the City undertook certain public infrastructure projects within the TIF District. An amendment to the original Project Plan for The City of Huntington Kinetic Park Development/Redevelopment District was approved by the West Virginia Development Office on May 14, 2020. An additional amendment to the Project Plan for The City of Huntington Kinetic Park Development/ Redevelopment District Tax Increment Financing Project (Project Plan #3) was approved by the West Virginia Department of Economic Development on December 7, 2023.

Should you have any additional questions, please do not hesitate to contact me at the following address:

City of Huntington  
Finance Division  
PO Box 1659  
Huntington, WV 25717

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Burks", is written over a horizontal line.

Kathy Burks  
Finance Director  
City of Huntington

Cc: Mayor Steve Williams – City of Huntington  
John C. Stump, Esq. – City of Huntington TIF Counsel  
Janet Shelburne – Wesbanco Bank, Inc. – Bond Trustee



**Annual Report by City of Huntington**  
**City of Huntington Kinetic Park TIF District No. 2**  
**June 30, 2024**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of June 30, 2024 the tax increment financing fund had bank balances as follows:

|                              |    |  |
|------------------------------|----|--|
| TIF Increment Fund- P&I      | \$ | 38,518.67 (From Tax Increment and Earnings)  |
| TIF Increment Fund- Revenue  |    | 136,812.54 (From Tax Increment and Earnings) |
| TIF Increment Fund- Admin    |    | 2,022.01 (Form Tax Increment and Earnings)   |
| TIF Increment Fund- Debt Svc |    | 274,143.23 (From Tax Increment and Earnings) |
| TIF Increment- HMDA Fund     |    | 336,570.82 (From Tax Increment and Earnings) |
| Total                        | \$ | 788,067.27                                   |

As of the fiscal year ended June 30, 2024 the TIF received the following funds:

| <u>Revenue Category</u>   | <u>FY2024</u> | <u>Aggregate Projects</u> |
|---------------------------|---------------|---------------------------|
| TIF Bond Proceeds         | \$ 0.00       | \$ 3,639,000.00           |
| TIF Interest Earnings     | 89,275.47     | 111,500.89                |
| TIF Grant Revenue         | 0.00          | 0.00                      |
| TIF Fund Collections      | 304,234.38    | 3,730,947.25              |
| TIF Miscellaneous Revenue | 0.00          | 0.00                      |
| Total                     | \$ 393,509.85 | \$ 7,481,448.14           |

(2) The amount and purpose of expenditures from the tax increment financing fund:

As of the fiscal year ended June 30, 2024 the following funds were expended:

| <u>Expense Category</u>      | <u>FY2024</u> | <u>Aggregate Project</u> |
|------------------------------|---------------|--------------------------|
| TIF Costs of Bond Issuance   | \$ 0.00       | \$ 181,750.00            |
| TIF Infrastructure Costs     | 28,336.26     | 5,295,340.93             |
| TIF Bond Principal Reduction | 204,000.00    | 794,000.00               |
| TIF Interest Expense         | 68,602.50     | 300,141.85               |
| TIF Administration           | 2,250.00      | 9,000.00                 |
| Total                        | \$ 303,188.76 | \$ 6,580,232.78          |

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

There has been one Tax Increment Revenue Bond issued in the District. The \$3,639,000 Series 2020 City of Huntington, West Virginia Tax Increment Revenue Bond (Development/Redevelopment District No. 2- Kinetic Park Project) was issued June 26, 2020 to (i) finance a portion of the costs of the design, acquisition, construction and equipping of certain infrastructure improvements in the TIF District including slip repairs and other improvements, (ii) fund a reserve fund for the bonds, and (iii) pay the costs of issuing the bonds. As of June 30, 2024, \$3,639,000 of the bonds were issued and \$2,845,000 were outstanding.

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate:

The base-assessed value of the City of Huntington Kinetic Park TIF District No. 2 is \$532,880.

(5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

The current assessed value of the City of Huntington Kinetic Park TIF District No. 2 is \$21,129,392 (July 1, 2023 Assessment Date).

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

The net increase in the assessed value is \$ 20,596,512.

(7) Payments made in lieu of taxes received and expended:

As of the date of this report, there are no payments made in lieu of taxes in the District.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

Contract #1 for project in the amount of \$2,509,906.50 for slope repair including quality control, site preparation, sediment control, trapezoidal riprap, stormwater channel, underdrains, inlets, rock toe key stone, etc.; contract #2 for project in the amount of \$1,200,000 for slope repair encompassing same scope of work but located south of contract #1. One change order for fencing around inlet and landscaping was issued during the 2020-2021 reporting period.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:

Reports dated July 25, 2011 and August 20, 2015 have been previously provided. An amended Project Plan dated August 17, 2023 was submitted in FY2024.

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

As of the date of this report, no property has been acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:

As of the date of this report, no land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:

The project projections for job creation are 200-300 jobs having an annual salary of \$22,000 to \$30,000. This equates to a range of \$4,400,000.00 to \$9,000,000.00 salary and benefits impact.

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

Kinetic Park is designed to accommodate office buildings, laboratories and other advanced facilities on its upper 25 acres. The lower 7 acre site is reserved for commercial development. The TIF District is comprised of 40 parcels, 28 of which are currently owned by private businesses including Sentinel Amazon I, LLC. All developed parcels continue to have businesses in operation with all associated jobs created by the businesses actively employed. Amazon has added 500 jobs in District developed using TIF funds.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require:

During the fiscal year ended June 30, 2024 the following funds were expended:

| <u>Expense Category</u>      | <u>FY2024</u> | <u>Aggregate Project</u> |
|------------------------------|---------------|--------------------------|
| TIF Costs of Bond Issuance   | \$ 0.00       | \$ 181,750.00            |
| TIF Infrastructure Costs     | 28,336.26     | 5,295,340.93             |
| TIF Bond Principal Reduction | 204,000.00    | 794,000.00               |
| TIF Interest Expense         | 68,602.50     | 300,141.85               |
| TIF Administration           | 2,250.00      | 9,000.00                 |
| Total                        | \$ 303,188.76 | \$ 6,580,232.78          |

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein:

On May 9, 2005, the City enacted an order creating Development/Redevelopment District No. 2 (Kinetic Park TIF District) and approving the original project plan. Beginning in 2011, the City undertook certain public infrastructure improvements approved under the original project plan and within the TIF District including redundant broadband, power requirements, roadways, trails, paths, green spaces, landscaping and other improvements.

The West Virginia Development Office approved the Amendment to the Project Plan on May 14, 2020. An ordinance approving the Amendment to the Project Plan was adopted by City Council on June 22, 2020.

The City used the proceeds from the Series 2020 Tax Increment Revenue Bonds along with other funds available to the City to finance the costs of design, acquisition, construction and equipping of certain infrastructure improvements in the TIF District, including two slope repair projects and other infrastructure improvements at a cost of \$3,709,906.50. Work consisted of soil stabilization, underdrains, rock toe key was installed, storm water channels and reseeded.

(17) The amount of outstanding tax increment financing obligations:

As of the date of this report, there is one \$3,639,000 Series 2020 City of Huntington, West Virginia Tax Increment Revenue Bond which was issued June 26, 2020. As of June 30, 2024 the outstanding principal balance of this bond was \$2,845,000 plus accrued interest.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:

The West Virginia Department of Economic Development approved an additional amendment to the Project Plan on December 7, 2023, which provided for the design, acquisition, construction and equipping of public improvements within, or for the benefit of, the TIF District specifically including, but not limited to, various infrastructure improvements within the District, including, but not limited to, real property and right-of-way acquisition, demolition and site preparation, and related infrastructure, streetscapes including signage, landscaping, public art, etc., stormwater, curbs, sidewalks, lighting, landscaping, demolition, public art, public parking, the maintenance of retention ponds, slip repair, stream bank maintenance, water runoff redirection, roadways, trails, green spaces, and other infrastructure improvements.

In 2023, the City also amended the boundaries of the TIF District and extended the termination date by 15 years.

In 2024, HMDA received a Letter of Compliance from the U.S. Army Corps of Engineers to closeout the 2001 Individual Permit LRH-1999-195-OHR.

This annual report will be published on the City of Huntington web site:

<http://www.cityofhuntington.com/>



October 1, 2024

Mr. Todd E. Hooker, Sr. Manager  
Financial Programs and National Accounts  
West Virginia Department of Economic Development  
1900 Kanawha Blvd East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Mr. Hooker:

Pursuant to WV Code §7-11B-15, the City of Huntington Finance Division is providing the enclosed Annual Report for TIF District No. 3 (Cabell County No. 6), Highlawn Redevelopment District. The City's tax increment financing application and Project Plan No.1 for The City of Huntington Highlawn Redevelopment District No. 3 was approved by the West Virginia Department of Economic Development on March 6, 2023. The City enacted an order creating the TIF District on April 24, 2023.

Should you have any additional questions, please do not hesitate to contact me at the following address:

City of Huntington  
Finance Division  
PO Box 1659  
Huntington, WV 25717

Sincerely,

A handwritten signature in black ink, appearing to read "Kathy Burks", is written over a horizontal line.

Kathy Burks  
Finance Director  
City of Huntington

Cc: Mayor Steve Williams – City of Huntington  
John C. Stump, Esq. – City of Huntington TIF Counsel

**Annual Report by City of Huntington**  
**City of Huntington Highlawn TIF District No. 3 (Cabell County No. 6)**  
**June 30, 2024**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of June 30, 2024 the tax increment financing fund had bank balances as follows:

TIF Increment- Highlawn TIF Checking \$171,387.04 (From Tax Increment and Earnings)  
Total \$ 171,387.04

As of the fiscal year ended June 30, 2024 the TIF received the following funds:

| <u>Revenue Category</u>   | <u>FY2024</u> | <u>Aggregate Projects</u> |
|---------------------------|---------------|---------------------------|
| TIF Bond Proceeds         | \$ 0.00       | \$ 0.00                   |
| TIF Interest Earnings     | 3,754.31      | 3,754.31                  |
| TIF Grant Revenue         | 0.00          | 0.00                      |
| TIF Fund Collections      | 167,632.73    | 167,632.73                |
| TIF Miscellaneous Revenue | 0.00          | 0.00                      |
| Total                     | \$ 171,387.04 | \$ 171,387.04             |

(2) The amount and purpose of expenditures from the tax increment financing fund:

As of the fiscal year ended June 30, 2024 the following funds were expended:

| <u>Expense Category</u>      | <u>FY2024</u> | <u>Aggregate Project</u> |
|------------------------------|---------------|--------------------------|
| TIF Costs of Bond Issuance   | \$ 0.00       | \$ 0.00                  |
| TIF Infrastructure Costs     | 0.00          | 0.00                     |
| TIF Bond Principal Reduction | 0.00          | 0.00                     |
| TIF Interest Expense         | 0.00          | 0.00                     |
| TIF Administration           | 0.00          | 0.00                     |
| Total                        | \$ 0.00       | \$ 0.00                  |

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

As of the date of this report, there have been no Tax Increment Revenue Bonds issued in the District.

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate:

The base-assessed value of the City of Huntington Highlawn Redevelopment TIF District No.3 is \$79,683,664.

(5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

The current assessed value of the City of Huntington Highlawn Redevelopment TIF District No.3 is \$95,185,817 (July 1, 2023 Assessment Date).

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

The net increase in the assessed value is \$ 15,974,973.

(7) Payments made in lieu of taxes received and expended:

As of the date of this report, there are no payments made in lieu of taxes in the District.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

There have been no contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:

Reports dated November 9, 2022 (approved March 6, 2023) have been previously provided.

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

As of the date of this report, no property has been acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:

As of the date of this report, no land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:

The project projections for job creation are 300 construction jobs and 528 permanent jobs equating to an approximate salary and benefits impact of \$25,000,000.

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

The project projections for job creation are 300 construction jobs and 528 permanent jobs equating to an approximate salary and benefits impact of \$25,000,000.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require:

During the fiscal year ended June 30, 2024 the following funds were expended:

| <u>Expense Category</u>      | <u>FY2024</u> | <u>Aggregate Project</u> |
|------------------------------|---------------|--------------------------|
| TIF Costs of Bond Issuance   | \$ 0.00       | \$ 0.00                  |
| TIF Infrastructure Costs     | 0.00          | 0.00                     |
| TIF Bond Principal Reduction | 0.00          | 0.00                     |
| TIF Interest Expense         | 0.00          | 0.00                     |
| TIF Administration           | 0.00          | 0.00                     |
| Total                        | \$ 0.00       | \$ 0.00                  |

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein:

The City's tax increment financing application and Project Plan No.1 for The City of Huntington Highlawn Redevelopment District No. 3 was approved by the West Virginia Department of Economic Development on March 6, 2023. The City enacted an order creating the TIF District on April 24, 2023.

The TIF District was created by the City and HMDA to develop certain capital improvements within, or which will serve the TIF District. The TIF Projects include the design, permitting, acquisition, construction and equipping of site, infrastructure and other improvements that will facilitate industrial and /or commercial development within the Highlawn TIF District.

(17) The amount of outstanding tax increment financing obligations:

As of the date of this report, There have been no Tax Increment Revenue Bonds issued in the District.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:

This annual report will be published on the City of Huntington web site:

<http://www.cityofhuntington.com/>



## **City of Hurricane**

# **Project Description & Annual Report**

### **Section 10:**

- TIF District #1, Project #1, Public Works Projects

# City of Hurricane

## TIF District #1, Project #1, Public Works Projects

### The TIF District:

The City of Hurricane (the "City") proposes the creation of the "City of Hurricane Development District No. 1 - Public Works Projects" (the "TIF District"). The proposed TIF District is entirely situated within the corporate limits of the City of Hurricane. The proposed TIF District is comprised of several parcels of real property located to the north of Exit 34 from Interstate 64 and being situated to the East and West of State Road 19 (Hurricane Creek Rd) and portions of Orchard Park Road along the Northwestern most boundary; then moving to the South of Exit 34 from Interstate 64 covering several parcels to the East and West of State Road 19 (Hurricane Creek Rd) and to the North of County Route 34 (Teays Valley Rd) until reaching a portion of the CSX Rail Line; then moving South along County Route 34 (Midland Trail) and heading East on Tanner Road then Southeast on Taylor Street; then West on Adams Avenue until reaching Catherine Drive and turning South; then moving West on Ada Dell Avenue; then Southeast on Lakeview Drive; then Southwest on Nilan Drive; then West on Surrey Drive; then along the boundaries of the Midland Trail City Park at the Southern boundary and to the East and West of County Route 34 (Midland Trail); then returning North and turning Northwest along Rhoda Street towards County Route 34 (Main Street); then turning West until reaching Shaw Lane near Culloden, West Virginia; then turning North until reaching the CSX Rail Line; then turning East along said Rail Line; then turning Southeast along a property line and returning to County Route 34 (Main Street) and heading Northeast towards County Route 34 (Midland Trail); then turning northwest along the Western boundaries of several parcels until returning towards Exit 34 off Interstate 64. A map of the proposed TIF District boundaries and a list of the included parcels of real property, as identified by Tax Map and Parcel Number, are provided in Attachment 1. The TIF District is being created by the City for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District.

### The TIF Project:

The City proposes to develop certain projects (the "TIF Projects") within the TIF District and which serve the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the design, permitting, acquisition, construction and equipping of site, infrastructure and other public improvements, including, but not limited to, the following:

- Road and intersection improvements, including utility relocation, pedestrian ways, lighting, land and right-of-way acquisition, and related infrastructure;
- Water lines, storm water culverts and facilities, sewer lines, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure; and
- Fire station to serve the City, including, but not limited to, demolition and earthwork, utility improvements, site work and landscaping, and site amenities and structures and related infrastructure;
- Improvements to Bridge Park, including, but not limited to, a trail system, shelters, amphitheater, athletic fields and related facilities and lighting, demolition and earthwork, utility improvements, site work and landscaping, and site amenities and structures and related infrastructure;
- Acquisition of certain tracts or parcels of land to be developed by the City in accordance with

the Project Plan for purposes other than owner-occupied housing, including but not limited to acquisition of certain target properties which will be used for the fire station and improvements to Bridge Park (the "Targeted Properties") (a map of the Targeted Properties is provided in Attachment 2);

- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

The TIF Project also includes all professional services fees, together with costs incurred in preparation of the Project Plan, and related costs and reimbursement of costs of the TIF Project incurred after the date of the West Virginia Development Office's approval of the Project Plan.

The City reserves the right to enter into arrangements from time to time with other parties, including both other public bodies and private firms, for assistance in the undertaking of all or any portion of this Project Plan and the TIF Projects contemplated thereby.

# **TAX INCREMENT FINANCING ANNUAL REPORT**

**FILED WITH THE EXECUTIVE DIRECTOR OF THE  
WEST VIRGINIA DEVELOPMENT OFFICE AND PUBLISHED AT  
[WWW.HURRICANEWV.COM](http://WWW.HURRICANEWV.COM)**

**The City of Hurricane**

**Hurricane TIF DISTRICT #3**

**Fiscal Year Ending June 30, 2024**

**Submitted By:**

**The City of Hurricane  
3255 Teays Valley Road  
Hurricane, West Virginia 25526**

## Section I. TIF District and Project Information

- 1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

Total Real and Personal Property Tax Deposited in TIF Fund from inception:  
\$214,786.72 (as of June 30, 2024)

- 2) The amount and purpose of expenditures from the tax increment financing fund:

During the 2023-2024 Fiscal Year, there were no expenditures from the TIF Fund.

- 3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

The City of Hurricane has no outstanding tax increment financing debt.

- 4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:

The base assessed value of the taxable real and personal property (excluding personal motor vehicles) in TIF District 3 is \$49,944,995.

- 5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

The assessed value of the taxable real and personal property (excluding personal motor vehicles) located in the TIF District as of June 30, 2024 was \$61,880,951.

- 6) The assessed value added to base assessed value of the development or redevelopment project of the taxable property having a tax situs in the development or redevelopment district, as the case may be:

|                              |                |
|------------------------------|----------------|
| June 30, 2024 Assessed Value | \$61,880,951   |
| Less: Base Assessed Value    | <\$49,944,995> |
| Incremental Assessed Value   | \$11,935,956   |

- 7) Payments made in lieu of taxes received and expended:

There have been no payments made in lieu of taxes for property in the TIF District.

- 8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

No contracts have been made incidental to TIF District 3.

- 9) A copy of any development or redevelopment plan, which shall include the required finding and cost-benefit analysis:

Previously submitted to the WV Development Office with the applications.

- 10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

No costs are associated during the 2023-24 Fiscal Year.

- 11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:

There have been no parcels of land in the TIF District which have been acquired pursuant to eminent domain proceedings during the 2023-24 Fiscal Year.

- 12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid to persons filling those jobs:

No jobs have been created by the project.

- 13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

No jobs have been created.

- 14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of the West Virginia Development Office may require:

\$0.00 was expended from the TIF Fund during the 2023-24 Fiscal Year.

- 15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

There have been no payments made in lieu of taxes for property in the TIF District during the 2023-24 Fiscal Year.

16) The status of the development or redevelopment plan and projects therein:

There are no development or redevelopment plans at this time.

17) The amount of outstanding tax increment financing obligations:

There are no outstanding tax increment financing obligations.

18) Any additional information the Municipality preparing the report deems necessary or that the Executive Director of the Development Office may by procedural rule require:

The Municipality has nothing additional to report at this time.

# **Kanawha County Commission**

## **Project Description & Annual Report**

### **Section 11:**

- TIF District #1, Elkview Revitalization



# **Kanawha County Commission**

## **TIF District #1, Project #1, Elkview Development**

### **The TIF District:**

The proposed TIF District is located off of I-79 in the unincorporated area known as Elkview West Virginia in the Elk District of Kanawha County. It is comprised of approximately 1,201.43 acres and has no county zoning requirements. The TIF District is being proposed for the purpose of facilitating the planning, acquisition, construction and equipping of certain improvements within the TIF District pursuant to the approval of the proposed TIF Project. A map of the proposed TIF District is provided in Attachment 2. The TIF District is located in an area of Kanawha County that was damaged significantly by the major flood in 2016. The flood inflicted major damage to the area resulting in hundreds of commercial, retail and residential buildings being destroyed or becoming no longer useable, including two schools. Additionally, a lot of the area surrounding the TIF District was reclassified as property in a flood zone and flood plain making development on those properties very problematic if not impossible. The community lost many needed retail and commercial buildings due to the destruction caused by the flood. A tremendous need exists for property that can be utilized for commercial and/or retail uses in the area. In addition, the new Herbert Hoover School will create increased traffic in the area, which will result in additional demand for retail and commercial businesses located close to the interstate and the school.

### **About the Development**

Elkview Commons is a retail and commercial development consisting of approximately 44 acres to be developed in multiple phases by the Developer and its affiliates. The first phase shall consist of 13 acres including a main boulevard which shall be accessed from Frame Road, just east of the I-79 Elkview (Exit No. 9) intersection (the “Elkview Commons Development”). The boulevard shall provide access to approximately 7 commercial pad sites.

The commercial pads in the first phase will provide opportunities for local regional and national businesses to operate in a development that affords not only excellent accessibility to Frame Road and Interstate 79 but provides fantastic visibility from both roadways. Businesses locating within Elkview Commons will benefit from a planned system of utilities (with available capacity), roadways, stormwater management and site lighting. Elkview Commons will be governed by building and development standards which will guide and enhance the overall development.

The Elkview Commons Development will allow for new development on property that is not in a flood zone or flood plain. Such property is very rare in the area and is very needed. Only through the utilization of TIF funding would it be feasible for property such as this to be developed and allow for the area to be revitalized in a way that allows for full economic recovery.

As a result of the 2016 flooding many national and regional businesses will not or cannot consider locating to the Elkview area due to lack of sites outside of the flood plain. Elkview Commons will accommodate the needs of these prospective businesses given that the project will be developed above the 500 year flood plain.

## **The TIF Project:**

The proposed TIF Project, as defined herein, consists of certain proposed improvements to be completed within or benefitting the TIF District, including (i) remediation and site preparation for the Elkview Commons Development to be located within the TIF District, (ii) construction and relocation of certain utility infrastructure, including but not limited to electric, gas, broadband, sewer, water, stormwater and telephone, necessary for the Elkview Commons Development to be located within the TIF District, (iii) construction of roads, roadways, intersection improvements and traffic controls within the TIF District, stream remediation and rehabilitation, (v) construction of other public infrastructure improvements in the TIF District, and (vi) paying engineering, legal, administrative and other professional costs (the "TIF Project"). A map showing the location and general description of the proposed TIF Project improvements is provided in Attachment 2.

The first phase shall include infrastructure and road improvements including major intersection and roadway upgrades which will not only benefit this development but correct the current substandard condition of the existing intersection and roadway at this portion of Frame Road. This will not only benefit the project but will benefit the adjacent businesses and the expected future traffic from the new Herbert Hoover High School. More specifically, these infrastructure improvements will include a new traffic signal, widening a portion of Frame Road, upgrade to the existing sanitary lift station, relocation of existing utility lines, construction of new water and sewer lines and other significant improvements.

**The County Commission Of Kanawha County , West Virginia**

**Kanawha County Development District No. 1**

**Elkview Revitalization District**

**Annual Report for the Fiscal Year ended June 30, 2024**

1. The aggregate amount and the amount of by source of revenue in the tax increment financing fund; **There has been no revenue applied to the fund.**
2. The amount and purpose of the expenditures from the tax increment financing fund; **None**
3. The amount of any pledge of revenues, including the principal and interest on any outstanding tax increment financing indebtedness; **Total Amount of Bonds issued \$3,534,000**
4. The base assessed value of the development or redevelopment project or the development of redevelopment district, as appropriated: **\$20,262,489 per revision.**
5. The assessed value for the current tax year of the development or the redevelopment project property or the taxable property having a tax situs in the development or redevelopment district, as appropriate; **\$12,500**
6. The assessed value added to base assessed value of the development or redevelopment project or the taxable property having situs in the development or redevelopment district, as the case may be; **No value added at this time.**
7. Payments in lieu of taxes received and expended: **None**
8. All contracts made incidental to the implementation and furtherance of a development of redevelopment plan or project; **Entered into a contract with a new Engineering Company (Thrasher Engineering) to move the project forward.**
9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis; **The Development District No. 1 (Elkview Revitalization District) dated August 24, 2020 and approved by the West Virginia Development Office on October 16, 2020 has not changed during the reporting period.**
10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled; **\$917,000**
11. The number of parcels of land acquired by or through initiation of eminent domain proceedings; **None**
12. The number and types of jobs projected by the developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs; **It is estimated that during construction there will be 90 to 100 jobs created and at full buildout between 175 and 225 permanent and full-time jobs. Per the Economic Assessment Report this should generate \$5.8 million in total annual payroll during the early years of operation and continuing to increase as the site is built out.**
13. The number, type and duration of the jobs create, if any , and the annualized wages and benefits paid; **None**
14. The amount of disbursements from the tax increment financing fund during the most recent completed fiscal year, in the aggregate and in such detail as the executive of the

Development Office may require; **No funds were disbursed during the reporting fiscal year**

15. An annual statement showing payments made in lieu of taxes and expended during the fiscal year; **None**
16. The status of the development or redevelopment plan and projects therein; **Working with state agencies on the funding of the improvements on Frame Road. Revising engineering and utilities per the new engineer and keeping all permits active.**
17. The amount of outstanding tax increment financing obligations; **\$3, 534,000** and
18. Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the Development Office may by procedural rule require. **If we can obtain the public funding for the Frame Road portion of the project we plan to be in construction mode in mid-2025.**

# **Marion County Commission**

## **Project Description & Annual Report**

### Section 12:

- TIF District #2, Project #1, Middletown Commons

# **Marion County**

## **TIF District #2, Project No. 1, Middletown Commons**

### **The TIF District:**

The County Commission of Marion County, West Virginia (the "County Commission") proposes to establish Development District No. 2 (the "TIF District"). The TIF District will include certain tracts and parcels of land located within the corporate boundaries of the City of Fairmont and the Town of White Hall, along with certain tracts and parcels of land located within the unincorporated area of Marion County. There are no Zoning regulations in the unincorporated areas of Marion County or in the Town of White Hall. The City of Fairmont has a Zoning Ordinance regulating land use development. The proposed TIF District is comprised of approximately 1,909 mostly undeveloped acres surrounding the 1-79 Technology Park, the Hoglick Industrial Park and the Marion/Harrison County Line. Included in this acreage is 187 acres that was the site of the former Middletown Mall and surrounding undeveloped property.

A map of the proposed TIF District is provided in Attachment 1. The TIF District is being proposed for the purpose of facilitating the planning, acquisition, construction and equipping of the TIF Project (defined and more fully described herein) within the TIF District in connection with the redevelopment and development of the land within the TIF District.

### **About the Development**

The Middletown Mall opened in Marion County in 1971 as the first indoor shopping mall in the State of West Virginia and served as the hub of retail activity for North Central WV through the 70's and early 80's. However, as the interstate and highway system grew, so did the neighboring communities Bridgeport, Clarksburg and Morgantown. These new population and employment centers caught the attention of the national developers and new shopping malls and retail strip centers opened to the north and south of Marion County. By the late 80's and 90's the large anchor department stores and specialty shops were gone from the Middletown Mall, giving way to office and warehousing space. The infrastructure deteriorated from age and lack of maintenance. Vacancies grew to over 50% until the owner, Pin Oak Properties, LLC declared bankruptcy in the summer of 2017. General Acquisitions, LLC purchased the former Middletown Mall from bankruptcy in April of 2018 with plans to completely renovate the existing structure and redevelop the property with a mix of retail, commercial office, entertainment, recreation, medical office and restaurants. General Acquisitions brings past success with this model in their development of Suncrest Town Centre in Morgantown, WV and Marketplace in Bridgeport, WV. Buildout will occur over a 3-year period with 250,000 sq. ft. planned for retail, 100,000 sq. ft. dedicated for entertainment and recreational use, 65,000 sq. ft. of commercial and medical office, 13,000 sq. ft. of restaurant space and an additional 8,000 sq. ft. in outparcel development. General Acquisitions anticipates spending in excess of \$30 million dollars over the next three years in the redeveloping the former Middletown Mall into Middletown Commons.

### **The TIF Project:**

General Acquisitions, LLC (the "Developer") plans to develop certain infrastructure improvements within the TIF District, including, without limitation, roads and roadways, intersections, acquisition of right-of-way's, utility extensions and relocations, stormwater management, sidewalks and pedestrian ways, curbing, lighting, landscaping, stages, plazas and other related infrastructure and appurtenances and amenities relating thereto, along with costs and expenses for architectural and engineering fees related to the planning, developing, construction and installation of such public improvements and other

related public infrastructure costs , all within or benefiting the TIF District (the "**TIF Project**"), as set forth and more particularly indicated on the map provided in **Attachment 2**.

Implementation of the TIF Project will benefit Marion County and its residents by facilitating orderly development and economic stability of the former Middletown Mall, will encourage investment in job-producing, private development within the TIF District, will expand the public tax base of the County and will encourage increased employment and business activity within the District and will serve a public purpose of the County.

## **Marion County TIF District # 2, Project 1, Middletown Commons**

The TIF District: The County Commission of Marion County, West Virginia (the "County Commission") proposes to establish Development District No. 2 (the "TIF District"). The TIF District will include certain tracts and parcels of land located within the corporate boundaries of the City of Fairmont and the Town of White Hall, along with certain tracts and parcels of land located within the unincorporated area of Marion County. There are no Zoning regulations in the unincorporated areas of Marion County or in the Town of White Hall. The City of Fairmont has a Zoning Ordinance regulating land use development. The proposed TIF District is comprised of approximately 1,909 mostly undeveloped acres surrounding the 1-79 Technology Park, the Hoglick Industrial Park and the Marion/Harrison County Line. Included in this acreage is 187 acres that was the site of the former Middletown Mall and surrounding undeveloped property. A map of the proposed TIF District is provided in Attachment 1. The TIF District is being proposed for the purpose of facilitating the planning, acquisition, construction and equipping of the TIF Project (defined and more fully described herein) within the TIF District in connection with the redevelopment and development of the land within the TIF District. About the Development The Middletown Mall opened in Marion County in 1971 as the first indoor shopping mall in the State of West Virginia and served as the hub of retail activity for North Central WV through the 70's and early 80's. However, as the interstate and highway system grew, so did the neighboring communities Bridgeport, Clarksburg and Morgantown. These new population and employment centers caught the attention of the national developers and new shopping malls and retail strip centers opened to the north and south of Marion County. By the late 80' and 90's the large anchor department stores and specialty shops were gone from the Middletown Mall, giving way to office and warehousing space. The infrastructure deteriorated from age and lack of maintenance. Vacancies grew to over 50% until the owner, Pin Oak Properties, LLC declared bankruptcy in the summer of 2017. General Acquisitions, LLC purchased the former Middletown Mall from bankruptcy in April of 2018 with plans to completely renovate the existing structure and redevelop the property with a mix of retail, commercial office, entertainment, recreation, medical office and restaurants. General Acquisitions brings past success with this model in their development of Suncrest Town Centre in Morgantown, WV and Marketplace in Bridgeport, WV. Buildout will occur over a 3-year period with 250,000 sq. ft. planned for retail, 100,000 sq. ft. dedicated for entertainment and recreational use, 65,000 sq. ft. of commercial and medical office, 13,000 sq. ft. of restaurant space and an additional 8,000 sq. ft. in outparcel development. General Acquisitions anticipates spending in excess of \$30 million dollars over the next three years in the redeveloping the former Middletown Mall into Middletown Commons. The TIF Project: General Acquisitions, LLC (the "Developer") plans to develop certain infrastructure improvements within the TIF District, including, without limitation, roads and roadways, intersections, acquisition of right-of way's, utility extensions and relocations, stormwater management, sidewalks and pedestrian ways, curbing, lighting, landscaping, stages, plazas and other related infrastructure and appurtenances and amenities relating thereto, along with costs and expenses for architectural and engineering fees related to the planning, developing, construction and installation of such public improvements and other related public infrastructure costs , all within or benefiting the TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2. Implementation of the TIF Project will benefit Marion County and its residents by facilitating orderly development and economic stability of the former Middletown Mall, will encourage investment in job producing, private development within the TIF District, will expand the public tax base of the County and will encourage increased employment and business activity within the District and will serve a public purpose of the County.



## Marion County TIF #2 Base Assessed Values

RE: CORRECTED BASE ASSESSED VALUE - WEST VIRGINIA TAX INCREMENT  
FINANCING APPLICATION - MARION COUNTY DEVELOPMENT DISTRICT  
NO. 2 AND MIDDLETOWN COMMONS REDEVELOPMENT PROJECT NO. 1----2  
MIDDLETOWN

This certification is provided to correct, amend and replace the base assessed valuation certification, dated September 20, 2019, previously provided in connection with the above-referenced development district. In compliance with WV Code 7-118-16 Valuation of Real Property subsection (a), I hereby certify according to my best judgment from all sources available, the full aggregate assessed value of the taxable property in the above-referenced development district from the 2019 land books (Assessment date July 1, 2018) as follows:

### Class II Real Property

|                   |                 |
|-------------------|-----------------|
| Grant Annex       | \$ 0.00         |
| Grant District    | \$ 3,010,950.00 |
| Town of Whitehall | \$ 0.00         |

**Class II Total** **\$ 3,010,950.00**

### Class III/IV Real Property

|                   |                  |
|-------------------|------------------|
| Grant Annex       | \$ 0.00          |
| Grant District    | \$ 19,071,330.00 |
| Town of Whitehall | \$ 9,155,940.00  |

**Class III/IV Total** **\$ 28,227,270.00**

**Total Class II & III/IV Real Property** **\$ 31,238,220.00**

### Class III/IV Commercial Personal Property

|                   |                 |
|-------------------|-----------------|
| Grant Annex       | \$ 0.00         |
| Grant District    | \$ 2,648,124.00 |
| Town of Whitehall | \$ 2,837,309.00 |

**Total Class III,IV Commercial Personal Property** **\$ 5,485,433.00**

**Total Base Assessed value (all classes**

**Real & Commercial Personal Property:** **\$ 36,723,653.00**

# Marion County TIF #2 Increment Report

## 2024 TIF INCREMENT

2-MIDDLETOWN GRANT ANNEX

WEST VIRGINIA TAX INCREMENT FINANCING - MARION COUNTY DEVELOPMENT DISTRICT NO. 2  
AND MIDDLETOWN COMMONS REDEVELOPMENT PROJECT NO. 1 - 2 MIDDLETOWN

|                             |         |
|-----------------------------|---------|
| CLASS II REAL PROPERTY 2024 | \$ 0.00 |
|-----------------------------|---------|

|                                    |         |
|------------------------------------|---------|
| CLASS II REAL PROPERTY 2019 (BASE) | \$ 0.00 |
|------------------------------------|---------|

|              |         |
|--------------|---------|
| NO INCREMENT | \$ 0.00 |
|--------------|---------|

|                             |               |
|-----------------------------|---------------|
| CLASS IV REAL PROPERTY 2024 | \$ 547,980.00 |
|-----------------------------|---------------|

|                                    |         |
|------------------------------------|---------|
| CLASS IV REAL PROPERTY 2019 (BASE) | \$ 0.00 |
|------------------------------------|---------|

|           |            |
|-----------|------------|
| INCREMENT | \$ 547,980 |
|-----------|------------|

|                                 |               |
|---------------------------------|---------------|
| CLASS IV PERSONAL PROPERTY 2024 | \$ 131,600.00 |
|---------------------------------|---------------|

|  |         |
|--|---------|
| CLASS IV PERSONAL PROPERTY 2019 (BASE) | \$ 0.00 |
|--|---------|

|           |               |
|-----------|---------------|
| INCREMENT | \$ 131,600.00 |
|-----------|---------------|

# Marion County TIF #2 Increment Report

## 2024 TIF INCREMENT

2-MIDDLETOWN GRANT DISTRICT

WEST VIRGINIA TAX INCREMENT FINANCING - MARION COUNTY  
DEVELOPMENT DISTRICT NO. 2 AND MIDDLETOWN COMMONS  
REDEVELOPMENT PROJECT NO. 1 - 2 MIDDLETOWN

|                             |                 |
|-----------------------------|-----------------|
| CLASS II REAL PROPERTY 2024 | \$ 3,823,410.00 |
|-----------------------------|-----------------|

|                                    |                 |
|------------------------------------|-----------------|
| CLASS II REAL PROPERTY 2019 (BASE) | \$ 3,010,950.00 |
|------------------------------------|-----------------|

|           |               |
|-----------|---------------|
| INCREMENT | \$ 812,460.00 |
|-----------|---------------|

|                              |                  |
|------------------------------|------------------|
| CLASS III REAL PROPERTY 2024 | \$ 13,893,750.00 |
|------------------------------|------------------|

|                                     |                  |
|-------------------------------------|------------------|
| CLASS III REAL PROPERTY 2019 (BASE) | \$ 19,071,330.00 |
|-------------------------------------|------------------|

|              |                  |
|--------------|------------------|
| NO INCREMENT | \$ -5,177,580.00 |
|--------------|------------------|

|                                  |                 |
|----------------------------------|-----------------|
| CLASS III PERSONAL PROPERTY 2024 | \$ 2,735,252.00 |
|----------------------------------|-----------------|

|   |                 |
|---|-----------------|
| CLASS III PERSONAL PROPERTY 2019 (BASE) | \$ 2,648,124.00 |
|---|-----------------|

|           |              |
|-----------|--------------|
| INCREMENT | \$ 87,128.00 |
|-----------|--------------|

# Marion County TIF #2 Increment Report

## 2024 TIF INCREMENT

2-MIDDLETOWN TOWN OF WHITEHALL

WEST VIRGINIA TAX INCREMENT FINANCING - MARION COUNTY  
DEVELOPMENT DISTRICT NO. 2 AND MIDDLETOWN COMMONS  
REDEVELOPMENT PROJECT NO. 1 - 2 MIDDLETOWN

|                             |              |
|-----------------------------|--------------|
| CLASS II REAL PROPERTY 2024 | \$ 66,700.00 |
|-----------------------------|--------------|

|                                    |         |
|------------------------------------|---------|
| CLASS II REAL PROPERTY 2019 (BASE) | \$ 0.00 |
|------------------------------------|---------|

|           |              |
|-----------|--------------|
| INCREMENT | \$ 66,700.00 |
|-----------|--------------|

|                             |                  |
|-----------------------------|------------------|
| CLASS IV REAL PROPERTY 2024 | \$ 11,505,600.00 |
|-----------------------------|------------------|

|                                    |                 |
|------------------------------------|-----------------|
| CLASS IV REAL PROPERTY 2019 (BASE) | \$ 9,155,940.00 |
|------------------------------------|-----------------|

|           |                 |
|-----------|-----------------|
| INCREMENT | \$ 2,349,660.00 |
|-----------|-----------------|

|                                 |                 |
|---------------------------------|-----------------|
| CLASS IV PERSONAL PROPERTY 2024 | \$ 5,681,386.00 |
|---------------------------------|-----------------|

|  |                 |
|--|-----------------|
| CLASS IV PERSONAL PROPERTY 2019 (BASE) | \$ 2,837,309.00 |
|--|-----------------|

|           |                 |
|-----------|-----------------|
| INCREMENT | \$ 2,844,077.00 |
|-----------|-----------------|

## **Marion County TIF #2 Assessment Totals**

## **Marion County TIF #2 Assessment Totals**

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## **Marion County TIF #2 Assessment Totals**



## **Marion County TIF #2 Assessment Totals**

## Marion County TIF #2 Paid/Unpaid Taxes Report

| Tax Year |        | Ticket# | Rn       | Class                            | Acct# | Taxpayer Name                  | Property Desc 1 | TYPE | Full Tax | TAX   | 1st | 2nd | Dist | Map | Parcel   | Sub  | Page |
|----------|--------|---------|----------|----------------------------------|-------|--------------------------------|-----------------|------|----------|-------|-----|-----|------|-----|----------|------|------|
|          |        |         |          |                                  |       |                                |                 |      | Val      | HS    | HC  | HC  |      |     | Id       | Id   |      |
| 2023     | 155556 | 2       | 00014237 | CRTPS 30 RNM F                   |       | 0.79 AC BOOTHIS CR             |                 | B    | 8.16     | -0.00 | P   | F   | 09   |     | 18 0061  | 0060 | 0    |
|          | 155999 |         | 80014294 | BROWNING FARMS LIMITED           |       | 13.04 AC (3 PCLSD) (2 H0)      |                 | B    | 2,257.94 | -0.00 | P   | F   | 09   |     | 19 0050  | 0060 | 0    |
|          | 156400 |         | 80014294 | BROWNING FARMS LIMITED           |       | 13.04 AC (3 PCLSD) (2 H0)      |                 | B    | 1,239.54 | -0.00 | P   | F   | 09   |     | 19 0050  | 0060 | 0    |
|          | 156401 |         | 80014296 | BROWNING FARMS LIMITED           |       | 18.254 AC (3 PCLSD) (2 H0)     |                 | B    | 2,832.00 | -0.00 | P   | F   | 09   |     | 19 0051  | 0060 | 0    |
|          | 156402 |         | 80014298 | BROWNING FARMS LIMITED           |       | 36.8 AC BOOTHIS CR             |                 | B    | 268.40   | -0.00 | P   | F   | 09   |     | 19 0064  | 0060 | 0    |
|          | 156430 |         | 80014304 | BROWNING FARMS LIMITED           |       | 4.6 AC BOOTHIS CR              |                 | B    | 126.55   | -0.00 | P   | F   | 09   |     | 19 0064  | 0060 | 0    |
|          | 156530 |         | 80016330 | HADGE FARMS INC                  |       | 26.26 AC BOOTHIS CR            |                 | B    | 87.49    | -0.00 | P   | F   | 09   |     | 20 0063  | 0061 | 0    |
|          | 156518 |         | 80016385 | COMPLES ELM-HORR                 |       | 0.15 AC PINE LN WILHELM        |                 | B    | 384.40   | -0.00 | P   | F   | 09   |     | 21 0001  | 0062 | 0    |
|          | 179228 |         | 80013181 | HINDLE & GORDON CONDO            |       | 0.1 AC BOOTHIS CR # SHOPS RUM  |                 | B    | 1.00     | -0.00 | P   | F   | 09   |     | 21 0001  | 0062 | 0    |
|          | 177992 |         | 80016167 | KESTER ADRIAL DEVELOPMENT CO LLC |       | 34.975 AC RT 73 BOOTHIS CR     |                 | B    | 59.30    | -0.00 | P   | F   | 09   |     | 22 0028  | 0000 | 0    |
|          | 177993 |         | 80016159 | REBER & REBER DEVELOPMENT CO LLC |       | 4.0 AC BOOTHIS CR NW 73        |                 | B    | 48.10    | -0.00 | P   | F   | 09   |     | 22 0028  | 0000 | 0    |
|          | 156592 |         | 80013200 | OWLEY TRAM S                     |       | 4.00 AC BOOTHIS CR             |                 | B    | 4.46     | -0.00 | P   | F   | 09   |     | 24 0032  | 0001 | 0    |
|          | 156593 |         | 80013201 | OWLEY TRAM S                     |       | 25.06 AC BOOTHIS CR            |                 | B    | 24.10    | -0.00 | P   | F   | 09   |     | 24 0032  | 0001 | 0    |
|          | 171006 |         | 80013216 | HARTSHORN PROPERTIES LLC         |       | 13.90 AC BOOTHIS CR LEAS RT 73 |                 | B    | 321.02   | -0.00 | P   | F   | 09   |     | 24 0042  | 0000 | 0    |
|          | 179222 |         | 80039222 | REXNOLD & GRACE COGN             |       | 55.15 AC BOOTHIS CR            |                 | B    | 329.13   | -0.00 | P   | F   | 09   |     | 24 0047  | 0000 | 0    |
|          | 164686 |         | 80015228 | CARDWELL WILLIAM L &             |       | 7.36 AC BOOTHIS CR             |                 | B    | 290.59   | -0.00 | P   | F   | 09   |     | 24 0048  | 0000 | 0    |
|          | 156600 |         | 80015367 | CHARTERED SCHOOL HS LT           |       | 0.75 AC BOOTHIS CR             |                 | B    | 2.92     | -0.00 | P   | F   | 09   |     | 24 0048  | 0000 | 0    |
|          | 165331 |         | 80015369 | BARGE FARMS INC                  |       | 7.19 AC BOOTHIS CR AD          |                 | B    | 26.92    | -0.00 | P   | F   | 09   |     | 30 0030  | 0030 | 0    |
|          | 186227 |         | 80055469 | WASSICK ROBERT & DIANA           |       | UNIT 8 (0.14 AC)               |                 | B    | 2,156.30 | -0.00 | P   | F   | 09   |     | 210 0205 | 0000 | 0    |
|          | 16421  |         | 80055450 | HAMILTON GERRITTE                |       | UNIT 8 (0.14 AC)               |                 | B    | 2,458.70 | -0.00 | P   | F   | 09   |     | 210 0161 | 0000 | 0    |
|          | 152005 |         | 80016420 | BALL JURY                        |       | UNIT 8B (1.11 AC) STAFFORD     |                 | B    | 1,235.64 | -0.00 | P   | F   | 09   |     | 210 0201 | 0000 | 0    |
|          | 153192 |         | 80016421 | ATYIA TREEST L                   |       | UNIT 8B (1.11 AC) STAFFORD     |                 | B    | 1,235.64 | -0.00 | P   | F   | 09   |     | 210 0202 | 0000 | 0    |
|          | 171228 |         | 80016422 | HARTSHORN THOMAS J               |       | UNIT 8B (1.11 AC) STAFFORD     |                 | B    | 1,235.64 | -0.00 | P   | F   | 09   |     | 210 0203 | 0000 | 0    |

| 10/29/24    | 14:20:15 | TIF 2 TICKETS 23 AND 24<br>WITH TAXES DUE TOTAL |       |          |                                      |                                       |          |             |            |            |            |            |            |            |            |            | PAGE       |            |            |             |             |             |     |      |      |      |      |   |
|-------------|----------|---|-------|----------|--------------------------------------|---------------------------------------|----------|-------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|------------|-------------|-------------|-------------|-----|------|------|------|------|---|
| Tax<br>Year | Ticket#  | Re  | Class | Amount   | Taxpayer Name                        | Property Desc 1                       | TIF#     | Full<br>DUE | Tax<br>Pct | TAX<br>DUE | 1st<br>Due | 2nd<br>Due | 3rd<br>Due | 4th<br>Due | 5th<br>Due | 6th<br>Due | 7th<br>Due | 8th<br>Due | 9th<br>Due | 10th<br>Due | 11th<br>Due | 12th<br>Due | Map | Area | Sub  | #    |      |   |
| 2023        | 159496   |   | 2     | 00016985 | COURTNEY JEAN B                      | 53.26 AC BOUTHIN CR                   | 3        | 123.80      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 21  | 09   | 270  | 0002 | 0000 | 0 |
|             | 48330    |   | 2     | 00055947 | COURTNEY RICHARD M                   | 0.775 AC VALLEY RIVER                 | 3        | 87.24       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 21  | 20   | 0023 | 0000 | 0    | 0 |
|             |          |   |       |          |                                      |                                       |          | TOTAL       |            | .00        |            |            |            |            |            |            |            |            |            |             |             |             |     |      |      |      |      |   |
| 2023        | 105457   |   | 3     | 09099835 | APPLE AMERICAN GROUP LLC             | 23 IRVY 12000 00 FF - F0RHS4242       | 3        | 4,226.18    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 105532   |   |       | 09010023 | CHRISTINA LLC                        | 00 MC - MACH 3997                     | 3        | 50.76       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 105660   |   |       | 09000812 | B L TOMBERY DEVELOPMENT LLC          | 23 WOF FILL 106 00 PB - MACH 527      | 3        | 1,562.40    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 13015050 |   |       | 09010050 | EDWARD J FILL 144 00 FF - F0RHS 1047 | 3                                     | 1,024.00 |             | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 105891   |   |       | 09013949 | GREEN NATE MARGAS & C                | 00 MC - MACH16297 00 LI - LEAD117889  | 3        | 980.10      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1059510  |   |       | 09011395 | LAKE CAGE STAGE                      | 00 MC - 1553 00 MC - MACH 1           | 3        | 94.00       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1058494  |   |       | 09009159 | IRVY 0360 OF FAIRMONT LLC            | 00 MC - MACH139177 00 FF - F0RHS1960  | 3        | 8,984.66    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1061284  |   |       | 09009073 | IRVY CLINTIC SOUTH LLC               | 00 MC - MACH131469 00 MC - F0RHS 1684 | 3        | 831.76      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1061291  |   |       | 09011515 | HID WALK PHARMACY                    | 26 IRVY 6000 33 WOF - FILL 1353       | 3        | 1,335.00    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1062324  |   |       | 09012609 | REDHILLS                             | 23 WOF - FILL10172 00 FF - F0RHS17593 | 3        | 1,537.54    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1062379  |   |       | 09010859 | MICROFILM INC & SOUTHS               | 33 WOF - FILL58250 00 MC - MACH 1611  | 3        | 3,720.86    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1066380  |   |       | 09011730 | MORAN AC                             | 00 OPTM 1080 00 FF - F0RHS 2108       | 3        | 77.98       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1067618  |   |       | 09012807 | TRACTOR SUPPLY COMPANY INC           | 23 IRVY ***** 00 (OTHER OTHER)*****   | 3        | 20,980.14   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1067851  |   |       | 09012851 | WALKER                               | 22 IRVY ***** 00 23 WOF - FILL *****  | 3        | 21,379.93   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 1067860  |   |       | 09013410 | WEST VIRGINIA CAYTINA LLC            | 22 IRVY 3561 00 MC - MACH136226       | 3        | 1,506.96    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           |     |      |      |      |      |   |
|             | 18372    |   |       | 09013132 | ICE RIVER ESTATE LLC                 | 12.95 AC VALLEY RIVER RT 250          | 3        | 2,397.18    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 20   | 9024 | 0000 | 0    | 0 |
|             | 1701310  |   |       | 09014310 | LESLIE COB PT RCL D BROCKE CR        | 0.132 AC COB PT RCL D BROCKE CR       | 3        | 1,024.00    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 20   | 0034 | 0000 | 0    | 0 |
|             | 17405    |   |       | 09014357 | MORAN PARTIE L                       | 2.49 AC VALLEY RIVER                  | 3        | 340.76      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0008 | 0000 | 0    | 0 |
|             | 16172    |   |       | 09014359 | FIVE HILL                            | 48.43 AC VALLEY RIVER                 | 3        | 18,645.00   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0000 | 0    | 0 |
|             | 18486    |   |       | 09014600 | TRAMP WATKINS & JONES LLC            | 6.63 AC VALLEY R                      | 3        | 4,039.06    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0000 | 0    | 0 |
|             | 16742    |   |       | 09014661 | IRVY GROUP OF FAIRMONT LLC           | FCL D (2.76 AC) VALLEY R              | 3        | 21,309.18   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0001 | 0    | 0 |
|             | 13088    |   |       | 09015424 | OSLEY GOLD REAL ESTATE LLC           | UNIT 4 (39.134 AC) F                  | 3        | 64,697.68   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0001 | 0    | 0 |
|             | 18431    |   |       | 09015652 | TOPOGRAPHYREVERSAL                   | UNIT 1-2.3 POINT REALTRAFER           | 3        | 13,843.92   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0002 | 1    | 0 |
|             | 16394    |   |       | 09015454 | GO VALLEY 2007 LP                    | PT FCL B (3.83 AC)                    | 3        | 6,159.28    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0005 | 0    | 0 |
|             | 15967    |   |       | 09014365 | COMMERCIAL LAND                      | PT FCL C (1.20 AC)                    | 3        | 14,359.18   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0004 | 0    | 0 |
|             | 16281    |   |       | 50321    | GENERAL LAND GROUP LLC               | 2.98 AC HIDELOTOWS HALL               | 3        | 614.66      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0005 | 0    | 0 |
|             | 174356   |   |       | 09015856 | MORAN JAMES B & JONN B               | FCL D (0.81 AC) HIDELOTOWS H          | 3        | 1,004.64    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0011 | 0003 | 0    | 0 |
|             | 13562    |   |       | 09015667 | CHRISTINA LLC                        | 0.77 AC VALLEY R                      | 3        | 15,082.70   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0014 | 0012 | 0    | 0 |
|             | 15506    |   |       | 09014568 | CAMPBELL LLC                         | 0.913 AC HIDELOTOWS HALL              | 3        | 17,350.00   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0014 | 0016 | 0    | 0 |
|             | 15562    |   |       | 09014568 | CHRISTINA LLC                        | FCL B (8.3 AC)                        | 3        | 310.66      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0014 | 0015 | 0    | 0 |
|             | 16296    |   |       | 09014370 | GO LAMORAN FAIRMONT 2016 LLC         | 6.96 AC VALLEY RIVER                  | 3        | 2,227.10    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0000 | 0    | 0 |
|             | 161213   |   |       | 09014372 | FAIRMONT 2016 LLC                    | 0.80 AC HIDELOTOWS HALL               | 3        | 6,873.72    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0001 | 0    | 0 |
|             | 15242    |   |       | 09014352 | SECURE MANAGEMENT CORP               | 0.80 AC HIDELOTOWS HALL               | 3        | 7,693.46    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0003 | 0    | 0 |
|             | 150719   |   |       | 09014373 | 1333 LAS PALMAS PARTNERS LLC         | 1.56 AC VALLEY RIVER                  | 3        | 12,246.18   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0001 | 0    | 0 |
|             | 162974   |   |       | 09014374 | GO FAIRMONT 2007 LP                  | FCL B (2.3 AC) VALLEY RIVER           | 3        | 311.98      |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0004 | 0    | 0 |
|             | 18690    |   |       | 09014375 | WILSON HOSPITALITY 21 LLP            | FCL C (1.50 AC) VALLEY RIVER          | 3        | 33,127.64   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0005 | 0    | 0 |
|             | 1509376  |   |       | 09014376 | GO FAIRMONT 2016 LLC                 | 18.54 AC VALLEY RIVER                 | 3        | 54.00       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0015 | 0002 | 0    | 0 |
|             | 16358    |   |       | 09014379 | LAMDAFFS LLC                         | 16.80 AC VALLEY RIVER                 | 3        | 120,639.00  |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0020 | 0004 | 0    | 0 |
|             | 16767    |   |       | 09015428 | JAN PROPERTIES LLC LLC (LEAS)        | 5.88 AC VALLEY RIVER                  | 3        | 29,667.40   |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0020 | 0007 | 0    | 0 |
|             | 1860178  |   |       | 09016078 | HASTON BLANKS J                      | 6.80 AC FAIRMONT PERRY RD             | 3        | 1,499.00    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0108 | 0000 | 0    | 0 |
|             | 16710    |   |       | 09014379 | HASTON BLANKS J (LEAS) 1034 23       | 0.88 AC BETHUNE PERRY                 | 3        | 4,574.94    |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0108 | 0002 | 0    | 0 |
|             | 15847    |   |       | 09016158 | DAVIS CAMPBELL P                     | 10.3 AC BOUTHIN CR                    | 3        | 21.00       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 21   | 0108 | 0000 | 0    | 0 |
|             | 14415    |   |       | 09015159 | REED CHARLES KAL                     | 0.35 AC BOUTHIN CR                    | 3        | 20.76       |            | .00        | F          | F          | F          | F          | F          | F          | F          | F          | F          | F           | F           | F           | 08  | 28   | 0005 | 0000 | 0    | 0 |

|            |          |                         |          |                                  |                                  |                |     |           |     |     |     |                      |      |      |     |      |      |   |  |  |  |      |  |
|------------|----------|-------------------------|----------|----------------------------------|----------------------------------|----------------|-----|-----------|-----|-----|-----|----------------------|------|------|-----|------|------|---|--|--|--|------|--|
| 16/09/2014 | 14:24:16 | VUE 2 TICKETS 23 APR 04 |          |                                  |                                  |                |     |           |     |     |     | WITH TAXES DUE TOTAL |      |      |     |      |      |   |  |  |  | PAGE |  |
| TRF        | TICKETS  | SE                      | CLASS    | ACCR                             | TRAVELER NAME                    | TRAVELER DES 1 | TRF | FULLY     | TAX | 1st | 2nd | Dist                 | Map  | Pass | Sub | Pass |      |   |  |  |  |      |  |
| TRF        | TRF      | TRF                     | TRF      | TRF                              | TRF                              | TRF            | TRF | TRF       | TRF | TRF | TRF | TRF                  | TRF  | TRF  | TRF | TRF  |      |   |  |  |  |      |  |
| 2021       | 17771    | 3                       | 00015160 | REED CHARLES EARL                | 3.5 AC BOOTHFS CR                |                |     | 20.76     | .00 | P   | 03  | 28                   | 0004 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17777    |                         | 00015161 | REED CHARLES R ETAL              | 3.5 AC BOOTHFS CR                |                |     | 20.76     | .00 | P   | 03  | 28                   | 0007 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17772    |                         | 00015162 | REED CHARLES EARL                | 5.5 AC BOOTHFS CR                |                |     | 31.14     | .00 | P   | 03  | 28                   | 0008 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17773    |                         | 00015163 | REED CHARLES EARL                | 3.5 AC BOOTHFS CR                |                |     | 20.76     | .00 | P   | 03  | 28                   | 0009 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17676    |                         | 00015168 | SANDERS WENDITH A & TIL D        | 36.974 AC (8 FOLD) BOOTHFS CR    |                |     | 1,213.47  | .00 | P   | 09  | 28                   | 0014 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17976    |                         | 00015170 | SANDERS GREGORY K & TIL D        | 13.062 AC BOOTHFS CR             |                |     | 73.26     | .00 | P   | 09  | 28                   | 0015 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 14794    |                         | 00015173 | RENNER ADRIAN DEVELOPMENT CO LLC | 14.15 AC RT #73 BOOTHFS CR       |                |     | 598.92    | .00 | P   | 09  | 28                   | 0018 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 18573    |                         | 00015177 | VIP JEFFREY C                    | 1.1 AC BOOTHFS CR                |                |     | 1,070.26  | .00 | P   | 09  | 28                   | 0019 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 16770    |                         | 00015138 | JIRM REAL ESTATE LLC             | 5.27 AC RT #3 BOOTHFS CR         |                |     | 5,646.02  | .00 | P   | 09  | 28                   | 0024 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17467    |                         | 00015153 | PARKER PROPERTIES LLC            | 0.44 AC RT #2 BOOTHFS CR         |                |     | 1,071.24  | .00 | P   | 09  | 28                   | 0024 | 0003 | 0   |      |      |   |  |  |  |      |  |
|            | 17468    |                         | 00015120 | COMBIE WILLIAM LUN               | 400 SOFT TOWN SITE               |                |     | 78.76     | .00 | P   | 09  | 28                   | 0025 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17462    |                         | 00015244 | MURPHY VEA                       | 19.4 AC BOOTHFS CR               |                |     | 443.92    | .00 | P   | 09  | 28                   | 0025 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17888    |                         | 00015134 | ROCKWELL ARTHUR J                | 25.67 AC BOO LICK RUN            |                |     | 2,137.00  | .00 | P   | 09  | 30                   | 0015 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17366    |                         | 00015135 | MIKE BOHJ TUN                    | 130.75 AC BOOHS RUN              |                |     | 291.80    | .00 | P   | 09  | 30                   | 0014 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 18613    |                         | 00015136 | WOMEN HARDWARE CO                | 132.56 AC BOO LICK RUN           |                |     | 4,141.06  | .00 | P   | 09  | 30                   | 0015 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17874    |                         | 00015177 | ROCKWELL ARTHUR J                | 59.60 AC BOO LICK RUN & 3/7 INT  |                |     | 493.58    | .00 | P   | 09  | 30                   | 0027 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 18619    |                         | 00015138 | WOMEN HARDWARE CO                | 32 AC BOO LICK RUN               |                |     | 6,943.24  | .00 | P   | 09  | 30                   | 0017 | 0003 | 0   |      |      |   |  |  |  |      |  |
|            | 18620    |                         | 00015139 | WOMEN HARDWARE CO                | 24.03 AC BOO LICK RUN            |                |     | 1,867.00  | .00 | P   | 09  | 30                   | 0017 | 0002 | 0   |      |      |   |  |  |  |      |  |
|            | 17696    |                         | 00015140 | ROCKWELL ARTHUR J                | 30.53 AC BOO LICK RUN            |                |     | 562.88    | .00 | P   | 09  | 30                   | 0017 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17857    |                         | 00015141 | ROCKWELL ARTHUR J                | 0.90 AC BOO LICK RUN             |                |     | 2.74      | .00 | P   | 09  | 30                   | 0017 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17698    |                         | 00015142 | ROCKWELL ARTHUR J                | 22.15 AC BOO LICK RUN            |                |     | 429.32    | .00 | P   | 09  | 30                   | 0019 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17699    |                         | 00015143 | ROCKWELL ARTHUR J                | 24.38 AC BOO LICK RUN            |                |     | 2,137.00  | .00 | P   | 09  | 30                   | 0019 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17900    |                         | 00015145 | ROCKWELL ARTHUR J                | 10.00 AC BOO LICK RUN            |                |     | 514.01    | .00 | P   | 09  | 30                   | 0021 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17901    |                         | 00015146 | ROCKWELL ARTHUR J                | 14.76 AC BOO LICK RUN            |                |     | 779.68    | .00 | P   | 09  | 30                   | 0021 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17902    |                         | 00015148 | ROCKWELL ARTHUR J                | 92.62 AC BOOTHFS CR & 3/7 INT    |                |     | 4,907.64  | .00 | P   | 09  | 30                   | 0022 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 17903    |                         | 00015149 | ROCKWELL ARTHUR J                | 5.83 AC BOOTHFS CR               |                |     | 83.02     | .00 | P   | 09  | 30                   | 0022 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 18654    |                         | 00015350 | D L TOMKNEY DEVELOPMENT LLC      | 2.81 AC BOOTHFS CR               |                |     | 23,789.68 | .00 | P   | 09  | 30                   | 0024 | 0000 | 0   |      |      |   |  |  |  |      |  |
|            | 18655    |                         | 00015151 | D L TOMKNEY DEVELOPMENT LLC      | 1.49 AC BOOTHFS CR               |                |     | 7,516.04  | .00 | P   | 09  | 30                   | 0024 | 0001 | 0   |      |      |   |  |  |  |      |  |
|            | 18674    |                         | 00015102 | REAR HOLDING LLC                 | 1.05 AC BOOTHFS CR               |                |     | 4,979.68  | .00 | P   | 09  | 30                   | 0024 | 0004 | 0   |      |      |   |  |  |  |      |  |
|            | 18686    |                         | 00015353 | D L TOMKNEY DEVELOPMENT LLC      | 8.136 AC BOOTHFS CR              |                |     | 516.00    | .00 | P   | 09  | 30                   | 0024 | 0004 | 0   |      |      |   |  |  |  |      |  |
|            | 18315    |                         | 00015354 | ROCKLEY TIMOTHY B                | 2.23 AC BOOTHFS CR               |                |     | 3,713.78  | .00 | P   | 09  | 30                   | 0024 | 0004 | 0   |      |      |   |  |  |  |      |  |
|            | 14448    |                         | 00015155 | COGAR RIGHT-OF-WAY               | 1.16 AC BOOTHFS CR               |                |     | 14,093.94 | .00 | P   | 09  | 30                   | 0024 | 0006 | 0   |      |      |   |  |  |  |      |  |
|            | 15656    |                         | 00015356 | COGAR RIGHT-OF-WAY               | PCL A (5.67 AC) BOOTHFS CR       |                |     | 862.80    | .00 | P   | 09  | 30                   | 0024 | 0007 | 0   |      |      |   |  |  |  |      |  |
|            | 18657    |                         | 00015157 | COGAR RIGHT-OF-WAY               | B (16.32 AC) BOOTHFS CR          |                |     | 9,776.96  | .00 | P   | 09  | 30                   | 0024 | 0008 | 0   |      |      |   |  |  |  |      |  |
|            | 17757    |                         | 00016478 | RAMFAND TJ                       | PCL 1 (2.86 AC) VALLEY RIVER     |                |     | 2,105.19  | .00 | P   | 09  | 28                   | 0024 | 0008 | 0   |      |      |   |  |  |  |      |  |
|            | 17758    |                         | 00016423 | RAMFAND LLC                      | PCL 2 (13.36 AC) VALLEY RIVER    |                |     | 1,008.10  | .00 | P   | 09  | 28                   | 0024 | 0009 | 0   |      |      |   |  |  |  |      |  |
| TOTAL      |          |                         |          |                                  |                                  |                |     |           |     |     |     |                      |      |      |     |      | .00  |   |  |  |  |      |  |
| 2022       | 30424    | 6                       | 0006675  | MVB BANK INC                     | 23 MGN FILL#2341 00 CS - COMPTON |                |     | 4,973.68  | .00 | P   | 04  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 10575    |                         | 0006435  | MVB BANK INC                     | 2.03 AC VALLEY RIVER             |                |     | 21,117.70 | .00 | P   | 04  |                      |      |      | 28  | 0021 | 0000 | 0 |  |  |  |      |  |
|            | 131757   |                         | 21002116 | AKG CLOTHING                     | 32 INV 18821                     |                |     | 510.20    | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 131261   |                         | 21000106 | ATW HIRSHAW                      | 22 INV 22 MGN FILL#2341          |                |     | 39.00     | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 131269   |                         | 21002147 | ADAMS & ALFRED BOUYTONG CO       | 60 INV 7000 13 MGN FILL# 2335    |                |     | 369.30    | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 131270   |                         | 21002148 | ADAMS & ALFRED BOUYTONG CO       | 60 INV 7000 13 MGN FILL# 2335    |                |     | 369.30    | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 131100   |                         | 21001052 | BPS FOODS INC                    | 23 INV 64694 60 INV - MGN#23414  |                |     | 3,498.88  | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 151702   |                         | 21001393 | EDMUNDELL TRUST CO SERVICES LLC  | 23 INV 18821                     |                |     | 18,043.26 | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |
|            | 18600029 |                         | 21000000 | COGAS RIGHT-OF-WAY               | 23 INV 18821                     |                |     | 18,043.26 | .00 | P   | 23  |                      |      |      |     |      |      |   |  |  |  |      |  |

## **Marion County TIF #2 Paid/Unpaid Taxes Report**

# Marion County TIF #2 Paid/Unpaid Taxes Report

| 10/29/24 14:28:15 |         |          |                            |                                     |                                |                 |           |          |           | TIF 2 TICKETS 23 AND 24 |        |      |      |      |     |   |  |  |  | PAGE |  |  |  |  |  |  |  |  |  |
|-------------------|---------|----------|----------------------------|-------------------------------------|--------------------------------|-----------------|-----------|----------|-----------|-------------------------|--------|------|------|------|-----|---|--|--|--|------|--|--|--|--|--|--|--|--|--|
| Tax Year          |         |          |                            |                                     |                                |                 |           |          |           | WITH TAXES DUE TOTAL    |        |      |      |      |     |   |  |  |  |      |  |  |  |  |  |  |  |  |  |
| Tax Year          | Ticket# | Sx       | Class                      | Acct#                               | Taxpayer Name                  | Property Desc 1 | TIF#      | Full Tax | TAX DUE   | 1st Pd                  | 2nd Pd | Dist | Map  | Perc | Sub | S |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16197   | 2        | 00016431                   | ELV WEATHER N                       | CHIT 12 PH II                  | 2               | 1,268.42  | 634.23   | F         | 09                      | 210    | 0232 | 0000 | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16898   | 00016432 | JOHNSON TISHA M            | CHIT 13 PH II                       | 2                              | 1,221.94        | 610.97    | F        | 09        | 210                     | 0233   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 17095   | 00016433 | LAKE CHIT 14               | 2                                   | 1,216.48                       | 608.24          | F         | 09       | 210       | 0234                    | 0000   | 0    | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 17222   | 00016434 | MARLENE CLAIRE R           | UNIT 20 15 PH II                    | 2                              | 1,178.40        | 589.20    | F        | 09        | 210                     | 0215   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 18206   | 00016435 | SHAWNEE TISHA M            | UNIT 20 15 PH II (0.44 AC)          | 2                              | 1,216.48        | 608.24    | F        | 09        | 210                     | 0234   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 18776   | 00016436 | COLLINS CHARLES D          | UNIT 20 15 PH II                    | 2                              | 1,170.72        | 585.36    | F        | 09        | 210                     | 0222   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 17144   | 00016437 | L'AMORE REBEKA H           | UNIT 20 15 PH II                    | 2                              | 1,132.64        | 566.32    | F        | 09        | 210                     | 0233   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16211   | 00016438 | WILSON GLENDA              | UNIT 20 15 PH II                    | 2                              | 1,155.04        | 577.52    | F        | 09        | 210                     | 0224   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16941   | 00016439 | KARLSON VICKI G            | UNIT 20 15 PH II                    | 2                              | 1,449.88        | 724.94    | F        | 09        | 210                     | 0225   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16212   | 00016440 | WILSON GLENDA              | UNIT 20 15 PH II                    | 2                              | 1,477.24        | 738.62    | F        | 09        | 210                     | 0226   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16624   | 00016441 | EDWARDS WATSON R & CAMERON | UNIT 20 15 PH II                    | 2                              | 1,547.34        | 773.67    | F        | 09        | 210                     | 0227   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16623   | 00016442 | HASTINGS GEORGE N II &     | UNIT 20 15 PH II STAFFORD VILLAGE   | 2                              | 1,508.96        | 754.48    | F        | 09        | 210                     | 0228   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16954   | 00016443 | WINDICK JOSHUA E           | UNIT 20 15 PH II STAFFORD VILLAGE   | 2                              | 1,397.84        | 698.92    | F        | 09        | 210                     | 0229   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16020   | 00016444 | DAY CHARLES E JR &         | UNIT 20 15 PH II                    | 2                              | 1,316.64        | 658.32    | F        | 09        | 210                     | 0230   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 16663   | 00016445 | DEMONT TONI                | UNIT 20 15 PH II STAFFORD VILLAGE   | 2                              | 1,386.48        | 693.24    | F        | 09        | 210                     | 0231   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 18178   | 00016446 | AMSTUT DONNA J             | UNIT 32 PH IV STAFFORD VILLAGE      | 2                              | 1,243.16        | 621.58    | F        | 09        | 210                     | 0232   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 18184   | 00016447 | SEAT DAVID & SHARON        | UNIT 33 PH IV STAFFORD VILLAGE      | 2                              | 1,368.04        | 684.02    | F        | 09        | 210                     | 0233   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 18799   | 00016448 | COBLEY JEAN E              | 5.16 BOOTHY CREEK                   | 2                              | 123.94          | 61.97     | F        | 09        | 210                     | 0234   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 18889   | 00016449 | COFFERTY RICHARD W &       | 0.775 AC VALLEY RIVER               | 2                              | 868.36          | 434.18    | F        | 09        | 210                     | 0235   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
|                   |         |          |                            |                                     |                                |                 |           | TOTAL    | 19,443.28 |                         |        |      |      |      |     |   |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 305345  | 3        | 09009835                   | APPLE AMERICAN GROUP LLC            | 33 INV 3,200 24 MON- FILE30355 | 2               | 4,506.28  | 2,253.14 | F         | 09                      | 210    | 0236 | 0000 | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 305329  | 00016450 | CHRISTINA LLC              | 00 ME - MACH 4143                   | 2                              | 101.90          | 50.95     | F        | 09        | 210                     | 0237   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 305601  | 09009836 | D L TORREY DEVELOPMENT LLC | 24 MON- FILE 108 00 ME - MACH 532   | 2                              | 3,549.48        | 1,774.74  | F        | 09        | 210                     | 0238   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 105744  | 09009837 | FIO PROPERTIES LLC         | 24 MON- FILE30428 00 PF - PURN1563  | 2                              | 10,098.28       | 5,049.14  | F        | 09        | 210                     | 0239   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 105847  | 09009838 | UNION HART KASLER &        | 24 MON- FILE 5896 00 CE - COMP 2854 | 2                              | 884.84          | 442.42    | F        | 09        | 210                     | 0240   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 105848  | 09009839 | HAIN CASE STUDIO           | 24 INV 3522 00 ME - MACH 47         | 2                              | 48.90           | 24.45     | F        | 09        | 210                     | 0241   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106332  | 09009840 | MACHINIC CLINIC SOUTH LLC  | 00 ME - MACH10756 80 CE - COMP 1844 | 2                              | 821.02          | 410.51    | F        | 09        | 210                     | 0242   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106333  | 09009841 | MED ART PHARMACY           | 18 INV 6800 24 MON- FILE 2566       | 2                              | 1,853.34        | 926.67    | F        | 09        | 210                     | 0243   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106334  | 09009842 | MACHINIC CLINIC SOUTH LLC  | 24 MON- FILE 8567 00 LI - LEAS 5410 | 2                              | 1,264.24        | 632.12    | F        | 09        | 210                     | 0244   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106335  | 09009843 | MACHINIC CLINIC SOUTH LLC  | 24 MON- FILE22758 00 TF - PURN2442  | 2                              | 3,358.58        | 1,679.29  | F        | 09        | 210                     | 0245   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106336  | 09009844 | MACHINIC CLINIC SOUTH LLC  | 00 TF - PURN 869                    | 2                              | 82.86           | 41.43     | F        | 09        | 210                     | 0246   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106337  | 09009845 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0247   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106338  | 09009846 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 23,724.76       | 11,862.38 | F        | 09        | 210                     | 0248   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106339  | 09009847 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0249   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106340  | 09009848 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 2,789.96        | 1,394.98  | F        | 09        | 210                     | 0250   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106341  | 09009849 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0251   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106342  | 09009850 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0252   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106343  | 09009851 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0253   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106344  | 09009852 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0254   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106345  | 09009853 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0255   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106346  | 09009854 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0256   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106347  | 09009855 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0257   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106348  | 09009856 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0258   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106349  | 09009857 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0259   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106350  | 09009858 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0260   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106351  | 09009859 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0261   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106352  | 09009860 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0262   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106353  | 09009861 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0263   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106354  | 09009862 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0264   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106355  | 09009863 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0265   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106356  | 09009864 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0266   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106357  | 09009865 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0267   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106358  | 09009866 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0268   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106359  | 09009867 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0269   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106360  | 09009868 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0270   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106361  | 09009869 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0271   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106362  | 09009870 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0272   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106363  | 09009871 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0273   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106364  | 09009872 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0274   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106365  | 09009873 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0275   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106366  | 09009874 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0276   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106367  | 09009875 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0277   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106368  | 09009876 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0278   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106369  | 09009877 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0279   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106370  | 09009878 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0280   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106371  | 09009879 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0281   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106372  | 09009880 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0282   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106373  | 09009881 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0283   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106374  | 09009882 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0284   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106375  | 09009883 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0285   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106376  | 09009884 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              | 1,129.84        | 564.92    | F        | 09        | 210                     | 0286   | 0000 | 0    | 0    | 0   | 0 |  |  |  |      |  |  |  |  |  |  |  |  |  |
| 2024              | 106377  | 09009885 | MACHINIC CLINIC SOUTH LLC  | 24 INV 36000 00 TF - PURN 1656      | 2                              |                 |           |          |           |                         |        |      |      |      |     |   |  |  |  |      |  |  |  |  |  |  |  |  |  |

## Marion County TIF #2 Requisition Totals Report

|                      |                          |                                |
|----------------------|--------------------------|--------------------------------|
| <b>Requisition 1</b> | <b>12/18/19</b>          | <b>\$</b><br><b>365,740.00</b> |
| Requisition 2        | 4/30/19 - 12/15/20       | \$<br>820,634.13               |
| <b>Requisition 3</b> | <b>2/3/21</b>            | <b>\$</b><br><b>337,762.42</b> |
| Requisition 4        | 12/28/20 - 3/16/21       | \$<br>1,034,924.82             |
| <b>Requisition 5</b> | <b>2/26/21 - 5/26/21</b> | <b>\$</b><br><b>557,560.13</b> |
| Requisition 6        | 3/26/21 - 7/13/21        | \$<br>835,386.27               |
| <b>Requisition 7</b> | <b>4/26/21 - 9/2/21</b>  | <b>\$ 1,111,569.98</b>         |
| Requisition 8        | 5/26/21 - 11/1/21        | \$<br>1,212,306.92             |
| <b>Requisition 9</b> | <b>8/26/21 - 1/7/22</b>  | <b>\$</b><br><b>853,176.50</b> |
| Requisition 10       | 1/21/22 - 2/2/23         | \$<br>1,966,938.83             |

# **Marshall County Commission**

## **Project Descriptions & Annual Reports**

### **Section 13:**

- TIF District #1, Project #1, Union Station
- TIF District #2, Franklin District Project
- TIF District #3, Project #1, Riverfront Industrial

# **Marshall County Commission**

## **TIF District #1**

### **The TIF District:**

An Order creating the “Marshall County Development Project District No. 1” (the “TIF District”) was enacted by the County Commission on December 30, 2003.

The TIF District includes the Marshall County Industrial Park, Phase I and II, (approximately 130 acres situated in the City of McMechen and City of Benwood). The TIF District was created by the Marshall County Commission in 2003 to provide a tool for redevelopment of Brownfield sites and provide a method to extend needed infrastructure to the Marshall County Industrial Park (MCIP). The Industrial Park consists primarily of land purchased from CSX railroad to be marketed as industrial sites. The County Commission transferred the real estate it owned to its partner, Regional Economic Development Partnership (RED), and has relied on RED to develop and market the Industrial Park. RED is a nonprofit Economic Development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia. Portions of the site were issued a Certificate of Completion by the West Virginia Department of Environmental Protection for the Voluntary Remediation Program in 2008.

### **The TIF Project:**

The Marshall County Industrial Park Project No. 1 (the “TIF Project”) includes site infrastructure and development in the Marshall County Industrial Park, including but not limited to: engineering, site acquisition, remediation, site preparation, cut and fill, utilities, site infrastructure, roads and improvements to public infrastructure in the MCIP and adjacent areas. Additional adjacent property may be purchased from CSX to allow the site to accommodate more and large projects. Portions of the Industrial Park have participated in the WV Voluntary Remediation Program. It is anticipated that additional parcels will need to be investigated and possibly remediated. Soil conditions in the park have required additional site work and geotechnical analysis to create usable building pads and to deal with flood plain elevations. Utilities such as water and sewer, as well as electric and natural gas are in or adjacent to the Park, but will need to be extended throughout the property. Additional site amenities such as landscaping and lighting are required to make the site attractive, and blend with nearby commercial and residential areas. All of these additional site costs have combined to make the Industrial Park a marginal site for industry to locate, in spite of the great advantages in location. Use of TIF on “pay as go” basis as funds are available will allow improvements to be phased in, and make the site competitive with nearby sites in other states. Additional details about anticipated uses of TIF funds, including an estimated budget, are detailed in Section II.C.

The project will improve provide much needed infrastructure to the MCIP and help attract new tenants and more jobs to the MCIP. The proposed project will allow reuse of a brownfield site, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to the City of Benwood, Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the creation of a marketable industrial area are the driving force of the project. The project addresses the infrastructure needs in the industrial park and leverages the dollars previously invested.

It is expected that the infrastructure will be installed and owned by utilities and local government. Extra capacity will be designed to allow future use by tenants of the MCIP. This ownership/use structure will allow the County Commission and RED to avoid the expense and significant liability of owning the

infrastructure. It is anticipated that Marshall County Commission/RED will act as Project Manager and will be paid a fee of 5% of the costs of development projects (including property sales, site development and building construction) taking place in the TIF District. The Project Manager will ensure that development in the TIF District and the Industrial Park takes place in a planned, orderly fashion, and will help the Industrial Park infrastructure appropriately sized and available to all tenants of the Industrial Park. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

Since the project will be phased in over time, “pay as you” reimbursement will occur until the TIF District has sufficient increment to sell bonds. Projects expected to be completed in the short term are Concrete Pre cast plant (\$6 million). Asphalt Plant (\$5 million) and Project Stack (\$21 million). It is projected that in addition to these projects, another \$25 million will be invested over the next 10 years in manufacturing project on currently vacant sites within the TIF District. Subject to TIF Revenue collections in an amount sufficient to justify the issuance of TIF Obligations, the County Commission would anticipate issuing such bonds in an amount not to exceed \$6,000,000.

The TIF Project is consistent with the state goals and objectives of Amendment One to the West Virginia Constitution, as well as County’s comprehensive planning regarding economic development and revitalization of the TIF District.



## **TIF District #2, Franklin District Project**

### **The TIF District:**

The Marshall County Commission is simultaneously creating “Marshall County Development Project District No. 2” (the “TIF District”).

The TIF District includes approximately 5,059 acres in southern Franklin District, Marshall County. The TIF District is being created by the Marshall County Commission to provide a tool for redevelopment of Brownfield sites and provide a method to extend needed infrastructure to the sites for industrial sites in Natrium and surrounding areas of Marshall County, including the Bayer Industrial Park (BIP). The sites are being actively marketed by the Marshall County Commission and its partner Regional Economic Development Partnership (RED). RED is a nonprofit Economic Development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia.

### **The TIF Project:**

The Marshall County Franklin District Project No. 1 (the “TIF Project”) includes site infrastructure and development, including but not limited to: engineering, site acquisition, remediation, site preparation, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge and river facilities and improvements to public infrastructure in the TIF District.

The project will improve and provide much needed infrastructure to the District and help attract new tenants and more jobs to the District. The proposed project will allow reuse of a brownfield site, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the creation of a marketable industrial area are the driving force of the project. The project addresses the infrastructure needs in the industrial park and leverages the dollars previously invested.

The District Has Been the Object of Interest from companies looking to make investments in processes that capitalize on the Marcellus Shale gas and the liquid gas products that are in the gas. It is expected that several of these companies will choose to locate plants in the District and will require infrastructure will to be installed. Where possible, extra capacity will be designed to allow future use by future companies. It is anticipated that Marshall County Commission/RED will act as District Infrastructure Manager for an initial term of 25 years, and will be paid a fee of 5% of the TIF Fund deposits each year for the services provided in keeping the TIF infrastructure appropriately sized and available to all companies in the District. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

The TIF Project is planned to be financed from proceeds of tax increment revenue bonds (“TIF Bonds”) issued by the County in the future. Pay as you reimbursement will occur until the TIF District has sufficient increment to sell bonds.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as County’s comprehensive planning regarding economic development and revitalization of the TIF District.

## **TIF District #3, Project #1, Riverfront Industrial**

### **The TIF District:**

The Marshall County Commission is simultaneously creating "Marshall County Development District No. 3" (the "TIF District").

The TIF District includes approximately 1,463 acres in Franklin and Clay District, Marshall County. The TIF District is being created by the Marshall County Commission to provide a tool for redevelopment of brownfield sites and provide a method to extend needed infrastructure to industrial sites in Marshall County, including the Frontier Moundsville Industrial Park and the former Honeywell industrial site. The sites are being actively marketed by the Marshall County Commission and its partner, Ohio Valley Industrial & Business Development Corporation, d/b/a Regional Economic Development Partnership ("RED"), a nonprofit economic development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia.

### **The TIF Project:**

The Marshall County Riverfront Industrial Project No. 1 (the "TIF Project") includes project and site infrastructure and development, including but not limited to: engineering, site acquisition, new technology plant development, remediation, site preparation, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge and river facilities and other improvements to public infrastructure in the TIF District.

Sites within the Northern Panhandle region are being considered for an ethane cracker by several companies. However, no matter where the cracker is located, additional developable sites are needed to capitalize on this opportunity. In fact, the main reason that an ethane cracker might not locate within the region where ethane is produced is because of a lack of large, infrastructure ready usable sites for industrial development. Without further downstream development, the county's economic development efforts are destined to fail. The county will be left with few permanent jobs, and much of its land will be controlled by large, international energy and chemical companies. Two of the most promising sites are brownfields and will need additional redevelopment before becoming productive sites again. Now is the time to act to ensure future success. Securing additional funds to develop sites and installing infrastructure is the most effective way to ensure that there are quality, ready sites to locate companies who will provide long term, stable employment to local residents.

The project will improve and provide much needed infrastructure to the TIF District and help attract new tenants and more jobs to the TIF District. The proposed project will allow reuse of brownfield sites, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the establishment of a marketable riverfront industrial area are the driving force of the project. The project addresses the infrastructure needs in the TIF District and leverages the dollars that were previously invested.

The TIF District has already been the object of interest from companies looking to make investments in processes that capitalize on the Marcellus Shale gas and the liquid gas products that are in the gas. Frontier Industrial has invested tens of millions in redeveloping the brownfield site that formerly housed the AEP Kammer power plant and Honeywell has done the same for its brownfield site in the northern end of the TIF District. It is expected that several more companies will choose to locate plants in the TIF District and will require infrastructure to be installed. Where possible, extra capacity will be designed to allow use by future companies. It is anticipated that the Marshall County Commission or RED, as

applicable, will act as District Infrastructure Manager for an initial term of 25 years, and will be paid a fee of 5% of the TIF Fund deposits each year for the services provided in keeping the TIF infrastructure appropriately sized and available to all companies in the District. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

The projected increment on the following page (which does not include an ethane cracker project) will yield an estimated \$25 million during the 30-year life of the TIF District as reflected in the attached scheduled B (1) herein. The TIF project will be conducted in several phases as sites are identified and developed. In order to allow time for the increment to build, "pay as you go" reimbursement will occur. The initial TIF project will be to identify, acquire and provide infrastructure to one large industrial site within the District. This site will be located along the Ohio River and WV Route 2 with CSX rail access. Following development of the initial site, additional sites will be identified with industry input, allowing more downstream investment in West Virginia. The initial project will be "pay as you go." At this time, there are no immediate plans to issue TIF obligations. To the extent the County Commission determines that TIF obligations should be issued, it will amend and/or supplement this TIF Application and take such further actions as may be necessary in accordance with applicable West Virginia law.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as the County's comprehensive planning regarding economic development and revitalization of the TIF District.

P.O Box 1029, Wheeling, WV 26003  
P: 304.232.7722 F: 304.232.7727  
www.redp.org

October 22, 2024

Mr. Todd Hooker  
Deputy Executive Director  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Mr. Hooker,

Pursuant to WV Code §7-11B-15, the Regional Economic Development Partnership is providing the enclosed Annual Report on the Marshall County Development District #1.

As you are aware, the base assessed value established in December 2003 for the Marshall County Development District #1 was \$579,220. Unless otherwise noted, this report reflects the status as of September 2024.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Craig O'Leary  
Regional Economic Development Partnership

**Annual Report by Marshall County Commission  
Marshall County Development District #1**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of July 2024, the tax increment financing fund has a balance of \$126,718.36. The source of revenue in the accounts is Real/Personal property tax from the district.

(2) The amount and purpose of expenditures from the tax increment financing fund during last fiscal year:

In April 2024, RED requested payment from the Marshall County Development Project District No.1 in the amount of \$383,901.93. Payment of \$150,000 was received in June 2024. RED has an outstanding balance of \$233,901.93 requested from the Marshall County Development Project District No.1 account that is payable as funds are available.

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

Under the Project Plan, RED acts as MCIP Infrastructure Manager for an initial term of 20 years and will be paid a fee of 5% of the infrastructure cost per year for the services provided in keeping the TIF District infrastructure appropriately sized and available to all tenants of the Industrial Park. Infrastructure installed to date is listed below.

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate.

The base assessed value of the Marshall County Development District #1 established in December 2003 was \$579,220.

(5) The assessed value for the current tax year of the development or redevelopment project property, or of the taxable property having a tax situs in the development or redevelopment project area or district, as appropriate.

The current assessed value of the Marshall County Development District #1, is:

Real estate: \$1,629,600

Personal: \$3,954,904

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment area or district, as the case may be.

There is a \$5,005,284 increase in the assessed value.

(7) Payments made in lieu of taxes received and expended.

As of the date of this report, there are no payments made in lieu of taxes in the district.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;

There are currently no contracts under a redevelopment or project plan.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis;

The Marshall County Development Project No. 1 was simultaneously created and filed with the District application.

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled

In 2017 property was sold and then re-acquired in the amount of \$525,500 by the Regional Economic Development Partnership and Leveltek. In addition, improvements to date include:

|                                 |                                  |
|---------------------------------|----------------------------------|
| Access Road \$466,000           | Remediation \$30,265             |
| Access Road Extension \$400,000 | Electric Line Extension \$75,000 |
| Gas Line Extension \$261,500    |                                  |

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings.

No land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs;

The natural gas industry and affiliated companies have created jobs and investment for the surrounding region. While long term commitments have been limited, a number of short term investments have supported the overall economy. CSX and Unimin Sand are the largest and most permanent fixtures within the district. The job creation varies by company and the nature of work, while supporting significant numbers, would not be exclusive to within the district.

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid

The Commission and RED have located tenants fulfilling the above focus within the district. Employment numbers and wages fluctuate depending on activity level.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require

The Marshall County Commission reports disbursements in the amount of \$150,000.

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein.

The Marshall County Development District #1 was approved by the West Virginia Development Office in December, 2003.

(17) The amount of outstanding tax increment financing obligations.

The Marshall County Commission reports \$0.00 in outstanding TIF obligations.

(17) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This report will also be available in the Marshall County Commission office.

Marshall County Commission  
Marshall County Courthouse  
7th Street  
Moundsville, WV 26041

P.O Box 1029, Wheeling, WV 26003  
P: 304.232.7722 F: 304.232.7727  
www.redp.org

October 22, 2024

Mr. Todd Hooker  
Deputy Executive Director  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Mr. Hooker,

Pursuant to WV Code §7-11B-15, the Regional Economic Development Partnership is providing the enclosed Annual Report on the County Commission of Marshall County Combined Development Project District No. 2 and No. 3. - Combined Project Plan No. 1.

As you are aware, the Marshall County Development District No. 2 located in Franklin District was approved by the West Virginia Development Office on March 16, 2012. The base was originally established at \$148,034,615 and was amended in 2018 to be \$149,445,075.

The merged County Commission of Marshall County Combined Development Project District No. 2 and No. 3. - Combined Project Plan No. 1 was approved in 2022. The base assessed value of the County Commission of Marshall County Combined Development Project District No. 2 and No. 3 was established in 2022 as \$166,253,237.

Unless otherwise noted, this report reflects the status as of September 2023.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

Craig O'Leary  
Regional Economic Development Partnership



**Annual Report by Marshall County Commission  
Marshall County Development MERGED District #2 and #3**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of September 2024, the tax increment financing fund has a balance of \$4,318,635.85. The source of revenue in the accounts is Real/Personal property tax from the district.

(2) The amount and purpose of expenditures from the tax increment financing fund during last fiscal year:

In May 2024, RED requested payment of the District Infrastructure Manager fee from the Marshall County Development Project District No.2 in the amount of \$86,299.71. Payment was received in June 2024.

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

The Marshall County Franklin District Project No. 1 was simultaneously created. The Project Plan outlines the Regional Economic Development Partnership, the County's designated Economic Development organization will act as District Infrastructure Manager for an initial term of 25 years and will be paid a fee of 5% of the TIF Fund deposits each year for the services provided in keeping the TIF infrastructure appropriately sized and available to all companies in the District.

Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate.

The base assessed value of the County Commission of Marshall County Combined Development Project District No. 2 and No. 3 was established in 2022 as \$166,253,237.

(5) The assessed value for the current tax year of the development or redevelopment project property, or of the taxable property having a tax situs in the development or redevelopment project area or district, as appropriate;

The current assessed value of the County Commission of Marshall County Combined Development Project District No. 2 and No. 3 is:

Real estate: 50,080,920

Personal: 360,544,012

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment area or district, as the case may be.

There is a \$244,371,695 increase in the assessed value.

(7) Payments made in lieu of taxes received and expended.

As of the date of this report, there are no payments made in lieu of taxes in the district.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;

There are currently no contracts under a redevelopment or project plan.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis;

The Marshall County Franklin District Project No. 1 was simultaneously created and filed with the District application.

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled

While acquisition and sale is limited, privately held property within the district has ongoing rehabilitation, remodeling and/or repair being conducted to maintain and grow operations in mainly the chemical and natural gas sector.

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings.

No land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs;

The natural gas industry and affiliated companies have created jobs and investment for the surrounding region. Blue Racer, Westlake, Covestro are the largest and most permanent fixtures within the district. The job creation varies by company and the nature of work, while supporting significant numbers, would not be exclusive to within the district.

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid

The Commission and RED have located tenants fulfilling the above focus within the district. Employment numbers and wages fluctuate depending on activity level.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require

The Marshall County Commission reports payment of the District Infrastructure Manager fee from the Marshall County Development Project District No.2 in the amount of \$86,299.71.

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein.

The Marshall County Development District No. 2 and Marshall County Franklin District Project No. 1 were approved by the West Virginia Development Office in March 2012 and merged into County Commission of Marshall County Combined Development Project District No. 2 and No. 3 in 2022.

(17) The amount of outstanding tax increment financing obligations.

The Marshall County Commission reports \$0.00 in outstanding TIF obligations.

(17) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This report will also be available in the Marshall County Commission office.

Marshall County Commission  
Marshall County Courthouse  
7th Street  
Moundsville, WV 26041

# **City of Martinsburg**

## **Project Description & Annual Report**

### **Section 14:**

- TIF District #1, Raleigh Street Extension Project

# City of Martinsburg

## Raleigh Street Extension Project

### The TIF District:

The TIF District was established for the primary purpose of enabling access to and in North Martinsburg (defined below). The City has for several years been trying to address its traffic problems and to unify the City in an orderly fashion. Berkeley County is the fastest growing area in the State and has experienced a strain on its infrastructure. The Raleigh Street Extension described below has been selected by the City, in connection with the West Virginia Department of Transportation, Division of Highways ("WVDOT"), after public hearings as the optimum approach to the problem. Incorporating proposed business developments into the TIF District results in the establishment of a development district that can accomplish a threefold purpose: (i) constructing the Raleigh Street Extension; (ii) constructing an alternative route to alleviate demand on Edwin Miller Boulevard; and (iii) facilitating the investment in job-producing private development that will expand the public tax base in the City. The Class A office space proposed by local developers and described below is particularly attractive because potential tenants include federal agencies that would locate well-paying jobs into the City. The additional connector roads in the Lutz Avenue area are complementary to the Raleigh Street Extension and provide another means to easing congestion in that area of the City.

The proposed TIF District is centered along the proposed locations for the Raleigh Street Extension. Lutz Avenue/Forbes Drive Connector, Meridian Parkway and Court House Drive. It contains approximately 37 parcels, most of which are undeveloped. Almost all of the proposed TIF District is within the city limits of Martinsburg. The approval of the Berkeley County Commission for the several parcels that lie outside the city limits has been received.

### The TIF Project:

The City of Martinsburg proposes the TIF District and project as the way to complete funding for what is commonly referred to as the "Raleigh Street Extension". The City of Martinsburg has recognized traffic problems. Perhaps the biggest problem involves the northern and northeastern portions of Martinsburg (referred to in this summary as "North Martinsburg"). The CSX railroad mainline effectively separates North Martinsburg from the rest of the City. A two-lane road underpass under the railroad tracks constricts traffic on Queen Street (WV Route 9), which is the only route serving North Martinsburg and is frequently congested. The WVDOT, in connection with the Federal Highways Administration, has proposed addressing the problem by extending Raleigh Street approximately 1.2 miles from Race Street, through what is in large part undeveloped land, to the intersection of US Route 11 and WV Route 9. The proposed location for the Raleigh Street Extension was chosen after study by WVDOT and public input. The project also includes improvements from Race Street to King Street in downtown Martinsburg. The TIF Project will provide a second connection from downtown Martinsburg to North Martinsburg, improving local and regional transportation services and relieving traffic congestion. In addition to assisting routine traffic flow, the TIF Project will assist greatly with public safety. The second connection will allow emergency vehicles to avoid underpasses if needed and will provide direct access to Tavern Road and City Hospital. Significant funds have been committed to the project, and requests for additional funds are pending. However, even if the pending requests are granted, there will be a funding shortfall. The TIF financing proposed in connection with the TIF District is intended to cover the funding shortfall.

As an integral part of the project, the City proposes improvement, expansion or extension of Lutz Avenue, Meridian Parkway, Court House Drive and Forbes Drive (referred to together in this summary as the "Lutz Avenue Connector"). Lutz Avenue, which is now just a spur, would run parallel to Edwin Miller Boulevard. Edwin Miller Boulevard is a continuation of the Queen Street congestion described above. In addition, much of the development in North Martinsburg is along or close to Edwin Miller Boulevard. The development includes and is expected to include office buildings, which would increase the traffic flow on Edwin Miller Boulevard and would connect to the extended Lutz Avenue. The expanded Forbes Drive would connect to both Court House Drive and the Raleigh Street Extension and, among other things, serve an area currently being developed. The current developments include a facility leased to the United States Coast Guard, which, without the proposed street improvements, will exacerbate the traffic problems. Accordingly, these additional street improvements, expansions and extensions would provide an alternate route to Edwin Miller Boulevard, providing further relief for the North Martinsburg traffic problems.

The Lutz Avenue and Forbes Drive portions of the project would open up additional undeveloped land in the proposed TIF District. The owners of several of the larger parcels, which are locally-based developers, have proposed development of those parcels and would construct the Lutz Avenue Connector in connection with such development. The development would include Class A office space to be marketed to federal agencies, commercial space and residential property. The City finds the developers' proposal consistent with desired development of the City. Most importantly from the City's standpoint, the development would provide the tax increment revenues needed to support the proposed TIF financing. This, in turn, would complete the planned funding for the TIF Project.

In addition to the street design and construction described above, the appurtenant infrastructure, the project may include other streets and water, sewer and storm sewer lines and utility conduits, intersection improvements, traffic control, sidewalks, trails, curbing, lighting, and other infrastructure within the TIF District or on the land contiguous to and serving the TIF District.

**THE CITY OF MARTINSBURG, WEST VIRGINIA**

**THE CITY OF MARTINSBURG DEVELOPMENT DISTRICT NO. 1 –**  
**NORTH MARTINSBURG ACCESS**

**ANNUAL REPORT FILED WITH THE EXECUTIVE DIRECTOR**  
**OF THE WEST VIRGINIA DEVELOPMENT OFFICE**  
**FOR FISCAL YEAR ENDING JUNE 30, 2024**

Pursuant to § 7-11B-15(a) of the West Virginia Code of 1931, as amended, following is the Annual Report for **The City of Martinsburg Development District No. 1 – North Martinsburg Access** (the “TIF District”) prepared by The City of Martinsburg, West Virginia (the “City”) for the Fiscal Year Ending June 30, 2024 (“FYE 2024”), and being filed with the Executive Director of the West Virginia Development Office (“WVDO”).

1. Aggregate Amount and Amount by Source of Revenues in the TIF Fund for FYE 2024:

***Beginning Balance - July 1, 2023***                      **\$ 394,273.47**

|                        |               |
|------------------------|---------------|
| Tax Increment Revenues | \$ 322,153.62 |
| Interest Earnings      | \$ 21,323.05  |
| Total Receipts         | \$ 343,476.67 |

2. Amount and Purposes of Expenditures from the TIF Fund To Date:

|                         |               |
|-------------------------|---------------|
| Pay as you Go Projects  | \$ 0.00       |
| Debt Service            | \$ 203,737.50 |
| Feasibility Study Costs | \$ 0.00       |
| Total Disbursements     | \$ 203,737.50 |

***Ending Balance - June 30, 2024***                      **\$ 534,012.64**

3. Amount of Any Pledge of Revenues, Including Principal and Interest on Any Outstanding Tax Increment Financing Indebtedness: The City has outstanding, as of FYE 2024, the following Tax Increment Financing Indebtedness: The City of Martinsburg Tax Increment

Revenue Bonds, Series 2010 (The City of Martinsburg Development District No. 1 – North Martinsburg Access) (Bank-Qualified), dated June 29, 2010, in the aggregate principal amount of \$3,100,000 (“Series 2010 TIF Bonds”). The Series 2010 TIF Bonds were refunded and replaced with Series 2015 TIF Bonds, dated August 6, 2016, in the aggregate principal amount of \$2,800,000. Interest on the Sries 2015 TIF Bonds is payable annually at 4.1% interest per annum. The Series 2015 TIF Bonds mature on July 1, 2036, but are subject to mandatory sinking fund redemption on each July 1 prior thereto, beginning July 1, 2016. The Series 2015 TIF Bonds are special, limited obligations of the City payable solely from and secured solely by the Tax Increment Revenues deposited in the TIF Fund, and the amounts in the Reserve Fund and the Project Fund

4. Base Assessed Value of the TIF District:

|                   | Class I | Class II | Class III | Class IV     | Total        |
|-------------------|---------|----------|-----------|--------------|--------------|
| Personal Property | \$ 0    | \$ 0     | \$ 21,190 | \$ 1,260,977 | \$ 1,282,167 |
| Real Estate       | \$ 0    | \$ 0     | \$ 0      | \$ 7,311,960 | \$ 7,311,960 |
| Total             | \$ 0    | \$ 0     | \$ 21,190 | \$ 8,572,937 | \$ 8,594,127 |

***\* Base Values have been corrected to include additional properties, Assessor certification errors, and the removal of exempt properties.***

5. Assessed Value for Current Tax Year of Taxable Property Having a Tax Situs in the TIF District:

|                   | Class I | Class II  | Class III | Class IV     | Total        |
|-------------------|---------|-----------|-----------|--------------|--------------|
| Personal Property | \$ 0    | \$ 0      | \$ 42,380 | \$ 2,280,870 | \$ 2,323,250 |
| Real Estate       | \$ 0    | \$ 20,810 | \$ 34,960 | \$20,713,860 | \$20,769,630 |
| Total             | \$ 0    | \$ 20,810 | \$ 77,340 | \$22,994,730 | \$23,092,880 |

***\* Current assessed values do not include decreases in original base values.***



6. Assessed Value Added to Base Assessed Value of Taxable Property having a Tax Situs in the TIF District:

|                   | Class I | Class II  | Class III | Class IV     | Total        |
|-------------------|---------|-----------|-----------|--------------|--------------|
| Personal Property | \$ 0    | \$ 0      | \$ 21,190 | \$ 1,019,893 | \$ 1,041,083 |
| Real Estate       | \$ 0    | \$ 20,810 | \$ 34,960 | \$13,401,900 | \$13,457,670 |
| Total             | \$ 0    | \$ 20,810 | \$ 56,150 | \$14,421,793 | \$14,498,753 |

7. Payments Made in Lieu of Taxes Received and Expended To Date: None.
8. Reports on Contracts Made Incidental to the Implementation and Furtherance of the Development Plan and Project for the TIF District: The City contracted with [MuniCap] to prepare a feasibility study for the TIF District, which study was completed in January, 2010. The City also contracted with [Potomac Professional Services] to oversee the design and construction of the initial portions of the Project. The City entered into various contracts, including with Crews & Associates, Inc., MVB Bank, Inc., and Jefferson Security Bank, in connection with the Series 2010 TIF Bonds.
9. Copy of the Development Plan for the TIF District: Please see the Development Plan that was previously submitted.
10. Cost of Any Property Acquired, Disposed of, Rehabilitated, Reconstructed, Repaired or Remodeled: None.
11. Number of Parcels of Land Acquired by or Through Initiation of Eminent Domain Proceedings: None.
12. Number and Types of Jobs Projected by the Project Developer To Be Created, If Any, and the estimated Annualized Wages and Benefits Paid or To Be Paid to Persons Filling Those Jobs: Please see Section II(B)(2) of the Development Plan previously submitted.

13. Number, Type and Duration of the Jobs, Created, If Any, and the Annualized Wages and Benefits Paid. [Because the projects described in the Plan have not yet begun, no jobs have yet been created as a result of the Plan.]

14. Amount and Purposes of Expenditures from the TIF Fund for FYE 2024:

|                         |               |
|-------------------------|---------------|
| Pay as you Go Projects  | \$ 0.00       |
| Debt Service            | \$ 203,737.50 |
| Feasibility Study Costs | \$ 0.00       |
| Total Disbursements     | \$ 203,737.50 |

15. Payments Made in Lieu of Taxes Received and Expended for FYE 2024: None.

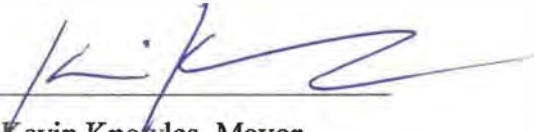
16. Status of the Plan and Projects Therein: Thrasher Engineering, Inc. completed design of the public improvements portion of the Project. Potomac Professional Services oversaw the design and construction of the initial portions of the TIF Project, which included the installation of a water line and the upgrade of a portion of Meridian Parkway. Bids were opened on September 14, 2011 for Phase 1C-Access Roads and Utilities. The construction and other costs were funded with the proceeds of the Series 2010 TIF Bonds (TIF Project funds). This project was substantially complete May 2012. The project included the construction of a portion of Lutz Avenue, traffic circle, utility relocations, stormwater, decorative lights, and landscaping.

17. The Amount of Outstanding Tax Increment Financing Obligations: As of FYE 2024, the City has the Series 2015 TIF Bonds outstanding in the aggregate principal amount of \$1,855,000.

18. Additional Information. None.

Submitted: August 12, 2024

THE CITY OF MARTINSBURG, WEST VIRGINIA

By   
Kevin Knowles, Mayor

Contact:

Andrew P. Blake, City Manager  
232 North Queen Street, P.O. Box 828  
Martinsburg, West Virginia 25402  
Telephone: (304) 264-2149  
Fax: (304) 264-2137  
E-Mail: [ablake@cityofmartinsburg.org](mailto:ablake@cityofmartinsburg.org)

# **Monongalia Co. Commission**

# **Project Descriptions & Annual Reports**

## **Section 15:**

- TIF District #1, Project #1, Star City
- TIF District #2, Morgantown Industrial Park
- TIF District #3, Project #1, Mon General Road Improvements
- TIF District #3, Project #2, Maple Drive Improvements
- TIF District #4, University Town Centre

# Monongalia County Commission

## TIF District #1, Project #1, Star City

### The TIF District:

The proposed TIF District includes riverfront property and property surrounding the main thoroughfare (University Avenue) through town. A public hearing has been scheduled for September 26, 2007, before the County in order for the County to entertain public comments on the proposed creation of the TIF District. If following such public hearing the County wishes to proceed to establish the TIF District, the County may do so by resolution duly adopted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the Town of Star City.

The boundary for the TIF District at the water's edge of the Monongahela River designated as the northern corporate city limit, extending east to the Rails to Trails and then south along the trail to Crawford Avenue (a non-developed street) turning one (1) block south at Fairfield Street, then turn south on Pleasant Hill Avenue, continue south for four (4) blocks to Monongalia Boulevard and U.S. Route 19 and WV Routes 7 and 32 at which point the boundary crosses the Boulevard and continues along the property boundaries of property belonging to Tera Limited Partnership and along Normandy Street all the way to the southern Star City corporate city boundary.

At this time, the TIF District follows the corporate line to the west, to the water's line of the Monongahela River and then turns north following the river's edge all the way to the beginning. Also included within the district is University Avenue, beginning at Pleasant Hill Avenue in the north extending east onto University Avenue to the corporate limits of property owned by St. Mary's Catholic Church and the opposite side of the street going west and including the lots as described in the description of properties submitted to the County Assessor for evaluation and appraisal for the TIF District. This area is approximately two (2) lots deep on each side of the street, with the exception of lot number 366 (large empty field of approximately 2.2 acres.).

The Star City Redevelopment Project is the result of several years of studying the area and visioning with local businesses and citizens. A great deal of research, evaluation, studies, and collaboration with the citizens have produced quality master plans (see **Section II: Attachment 8**). These plans include mixed-use development along the riverfront. The riverfront would contain a museum exhibiting work by local artisans and displaying glass produced in the city, attractive restaurants, mixed-use office space, and other development displaying "new urbanism" and "smart growth" characteristics.

With an anticipated total investment of \$60 million over a ten-year development period, the Star City Revitalization Project will improve the quality of life of those living and working in Star City. The infrastructure improvements, combined with the new development will attract new businesses to the town and will provide new employment opportunities (\$6.1 million is expected to improve the city's infrastructure). These improvements will include widening roads, burying utility lines, improving water and sewer lines, and constructing new sidewalks and will allow for future commercial development within the TIF District.

### The TIF Project:

The Town of Star City proposes to develop certain projects (the "TIF Projects") within the TIF District, which TIF Projects may be acquired and constructed in several phases. The Projects include the following public improvements: road and intersection improvements (including utility relocation, pedestrian ways, lighting, land and right-of-way acquisition, and related infrastructure), water lines, storm water culverts and facilities, sewer

lines, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure (see **Section II.C** for more detailed information).

## **TIF District #1, Project #1, Phase #2, Star City -- Amendment**

### **The TIF District:**

The order creating the TIF District was entered by the County Commission on December 12, 2012. The TIF District is located in Monongalia County and includes approximately 1,450 acres of contiguous real property located generally at or near the Interstate 79, Star City/West Virginia University Exit, Exit 155. A map of the TIF District boundaries is provided in **Attachment 2**. A portion of the TIF District within both the Town of Granville ("Granville") and the City of Westover ("Westover").

### **The TIF Project:**

West View, LLC (the "Developer") proposes to develop certain public infrastructure improvements within or adjacent to and benefiting the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, bike and walking trails, recreation facilities, land acquisition, new road construction and road improvements, including, with limitation, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto, all within or benefiting the TIF District (the "Phase II TIF Project") as set forth in this Project Plan Application (the "Phase II Project Plan"). The Phase II Project Plan will facilitate the development of the second phase of development in the TIF District, which will result in over 300 acres of additional land available for development and will finance over five miles of road construction and over six miles of utility extensions. The road construction will improve access to existing community assets, including Mylan Park, Mylan Park Elementary School and Chaplin Hill Business Park.

The first phase of development in the TIF District consists of certain public infrastructure improvements within the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, new road construction and road improvements, including without limitation a new interstate highway interchange and related improvements, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and the costs of planning, acquiring, constructing and equipping certain intercollegiate athletic facilities, including with limitation, a baseball park and other facilities, fields, parks, and/or stadiums, and appurtenances and amenities relating thereto, all within or benefitting the TIF District (the "Phase I TIF Project"). The components of the Phase I TIF Project are anticipated to be completed as follows: (i) road and utility upgrades and extensions by June 2015; (ii) the Monongalia County Ballpark by April 2015; and (iii) the new Interstate 79 interchange by August 2016.

## **TIF District #2, Project #1, Morgantown Industrial Park**

### **The TIF District:**

The Developer has requested the assistance of the County Commission to finance a portion of the costs associated with the redevelopment and improvement of the Morgantown Industrial Park (the "Park"), a former industrial ordinance works site, located entirely within the TIF District. The TIF Project will generally include all

or some of the following: financing of infrastructure improvements within the Park, including road, potable water storage and distribution, storm water transmission and sanitary sewer collection, to assist in the redevelopment and improvement of the Park for viable industrial, manufacturing and professional business use. Costs for the Project which may be paid by the County from the TIF Fund, include all related public infrastructure costs, including water, sewer, storm water, roads and other utilities. Necessary professional fees, together with costs of preparation of the project plan and related cost are included in the TIF financing. See Section II.C and Section II.D for details.

The County Commission has found and determined that approval of the TIF District Application and issuance of the TIF Obligations (defined herein) will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

The TIF District includes the entire Morgantown Industrial Park and other lands, starting at the entrance to the Morgantown Industrial Park at the intersection of County Route 19 (Dupont Road) and County Route 45 (River Road), the district is bordered on the West by CR 45 until it reaches the overpass to Interstate 79. The District then follows the boundary of I-79 until it reaches the Uffington Bridge and Monongahela River. The boundary continues and is bordered on the East by the Monongahela River until it turns West 1050' bordered on the North by Chemtura's property line to CR 19 (Dupont Road). The border then goes 2200' Southeast back to the Monongahela River and is bordered on the East by the river for 3300'. It then turns West 3600' back to CR 19 (Dupont Rd) and is bordered by the privately developed land to the West for 3750' where it ties back to the intersection of CR 19 and 45 (entrance to Morgantown Industrial Park).

### **The TIF Project:**

The Commission proposes the TIF District and TIF Project as a mechanism to facilitate the redevelopment of approximately 200 acres within the Park. The TIF Project includes the design, permitting, acquisition and construction of public infrastructure improvements, including:

- Road improvements and extensions;
- Potable waterline relocation, extensions and related infrastructure;
- Storm water lines, culverts and collection and impoundment facilities;
- Sanitary sewer collection lines, pump stations, and related facilities;
- Demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements; and
- Other related public infrastructure improvements, extensions renovations and additions.

The TIF Project also includes all professional services fees, together with costs incurred in preparation of the Project Plan, and related costs and reimbursement of costs of the TIF Project incurred after the date of the West Virginia Development Office's approval of the Project Plan.

## **TIF District #3, Project #1, Mon General Road Improvements**

### **The TIF District:**

A public hearing was held October 15, 2008, before the County in order for the County to entertain public comments on the proposed creation of the TIF District and approval of the TIF Project. If following such public

hearing the County wishes to proceed to establish the TIF District and approve the TIF Project, the County may do so by resolution duly adopted following approval by the West Virginia Development Office. The TIF District is bounded on the south by SR 705 and Chestnut Ridge Road; it is bounded on the east by the WVU research park; it is bounded on the north by West Run Road and the WVU research park; and it is bounded on the west by western section of the north hills residential areas which adjoin WVU and the Morgantown Corporation.

Monongalia County General Hospital Company ("MGH") plans to develop a new entrance into Monongalia General Hospital beginning at the intersection of Willowdale Road and SR 705. The new entrance road will run behind the Village at Heritage Point and intersect at JD Anderson Drive and Vandervort Drive. In addition, the applicant plans to develop a medical office park on approximately 6.5 acres along the perimeter of the new entrance to the hospital. Longer term development could include a hotel or similar complex on the corner of SR 705 and Pineview Dr., on property currently owned by Monongalia Health System, Inc. With the development of the medical office park and traffic to and from Mon General Hospital, it is anticipated there will be significant additional commercial growth within the TIF district, especially along Pineview Drive, SR 705, and Chestnut Ridge Road.

The development of a new entrance road to the MGH campus and the need for a new egress for MEMS (as hereinafter defined) to exit the MGH campus has been in the hospital's long-term plans for several years. However, with the recent \$80 million investment by MGH in its new tower and the increase in traffic along Pineview Drive as a result of the development along West Run Road, the need for the new road has become significantly more important.

Presently the traffic along Pineview Drive and at the intersection of Pineview Drive and SR 705 has become increasing greater. With the anticipated completion of the additional townhomes along West Run Road that are currently being constructed, MGH and the County expect additional traffic along Pineview Dr. and increasing difficulty of MEMS to respond to any emergency. When adding in the additional traffic from the new developments along West Run Road and the number of employees leaving and arriving at Mon General Hospital at peak times during the day, it is essential to have a new roadway that can be used by MEMS to respond to medical and similar emergencies.

Planned development along the new road includes a Medical Office Park to include three separate medical office buildings to be owned by local physicians and built by private developers. A second phase of development planned within the TIF boundaries is the construction of hotel or similar commercial property on the corner of SR 705 and Pineview Drive.

The TIF Project (defined herein) will include a new entrance to the MGH campus and egress for MEMS. Mon Emergency Medical Services ("MEMS") is the primary contact for all 911 calls received in Monongalia County. MEMS responds to over 95% of all of the 911 calls received by the County. The TIF Project will allow ambulances and rescue vehicles to immediately access the new road and provide two alternative to access SR 705 should one of the roads be blocked. With the new road, response time for MEMS should improve and thereby increase the safety and security of residents of Monongalia County and surrounding areas.

### **The TIF Project:**

Monongalia County General Hospital Company, a West Virginia nonprofit corporation, proposes to construct a new access road to the MGH Campus and Mon Emergency Medical Services from WV Route 705, with appropriate intersection improvements, curbing, grading, drainage, signage, and all necessary appurtenances (the "TIF Project") within the TIF District, which TIF Project may be acquired and constructed in several phases. The Project will allow ambulances and rescue vehicles to immediately access the new road and provide two



alternatives to access WV Route 705 should one of the roads be blocked (see **Section II.C** for more detailed information).

## **TIF District #3, Project #2, Maple Drive Improvements**

### **The TIF District:**

#### **Project Plan No. 1**

The County Commission entered an Order on December 22, 2008 creating Monongalia County Development District No. 3 (the “TIF District”) and approving Project Plan No. 1 for the TIF District consisting primarily of the acquisition and construction of a new access road to Monongalia General Hospital and Mon Emergency Medical Services from WV Route 705, with appropriate intersection improvements, curbing, grading, drainage, signage and all necessary appurtenances (“Project Plan No. 1”). The TIF District is bounded on the south by SR 705 and Chestnut Ridge Road; it is bounded on the east by the WVU research park; it is bounded on the north by West Run Road and the WVU research park; and it is bounded on the west by the western section of the north hills residential areas which adjoin WVU and the Morgantown Corporation.

The County Commission issued its Tax Increment Revenue Bonds (Monongalia General Hospital Main Entrance and Emergency Access Project No. 1) Series 2011 A, dated May 19, 2011, issued in the original aggregate principal amount of \$3,015,000 in order to finance costs of the design, acquisition, construction and equipping of Project Plan No. 1 (the “Series 2011 A Bonds”). The project undertaken pursuant to Project Plan No. 1 has been substantially completed.

#### **Project Plan No. 2**

A public hearing is scheduled to be held by the County Commission on August 26, 2015, in order for the County Commission to entertain public comments on the proposed approval of Project Plan No. 2- Maple Drive Improvement Project (the “Project Plan”). If following such public hearing the County Commission wishes to proceed to approve the Project Plan, the County Commission may do so by Order duly entered following approval by the West Virginia Development Office.

Monongalia County General Hospital Company, a West Virginia nonprofit corporation (“MGH”), is currently facilitating the construction of a new Medical Office Park on approximately 6.5 acres along the intersection of Mon General Drive and Maple Drive. The Medical Office Park will include three separate medical office buildings to be owned by local physicians and built by private developers. As a result of increased commercial growth in the area, as well as prior improvements to Monongalia General Hospital (“Mon General”), there has been significant increased traffic flow on Maple Drive. The recent construction of several new apartment buildings, the anticipated completion of a new full service Holiday Inn, the opening of a new location for MedExpress and other anticipated or completed development within the TIF District is anticipated to add to the traffic flow on Maple Drive. Additionally, upon completion of the Medical Office Park it is anticipated that a significant number of its patrons will access and exit the Medical Office Park by way of Maple Drive.

Mon Emergency Medical Services (“MEMS”) is the primary contact for all 911 calls received in Monongalia County, responding to over 95% of all 911 calls the County receives. MEMS currently accesses SR 705 (the main access road to the remainder of the County) primarily via Mon General Drive which intersects with Maple Drive near the intersection of Mon General Drive and SR 705. The commercial development which has occurred within the TIF District and which is anticipated to occur in the future as above described has and will continue to

make it more difficult for emergency vehicles to get through the SR 705 intersection thereby slowing response times for emergency vehicles.

The Project Plan provides for the design, acquisition, construction and equipping of improvements to Maple Drive, a state road which runs parallel to SR 705 and intersects Mon General Drive, in order to create an additional access route to the Medical Office Park which is currently under construction, to MGH and the remainder of the businesses and amenities located or to be located along or accessed by Mon General Drive. Such improvements would serve to mitigate future traffic at the intersection of Mon General Drive and SR 705 thereby improving response time for MEMS on emergency calls and improve access of the citizens of Monongalia County to MGH, the Medical Office Park and all existing and future amenities which are to be accessed by Mon General Drive and Maple Drive. The improvements to Maple Drive may include a new base, surface, sidewalks, curbing, grading, drainage, and all necessary appurtenances. The Project Plan also includes the acquisition by MGH or any of its affiliated entities of currently unimproved real property in the area of the intersection of Maple Drive and Mon General Drive and in the area of the intersection of Mon General Drive and SR 705 in order to dedicate such property to unimproved green space and similar uses in order to prevent the development of such property which would add to the traffic burdens on the roadways which serve that area and in order for MGH to construct signage for Mon General and other related medical facilities on such acquired property.

In connection with the financing of the TIF Project (hereinafter defined) and the issuance of the TIF Obligations (hereinafter defined), the County Commission also intends to undertake the refinancing and repayment in full of its outstanding Tax Increment Revenue Bonds (Monongalia General Hospital Main Entrance and Emergency Access Project No. 1) Series 2011 A, dated May 19, 2011, issued in the original aggregate principal amount of \$3,015,000 (the "Series 2011 A Bonds").

### **TIF Project**

MGH proposes the design, acquisition, construction and equipping of improvements to Maple Drive, a state road which runs parallel to SR 705 and intersects Mon General Drive, which improvements may include a new base, surface, sidewalks, curbing, grading, drainage, signage, and all necessary appurtenances within or benefitting the TIF District, together with the acquisition by MGH or any of its affiliated entities of currently unimproved real property in the area of the intersection of Maple Drive and Mon General Drive and in the area of the intersection of Mon General Drive and SR 705 in order to dedicate such property to unimproved green space and similar uses and in order for MGH to construct signage for Mon General and other related medical facilities on such acquired property, which improvements and property acquisitions may be acquired and constructed in several phases (collectively, the "TIF Project").

## **TIF District #4, University Town Centre**

### **The TIF District:**

The County Commission proposed the creation of the "The County Commission of Monongalia County (West Virginia) University Town Centre Economic Opportunity Development District No. 1" (the "Development District"). The proposed Development District is comprised of approximately 1,450 acres of real property located generally at or near the Interstate 79, Start City/West Virginia University Exit, Exit 155, situate in Monongalia County, West Virginia. A map of the proposed Development District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in Attachment 2. The Development District is being created by the County Commission for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements and intercollegiate athletic facilities within

the Development District and in an effort to attract new investments in the development and redevelopment of the land and properties within the Development District and surrounding areas. A portion of the Development District lies within both the Town of Granville (“Granville”) and the City of Westover (“Westover”).

### **The TIF Project:**

The Developer proposes to act as the master developer with respect to the development of certain public infrastructure improvements within the Development District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, new road construction and road improvements, including without limitation a new interstate highway interchange and related improvements, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and the costs of planning, acquiring, constructing and equipping certain intercollegiate athletic facilities, including with limitation, a baseball park and other facilities, fields, parks, and/or stadiums, and appurtenances and amenities relating thereto, all within or benefitting the proposed Development District (the “Project”), all as set forth and more particularly indicated on the map provided in **Attachment 2**. To the extent additional special district excise tax revenues and/or special district excise tax bond proceeds are available, the Developer proposes to plan, acquire, construct and equip additional public infrastructure improvements and intercollegiate athletic facilities.

The Developer estimates the total cost of the Project will be approximately \$45,000,000. Detailed estimates of the estimated costs of the Project are provided in **Attachment 3**. All costs are preliminary estimates and the amounts listed are subject to change.

The Project Developer anticipates completing the Project in incremental phases to coincide with market conditions and the plan of finance. A project schedule detailing the anticipated development of the Project is attached hereto as **Attachment 4**.

## **TIF District #4, Phase II, University Town Centre -- Amendment**

### **The TIF Project:**

Mon-View, LLC (the “Master Developer”) serves as the master developer of the Development District. In the Original Application, the Master Developer proposed the creation of the Development District and the development of certain public infrastructure improvements within the Development District, including, without limitation a new interstate highway interchange and related improvements, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and the costs of planning, acquiring, constructing and equipping certain intercollegiate athletic facilities, including without limitation, a baseball park and other facilities, fields, parks, and/or stadiums, and appurtenances and amenities thereto, all within or benefitting the proposed Development District (the “Phase I Project”). The components of the Phase I Project are anticipated to be completed as follows: (i) road and utility upgrades and extensions by June 2015; (ii) the Monongalia County Ballpark by April 2015; and (iii) the new Interstate 79 interchange by August 2016. The Original Application contemplates, to the extent additional special district excise tax revenues and/or special district excise tax bond proceeds are available, that the Master Developer would propose the planning, acquisition, construction and equipping of additional public infrastructure improvements and intercollegiate athletic facilities in the Development District.

Pursuant to the Master Development Agreement dated as of January 30, 2014, between the Master Developer and the County Commission, the Master Developer may arrange for a sub-developer to undertake the design, acquisition and equipping of projects. The Master Developer has arranged for West View, LLC (the “Project Developer”) to serve as a sub-developer of public infrastructure improvements and public facilities in the

Development District (the “Project”) consistent with Section 5 of Chapter 7, Article 22 of the Code of West Virginia, 1931, as amended (the “Act”). The Project shall be completed in phases as approved by the County Commission in accordance with the Act. The phases of the Project shall include, but not be limited to the (i) Phase I Project and (ii) certain public infrastructure improvements within the Development District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, bike and walking trails, recreation facilities, land acquisition, new road construction and road improvements, including without limitation, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto, all within or benefitting the Development District (the “Phase II Project”). The Phase II Project will facilitate the development of the second phase of development in the Development District, which will result in over 300 acres of additional land available for development and will finance over five miles of road construction and over six miles of utility extensions. The road construction will provide and improve access to existing community assets, including Mylan Park, Mylan Park Elementary School and Chaplin Hill Business Park. The anticipated cost of the Phase II Project is approximately \$45,000,000. The costs of future phases of the Project shall be approved by the County Commission in consultation with its financial and other advisors, based upon special district excise tax revenues available (i) to pay the scheduled payment of the principal of and interest on Obligations (as hereinafter defined) issued to finance such future phases and/or (ii) to pay for a future phases of the Project on a “pay as you go” basis.

Development expenditures for the Project may include any and all development expenditures permitted pursuant to Section 5 of the Act, including, but not limited to, all development expenditures deemed necessary by the County Commission for engineering design, feasibility, market, environmental and other studies for the betterment of the Development District. Any future phases of the Project shall be as approved by the County Commission.

The Project Developer estimates the total cost of the Phase II Project will be approximately \$45,000,000. Detailed estimates of the estimated costs of the Phase II Project are provided in **Attachment 2**. All costs are preliminary estimates and the amounts listed are subject to change.

The Project Developer anticipates completing the Project in incremental phases to coincide with market conditions and the plan of finance. A project schedule detailing the anticipated development of the Phase II Project and the status of the development of the Phase I Project is attached hereto as **Attachment 2**.



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.stepto-johnson.com>

Writer's Contact Information  
[Eli.Tilley@StepToe-Johnson.com](mailto:Eli.Tilley@StepToe-Johnson.com)  
304-933-8115

October 4, 2024

**VIA EMAIL AND FIRST-CLASS MAIL**

Mr. Mitch Carmichael, Secretary ([Mitch.Carmichael@wv.gov](mailto:Mitch.Carmichael@wv.gov))  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard, East  
Charleston, West Virginia 25305

**Re: 2024 Annual Tax Increment Financing Report – Monongalia County**

Dear Mr. Carmichael:

Please find enclosed the Monongalia County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Monongalia County with respect to the fiscal year ending June 30, 2024:

1. The County Commission of Monongalia County Redevelopment District No. 1 – Town of Star City
2. The County Commission of Monongalia County Redevelopment District No. 2 – Morgantown Industrial Park
3. The County Commission of Monongalia County Redevelopment District No. 3 – Monongalia General Hospital
4. The County Commission of Monongalia County Redevelopment District No. 4 – University Town Centre
5. The County Commission of Monongalia County Redevelopment District No. 5 – Harmony Grove

This report is being filed pursuant to W. Va. Code § 7-11B-15(a). The Commission will also publish the annual statement in accordance with W. Va. Code § 7-11B-15(c).

Should you have any questions, please do not hesitate to contact me.

Very truly yours,

A handwritten signature in blue ink that reads 'Eli B. Tilley'. The signature is fluid and cursive, with the first name 'Eli' being the most prominent.

Eli B. Tilley

Enclosure

Cc (w/encls): Renetta McClure, County Administrator ([rmcclure@monongaliacounty.gov](mailto:rmcclure@monongaliacounty.gov))  
Todd E. Hooker, Deputy Director ([Todd.E.Hooker@wv.gov](mailto:Todd.E.Hooker@wv.gov))

West Virginia • Ohio • Kentucky • Pennsylvania • Texas • Colorado • Oklahoma

**TAX INCREMENT FINANCING ANNUAL REPORT**

*Fiscal Year Ending June 30, 2024*

**FILED WITH THE SECRETARY OF THE  
WEST VIRGINIA DEPARTMENT OF ECONOMIC DEVELOPMENT  
AND PUBLISHED AT  
[WWW.MONONGALIACOUNTY.GOV](http://WWW.MONONGALIACOUNTY.GOV)**

**The County Commission of Monongalia County  
Tax Increment Financing Districts**

1. Monongalia County Redevelopment District No. 1 – Town of Star City
2. Monongalia County Redevelopment District No. 2 – Morgantown Industrial Park
3. Monongalia County Redevelopment District No. 3 – Monongalia General Hospital
4. Monongalia County Redevelopment District No. 4 – University Town Centre
5. Monongalia County Redevelopment District No. 5 – Harmony Grove

**Submitted By:**

**The County Commission of Monongalia County  
243 High Street, Room 202  
Morgantown, WV 26505**

## **Section I. TIF District and Project Information**

### **1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:**

#### Redevelopment District No. 1 – Town of Star City

|                                    |                     |
|------------------------------------|---------------------|
| Total Taxes Collected              | \$343,935.50        |
| Interest on Investments            | \$39,992.85         |
| <b>Total Revenues and Receipts</b> | <b>\$383,928.35</b> |

#### Redevelopment District No. 2 – Morgantown Industrial Park

|                                    |                     |
|------------------------------------|---------------------|
| Total Taxes Collected              | \$360,296.81        |
| Interest on Investments            | \$2,660.73          |
| <b>Total Revenues and Receipts</b> | <b>\$362,957.54</b> |

#### Redevelopment District No. 3 – Monongalia General Hospital

|                                    |                     |
|------------------------------------|---------------------|
| Total Taxes Collected              | \$620,550.01        |
| Interest on Investments            | \$8,606.60          |
| <b>Total Revenues and Receipts</b> | <b>\$629,156.61</b> |

#### Redevelopment District No. 4 – University Town Center

|                                    |                       |
|------------------------------------|-----------------------|
| Total Taxes Collected              | \$3,714,078.59        |
| Interest on Investments            | \$47,345.91           |
| <b>Total Revenues and Receipts</b> | <b>\$3,771,118.62</b> |

#### Redevelopment District No. 5 – Harmony Grove

|                                    |                     |
|------------------------------------|---------------------|
| Total Taxes Collected              | \$28,004.22         |
| Interest on Investments            | \$1,396.81          |
| <b>Total Revenues and Receipts</b> | <b>\$570,230.06</b> |

### **2) The amount and purpose of expenditures from the tax increment financing fund:**

#### Redevelopment District No. 1 – Town of Star City

|                         |   |
|-------------------------|---|
| Amount of Expenditures: | \$2,083.75  |
| Purpose:                | Payment of administrative expenses and support of the TIF District. |

#### Redevelopment District No. 2 – Morgantown Industrial Park

|                         |              |
|-------------------------|--------------|
| Amount of Expenditures: | \$366,165.42 |
|-------------------------|--------------|

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Redevelopment District No. 3 – Monongalia General Hospital

Amount of Expenditures: \$685,916.43

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Redevelopment District No. 4 – University Town Center

Amount of Expenditures: \$3,857,272.28

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Redevelopment District No. 5 – Harmony Grove

Amount of Expenditures: \$563,001.14

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

**3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:**

Redevelopment District No. 1 – Town of Star City

The District has no current revenue pledge as all tax increment obligations have been met.

Redevelopment District No. 2 – Morgantown Industrial Park

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

Redevelopment District No. 3 – Monongalia General Hospital

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

Redevelopment District No. 4 – University Town Center

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

Redevelopment District No. 5 – Harmony Grove



All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

**4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:**

Redevelopment District No. 1 – Town of Star City

|                                  |                     |
|----------------------------------|---------------------|
| Total Personal Property          | \$5,968,458         |
| Total Real Property              | \$13,073,340        |
| <b>Total Base Assessed Value</b> | <b>\$19,041,798</b> |

Redevelopment District No. 2 – Morgantown Industrial Park

|                                  |                     |
|----------------------------------|---------------------|
| Total Personal Property          | \$26,256,348        |
| Total Real Property              | \$13,203,540        |
| <b>Total Base Assessed Value</b> | <b>\$39,459,888</b> |

Redevelopment District No. 3 – Monongalia General Hospital

|                                  |                     |
|----------------------------------|---------------------|
| Total Personal Property          | \$5,627,045         |
| Total Real Property              | \$75,412,200        |
| <b>Total Base Assessed Value</b> | <b>\$81,039,245</b> |

Redevelopment District No. 4 – University Town Center

|                                  |                     |
|----------------------------------|---------------------|
| Total Personal Property          | \$24,445,496        |
| Total Real Property              | \$51,926,850        |
| <b>Total Base Assessed Value</b> | <b>\$76,372,346</b> |

Redevelopment District No. 5 – Harmony Grove

|                                  |                     |
|----------------------------------|---------------------|
| Total Personal Property          | \$654,656           |
| Total Real Property              | \$4,535,420         |
| <b>Total Base Assessed Value</b> | <b>\$16,766,966</b> |

**5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:**

Redevelopment District No. 1 – Town of Star City

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$9,268,114         |
| Total Real Property                 | \$29,921,180        |
| <b>Total Current Assessed Value</b> | <b>\$39,189,294</b> |

Redevelopment District No. 2 – Morgantown Industrial Park

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$49,615,545        |
| Total Real Property                 | \$37,179,540        |
| <b>Total Current Assessed Value</b> | <b>\$86,795,085</b> |

Redevelopment District No. 3 – Monongalia General Hospital

|                                     |                      |
|-------------------------------------|----------------------|
| Total Personal Property             | \$31,743,371         |
| Total Real Property                 | \$109,459,000        |
| <b>Total Current Assessed Value</b> | <b>\$141,202,371</b> |

Redevelopment District No. 4 – University Town Center

|                                     |                      |
|-------------------------------------|----------------------|
| Total Personal Property             | \$80,046,899         |
| Total Real Property                 | \$251,568,990        |
| <b>Total Current Assessed Value</b> | <b>\$331,615,889</b> |

Redevelopment District No. 5 – Harmony Grove

|                                     |                     |
|-------------------------------------|---------------------|
| Total Personal Property             | \$40,740,172        |
| Total Real Property                 | \$33,187,460        |
| <b>Total Current Assessed Value</b> | <b>\$73,927,632</b> |

- 6) **The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:**

Redevelopment District No. 1 – Town of Star City

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | \$39,189,294        |
| <less>                            |                     |
| Base Assessed Value               | <\$19,041,798>      |
| <b>Increase in Assessed Value</b> | <b>\$20,147,496</b> |

Redevelopment District No. 2 – Morgantown Industrial Park

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | \$86,795,085        |
| <less>                            |                     |
| Base Assessed Value               | <\$39,459,888>      |
| <b>Increase in Assessed Value</b> | <b>\$47,335,197</b> |

Redevelopment District No. 3 – Monongalia General Hospital

|                              |               |
|------------------------------|---------------|
| Total Current Assessed Value | \$141,202,371 |
| <less>                       |               |

|                                   |                     |
|-----------------------------------|---------------------|
| Base Assessed Value               | <\$81,039,245>      |
| <b>Increase in Assessed Value</b> | <b>\$60,163,126</b> |

Redevelopment District No. 4 – University Town Center

|                                   |                      |
|-----------------------------------|----------------------|
| Total Current Assessed Value      | \$331,615,889        |
| <less>                            |                      |
| Base Assessed Value               | <\$76,372,346>       |
| <b>Increase in Assessed Value</b> | <b>\$255,243,543</b> |

Redevelopment District No. 5 – Harmony Grove

|                                   |                     |
|-----------------------------------|---------------------|
| Total Current Assessed Value      | \$73,927,632        |
| <less>                            |                     |
| Base Assessed Value               | <\$16,766,966>      |
| <b>Increase in Assessed Value</b> | <b>\$57,160,666</b> |

**7) Payments made in lieu of taxes received and expended:**

There have been no payments made in lieu of taxes in any of the TIF Districts referenced herein.

**8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

Redevelopment District No. 1 – Town of Star City

The developer indicated that there have been no contracts made incidental to or in furtherance of the District during the prior fiscal year.

Redevelopment District No. 2 – Morgantown Industrial Park

As described in the 2023 Annual Report, the developer is in a collaboration agreement with WVDOH. This collaboration continues work to finish the necessary impact studies for the construction of new interchange at the Harmony Grove/River Road overpass off Interstate 79.

Redevelopment District No. 3 – Monongalia General Hospital

The developer indicated that there have been no contracts made incidental to or in furtherance of the District during the prior fiscal year.

Redevelopment District No. 4 – University Town Center

The developer did not provide any responsive data as to any contract in furtherance of the development of this District and projects therein.

Redevelopment District No. 5 – Harmony Grove

As described in the 2023 Annual Report, the developer is in a collaboration agreement with WVDOH. This collaboration continues work to finish the necessary impact studies for the construction of new interchange at the Harmony Grove/River Road overpass off Interstate 79. In addition to site development the infrastructure expansion with the various utility companies involved in the expansion of utilities to the new expanded section of the park has been completed. These include major expansions of electric, water, sanitary, gas and fiber to all current and future sites within the park. The total cost for the expanded utilities exceeded \$20,000,000.

**9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:**

Redevelopment District No. 1 – Town of Star City

Please refer to Section II of the TIF Application for this district.

Redevelopment District No. 2 – Morgantown Industrial Park

Please refer to Section II of the TIF Application for this district.

Redevelopment District No. 3 – Monongalia General Hospital

Please refer to Section II of the TIF Application for this district.

Redevelopment District No. 4 – University Town Center

Please refer to Section II of the TIF Application for this district.

Redevelopment District No. 5 – Harmony Grove

Please refer to Section II of the TIF Application for this district.

**10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:**

Redevelopment District No. 1 – Town of Star City

The developer indicated no new acquisitions, dispositions, or improvements of any property in the District.

Redevelopment District No. 2 – Morgantown Industrial Park

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 250 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM is in the process of constructing a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$50M with an additional \$10M in equipment and inventory. When completed in 2025 this project is expected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and is in the process of working with our banks to release the second tranche of Enrout's TIF funding to allow for the development of an additional 25-acre parcel to add to the site inventory of the park.

#### Redevelopment District No. 3 – Monongalia General Hospital

The developer indicated no new acquisitions, dispositions, or improvements of any property in the District.

#### Redevelopment District No. 4 – University Town Center

The developer did not provide any responsive data as to the acquisition, rehabilitation, or construction of the District and projects therein.

#### Redevelopment District No. 5 – Harmony Grove

With TIF funds Enrout successfully completed the site development for the 40-acre site, 30 of those now houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over a year with employment numbers exceeding 250 direct jobs. The additional 10-acre site is available for sale or lease. In addition, Enrout has completed the construction of the new MECCA 911 Call Center and Garage at a total cost of \$9,900,000. The facility is located on a 4-acre pad site that was developed as part of an additional 15 acres of "pad ready" sites completed and overviewed in our 2023 report. Additionally, the park has an additional 45+ acre shovel ready sites for sale for lease. The Park continues to have a positive economic impact to the Morgantown and Monongalia County. To date the MIP TIF #5 has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000.

In addition to site development the infrastructure expansion with the various utility companies involved in the expansion of utilities to the new expanded section of the park has been completed. These include major expansions of electric, water, sanitary, gas and fiber to all current and future sites within the park. The total cost for the expanded utilities exceeded \$20,000,000.

In addition to the Mountaintop Beverage project BCG of Morgantown has purchased a 22-acre site within the original TIF district and is in the process of constructing a 350,000 square foot distribution/warehouse facility at an estimated cost of over \$50M.

**11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:**

There have been no parcels of land in any of the Monongalia County TIF Districts which have been acquired pursuant to eminent domain proceedings.

**12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:**

Redevelopment District No. 1 – Town of Star City

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Redevelopment District No. 2 – Morgantown Industrial Park

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Redevelopment District No. 3 – Monongalia General Hospital

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Redevelopment District No. 4 – University Town Center

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

Redevelopment District No. 5 – Harmony Grove

Please refer to the TIF Application for this district and Section II.B.2 related thereto.

**13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**

Redevelopment District No. 1 – Town of Star City

The developer reports that no jobs have been created in the TIF District during the prior fiscal year.

Redevelopment District No. 2 – Morgantown Industrial Park

The developer reports that Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 250 direct jobs.

In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM is in the process of constructing a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$50M with an additional \$10M in equipment and inventory. When completed in 2025 this project is expected to add an additional 50-100 permanent jobs in the park.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 300+ additional permanent jobs within the park. These jobs are projected to add over \$20M in annual salaries and benefits to the county's economy.

#### Redevelopment District No. 3 – Monongalia General Hospital

The developer reports that no jobs have been created in the TIF District during the prior fiscal year.

#### Redevelopment District No. 4 – University Town Center

The developer did not provide any responsive data as to the number, type, and duration of the jobs created therein.

#### Redevelopment District No. 5 – Harmony Grove

With these TIF funds Enrout successfully completed the site development for the 40-acre site, 30 of those now houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over a year with employment numbers exceeding 250 direct jobs.

It is important to note that in addition to the incremental tax value, we estimate the MIP TIF has created over 300 additional permanent jobs within the park. These jobs are projected to add over \$18M in annual salaries and benefits to the county's economy.

In addition to the Mountaintop Beverage project BCG of Morgantown has purchased a 22-acre site within the original TIF district and is in the process of constructing a 350,000 square foot distribution/warehouse facility at an estimated cost of over \$50M. This project is estimated to bring in an additional 100+ permanent jobs to the area.

**14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Secretary of the West Virginia Department of Economic Development may require:**

Redevelopment District No. 1 – Town of Star City

Amount of Disbursements: \$2,083.75

Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 2 – Morgantown Industrial Park

Amount of Disbursements: \$366,165.42

Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 3 – Monongalia General Hospital

Amount of Disbursements: \$685,916.43

Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 4 – University Town Center

Amount of Disbursements: \$3,857,272.28

Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 5 – Harmony Grove

Amount of Disbursements: \$563,001.14

Purpose: Payment of administrative expenses and outstanding debt obligations.

**15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:**

There were no payments made in lieu of taxes in any of the Monongalia County TIF Districts during the prior fiscal year.



**16) The status of the development or redevelopment plan and projects therein:**

Redevelopment District No. 1 – Town of Star City

There has been no additional development in the District during the previous fiscal year to report.

Redevelopment District No. 2 – Morgantown Industrial Park

In 2021 Enrout Properties, LLC refinanced its MIP TIF Bonds #2 with a new bond in the amount of \$9.56M. The purpose of the refinance was to refund the existing balance of the bond of \$6,784,721 and provide Enrout Properties, LLC an additional \$5,300,000 of new money. The new monies were used to facilitate the necessary infrastructure needed for part of the expansion of site development on the western side of the park. Outlined below are the updated disbursements from the TIF Construction/Development Fund:

|                                |               |
|--------------------------------|---------------|
| Total MIP TIF Development Fund | \$9,735,532   |
| Refunding of Series A Bond     | (\$4,404,150) |
| Cost of Issuance               | (\$ 175,751)  |
| Project Fund Draw              | (\$ 419,416)  |
| Balance of Fund                | \$ 4,736,215  |

As of August 1, 2024, most all the funding has been expended.

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 250 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM is in the process of constructing a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$50M with an additional \$10M in equipment and inventory. When completed in 2025 this project is expected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and is in the process of working with our banks to release the second tranche of Enrout's TIF funding to allow for the development of an additional 25-acre parcel to add to the site inventory of the park.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 300+

additional permanent jobs within the park. These jobs are projected to add over \$20M in annual salaries and benefits to the county's economy.

As was reiterated in our 2023 letter, Enrout, through its collaboration agreement with the WVDOH, continues to work to finish the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Additionally, the West Virginia Department of Transportation has completed the engineering and bidding of a new bridge/access road. The total cost of the bridge project is estimated to exceed \$60M. The project's overall goal is to provide MIP and the residents along the south of River Road improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

These two proposed projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

#### Redevelopment District No. 3 – Monongalia General Hospital

There has been no additional development in the District during the previous fiscal year to report.

#### Redevelopment District No. 4 – University Town Center

The developer did not provide any responsive data as to the development of the District and projects therein.

#### Redevelopment District No. 5 – Harmony Grove

On December 21, 2021 the County Commission of Monongalia County issued \$21,500,000 of TIF Revenue Bonds Series 2021 for the purpose of financing a portion of the cost of site development, including the installation of certain utilities and infrastructure for the expansion of the Morgantown Industrial Park. The bonds were purchased by Enrout Properties, LLC and the Trustee for the bonds is WesBanco Trust and Investments Services in Wheeling, WV.

As of August 1, 2024, the total funds drawn to date are as follows:

|                  |              |
|------------------|--------------|
| Site Development | \$ 2,285,880 |
|------------------|--------------|

|                   |              |
|-------------------|--------------|
| Road Expansion    | \$ 2,410,698 |
| Electrical        | \$ 624,001   |
| Gas               | \$ 122,042   |
| Engineering       | \$ 824,569   |
| Construction Mgt. | \$ 320,000   |
| Water/Sanitary    | \$ 2,968,348 |
| Contingency       | \$ 729,949   |
| Total             | \$10,285,487 |

With these TIF funds Enrout successfully completed the site development for the 40-acre site, 30 of those now houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over a year with employment numbers exceeding 250 direct jobs. The additional 10-acre site is available for sale or lease. In addition, Enrout has completed the construction of the new MECCA 911 Call Center and Garage at a total cost of \$9,900,000. The facility is located on a 4-acre pad site that was developed as part of an additional 15 acres of “pad ready” sites completed and overviewed in our 2023 report. Additionally, the park has an additional 45+ acre shovel ready sites for sale for lease. The Park continues to have a positive economic impact to the Morgantown and Monongalia County. To date the MIP TIF #5 has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000.

In addition to site development the infrastructure expansion with the various utility companies involved in the expansion of utilities to the new expanded section of the park has been completed. These include major expansions of electric, water, sanitary, gas and fiber to all current and future sites within the park. The total cost for the expanded utilities exceeded \$20,000,000. I’d be remiss if I did not recognize the critical financial support Enrout has received from the Monongalia County Commission for the infrastructure expansion. This initiative would have been extremely difficult to achieve if not for the financial support of the Commission.

It is important to note that in addition to the incremental tax value, we estimate the MIP TIF has created over 300 additional permanent jobs within the park. These jobs are projected to add over \$18M in annual salaries and benefits to the county’s economy.

As was reiterated in our 2023 letter Enrout, through its collaboration agreement with the WVDOH, continues to work to finish the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Additionally, the West Virginia Department of Transportation has completed the engineering and bidding of a new bridge/access road. The total cost of the bridge project is estimated to exceed \$60M. The project’s overall goal is to provide MIP and the residents along the south of River Road improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

As stated in our previous letters, these two projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

These two projects are having a significant impact on the county. In addition to the Mountaintop Beverage project BCG of Morgantown has purchased a 22-acre site within the original TIF district and is in the process of constructing a 350,000 square foot distribution/warehouse facility at an estimated cost of over \$50M. This project is estimated to bring in an additional 100+ permanent jobs to the area. We remain cautiously optimistic on the finalization of the bridge and new interchange projects will continue to spur additional economic impact to Monongalia County and the park.

**17) The amount of outstanding tax increment financing obligations:**

Redevelopment District No. 1 – Town of Star City

None

Redevelopment District No. 2 – Morgantown Industrial Park

Tax Increment Revenue and Refunding Bonds Series 2021 A -- **\$9,265,623.73**

Redevelopment District No. 3 – Monongalia General Hospital

Tax Increment Revenue Bonds - Series 2016A -- **\$2,647,090.62**

Redevelopment District No. 4 – University Town Center

Senior Tax Increment Revenue, Refunding and Improvement Bonds, Series 2023A (Development District No. 4 - University Town Centre) -- **\$52,380,000**

Subordinate Tax Increment Revenue and Improvement Bonds, Series 2023B (Taxable) (Development District No. 4 - University Town Centre) -- **\$871,260.06**

Redevelopment District No. 5 – Harmony Grove

Tax Increment Revenue Bonds, Series 2021 B -- **\$12,091,057.10**

- 18) Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**

Redevelopment District No. 1 – Town of Star City

None.

Redevelopment District No. 2 – Morgantown Industrial Park

As stated previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not have had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur it's economically development. Thank you again for working with us on this invaluable project.

Redevelopment District No. 3 – Monongalia General Hospital

None.

Redevelopment District No. 4 – University Town Center

None.

Redevelopment District No. 5 – Harmony Grove

As state previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur it's economically development. Thank you again for working with us on this invaluable project.

## **Section II. Attachments**

- Attachment 1:** Monongalia County Redevelopment District No. 1 - Town of Star City  
(On file with the West Virginia Department of Economic Development and The County Commission of Monongalia County - Available Upon Request)
- Attachment 2:** Monongalia County Redevelopment District No. 2 - Morgantown Industrial Park  
(On file with the West Virginia Department of Economic Development and The County Commission of Monongalia County - Available Upon Request)
- Attachment 3:** Monongalia County Redevelopment District No. 3 - Monongalia General Hospital.  
(On file with the West Virginia Department of Economic Development and The County Commission of Monongalia County - Available Upon Request)
- Attachment 4:** Monongalia County Redevelopment District No. 4 - University Town Centre  
(On file with the West Virginia Department of Economic Development and The County Commission of Monongalia County - Available Upon Request)
- Attachment 5:** Monongalia County Redevelopment District No. 5 – Harmony Grove  
(On file with the West Virginia Department of Economic Development and The County Commission of Monongalia County - Available Upon Request)



# *Town Of Star City*

370 Broadway Avenue • Star City, West Virginia 26505  
Phone: (304) 599-3550 • Fax: (304) 599-1130

August 28, 2024

Steptoe & Johnson PLLC  
c/o Eli B. Tilley  
400 White Oaks Blvd  
Bridgeport, WV 26330

Re: Star City T.I.F. District #1

Please accept this letter as an updated summary of status of the Star City TIF District #1 for the fiscal year ending June 30, 2024. There has been no activity for the project during fiscal year 2024.

We appreciate your efforts in managing our TIF account. If you have any questions, please do not hesitate to contact my office.

Sincerely,

Sharon L. Doyle  
Mayor of Star City



## ENROUT PROPERTIES, LLC

466 Christy Street, Suite 2  
Morgantown, WV 26505

August 18, 2024

The Honorable Sean Sikora  
President, Monongalia County Commission  
243 High Street, Room 202  
Morgantown, WV 26505

Re: TIF District #2, Morgantown Industrial Redevelopment Project No. 1

Dear Commissioner Sikora:

Pursuant to the WV Tax Increment Financing Act—Section 7-11 B-15 Enrout Properties is respectfully submitting its annual report for the TIF project referenced above.

In 2021 Enrout Properties, LLC refinanced its MIP TIF Bonds #2 with a new bond in the amount of \$9.56M. The purpose of the refinance was to refund the existing balance of the bond of \$6,784,721 and provide Enrout Properties, LLC an additional \$5,300,000 of new money. The new monies were used to facilitate the necessary infrastructure needed for part of the expansion of site development on the western side of the park. Outlined below are the updated disbursements from the TIF Construction/Development Fund:

|                                |               |
|--------------------------------|---------------|
| Total MIP TIF Development Fund | \$9,735,532   |
| Refunding of Series A Bond     | (\$4,404,150) |
| Cost of Issuance               | (\$ 175,751)  |
| Project Fund Draw              | (\$ 419,416)  |
| Balance of Fund                | \$ 4,736,215  |

As of August 1, 2024, most all the funding has been expended.

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 250 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM is in the process of constructing a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$50M with an additional \$10M in equipment and inventory. When completed in 2025 this project is expected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and is in the process of working with our banks to



release the second tranche of Enrout's TIF funding to allow for the development of an additional 25-acre parcel to add to the site inventory of the park.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 300+ additional permanent jobs within the park. These jobs are projected to add over \$20M in annual salaries and benefits to the county's economy.

As was reiterated in our 2023 letter, Enrout, through its collaboration agreement with the WVDOH, continues to work to finish the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Additionally, the West Virginia Department of Transportation has completed the engineering and bidding of a new bridge/access road. The total cost of the bridge project is estimated to exceed \$60M. The project's overall goal is to provide MIP and the residents along the south of River Road improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

These two proposed projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

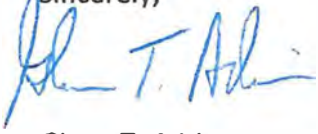
- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

Over the past year Enrout has not obtained any additional property through the initiation of eminent domain nor has it received or made any payment in lieu of taxes within the TIF District.

As state previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur its economically development. Thank you again for working with us on this invaluable project.

If you have any questions regarding the park or this information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn T. Adrian". The signature is fluid and cursive, with the first name "Glenn" being more prominent.

Glenn T. Adrian  
Member  
Enrout Properties, LLC



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.steptoejohnson.com>

Writer's Contact Information  
[elli.tilly@steptoe-johnson.com](mailto:elli.tilly@steptoe-johnson.com)  
304-933-8115

October 4, 2024

***Via Email and Certified Mail***

Rennetta McClure  
[rmcclure@monongaliacounty.gov](mailto:rmcclure@monongaliacounty.gov)  
243 High Street  
Morgantown, WV 26505

Re: *In Re: Monongalia County Redevelopment District No. 3 –  
Monongalia General Hospital*\_\_\_\_\_

Dear Mrs. McClure:

Please accept this letter as a summary of the status of the Monongalia General Hospital TIF District. We have been provided the following information by Rich Scherich:

**1) Payments made in lieu of taxes received and expended:**

- The developer reports no payments made in lieu of taxes.

**2) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**

- No publicly bid contracts to report.

**3) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remolded.**

- None.

**4) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid.**

- None for 2024.

**5) The status of the development or redevelopment plan and projects therein.**

- No additional development in 2024.

West Virginia • Ohio • Kentucky • Pennsylvania • Texas • Colorado • Oklahoma

**6) Any additional information the County Commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require.**

- No additional information.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,



Eli B. Tilley



400 White Oaks Boulevard  
Bridgeport, WV 26330  
304-933-8000  
Fax: 304-933-8183  
<http://www.steptoe-johnson.com>

Writer's Contact Information  
[Eli.Tilley@Steptoe-Johnson.com](mailto:Eli.Tilley@Steptoe-Johnson.com)  
304-933-8115

October 4, 2024

***Via Email and Certified Mail***

Rennetta McClure  
[rmcclure@monongaliacounty.gov](mailto:rmcclure@monongaliacounty.gov)  
243 High Street  
Morgantown, WV 26505

Re: *In Re: Monongalia County Redevelopment District No. 4 –  
University Town Centre*

Dear Mrs. McClure:

Please accept this letter as a summary of the status of the University Town Centre TIF District. We have not been provided any responsive data/information by the developer.

If you have any questions or concerns, please do not hesitate to contact me.

Very truly yours,

Eli B. Tilley

## **ENROUT PROPERTIES, LLC**

466 Christy Street, Suite 2  
Morgantown, WV 26505

**August 21, 2024**

The Honorable Sean Sikora  
President, Monongalia County Commission  
243 High Street, Room 202  
Morgantown, WV 26505

**Re: TIF District #5, Morgantown Industrial Redevelopment**

**Dear Commissioner Sikora:**

**Pursuant to the WV Tax Increment Financing Act—Section 7-11 B-15 Enrout Properties is respectfully submitting its annual report for the TIF project referenced above.**

**On December 21, 2021 the County Commission of Monongalia County issued ~~\$21,500~~ \$21,500,000 of TIF Revenue Bonds Series 2021 for the purpose of financing a portion of the cost of site development, including the installation of certain utilities and infrastructure for the expansion of the Morgantown Industrial Park. The bonds were purchased by Enrout Properties, LLC and the Trustee for the bonds is WesBanco Trust and Investments Services in Wheeling, WV.**

**As of August 1, 2024, the total funds drawn to date are as follows:**

|                   |                     |
|-------------------|---------------------|
| Site Development  | \$ 2,285,880        |
| Road Expansion    | \$ 2,410,698        |
| Electrical        | \$ 624,001          |
| Gas               | \$ 122,042          |
| Engineering       | \$ 824,569          |
| Construction Mgt. | \$ 320,000          |
| Water/Sanitary    | \$ 2,968,348        |
| Contingency       | <u>\$ 729,949</u>   |
| Total             | <b>\$10,285,487</b> |

**With these TIF funds Enrout successfully completed the site development for the 40-acre site, 30 of those now houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over a year with employment numbers exceeding 250 direct jobs. The additional 10-acre site is available for sale or lease. In addition, Enrout has completed the construction of the new MECCA 911 Call Center and Garage at a total cost of \$9,900,000. The facility is located on a 4-acre pad site that was developed as part of an additional 15 acres of “pad ready” sites completed and overviewed in our 2023 report. Additionally, the park has an additional 45+ acre shovel ready sites for sale for lease. The Park continues to have a positive economic impact to the**

Morgantown and Monongalia County. To date the MIP TIF #5 has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000.

In addition to site development the infrastructure expansion with the various utility companies involved in the expansion of utilities to the new expanded section of the park has been completed. These include major expansions of electric, water, sanitary, gas and fiber to all current and future sites within the park. The total cost for the expanded utilities exceeded \$20,000,000. I'd be remiss if I did not recognize the critical financial support Enrout has received from the Monongalia County Commission for the infrastructure expansion. This initiative would have been extremely difficult to achieve if not for the financial support of the Commission.

It is important to note that in addition to the incremental tax value, we estimate the MIP TIF has created over 300 additional permanent jobs within the park. These jobs are projected to add over \$18M in annual salaries and benefits to the county's economy.

As was reiterated in our 2023 letter Enrout, through its collaboration agreement with the WVDOH, continues to work to finish the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Additionally, the West Virginia Department of Transportation has completed the engineering and bidding of a new bridge/access road. The total cost of the bridge project is estimated to exceed \$60M. The project's overall goal is to provide MIP and the residents along the south of River Road improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

As stated in our previous letters, these two projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

These two projects are having a significant impact on the county. In addition to the Mountaintop Beverage project BCG of Morgantown has purchased a 22-acre site within the original TIF district and is in the process of constructing a 350,000 square foot distribution/warehouse facility at an estimated cost of over \$50M. This project is estimated to bring in an additional 100+ permanent jobs to the area. We remain cautiously optimistic on the finalization of the bridge and new interchange projects will continue to spur additional economic impact to Monongalia County and the park.


Over the past year Enrout has not obtained any additional property through the initiation of eminent domain nor has it received or made any payment in lieu of taxes within the TIF District.



As stated previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur it's economically development. Thank you again for working with us on this invaluable project.

If you have any question regarding the park or this information please feel free to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "Glenn T. Adrian".

Glenn T. Adrian

Member

Enrout Properties, LLC





**City of Morgantown**

# **Project Descriptions & Annual Reports**

## **Section 16:**

- TIF District #1, Phase 1 of the Square at Falling Run
- TIF District #2, Riverfront Development
- TIF District #3, Project #1, Sunnyside-Up
- TIF District #4, Willey Street Improvements
- TIF District #5, Project #1, Upper Falling Run

# City of Morgantown

## TIF District #2, Riverfront Project

### The TIF District:

An ordinance creating the “City of Morgantown Riverfront Development/Redevelopment District No. 2” (the “TIF District”) was enacted by the City on December 16, 2003. The TIF District includes the Waterfront Place Complex, as well as adjacent residential and commercial properties. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit in the form of public infrastructure improvements from funds to be generated in the TIF Fund over the 30-year life of the TIF District.

The City has been an active participant in development within the TIF District, including construction of a number of gateway entrances on Hurley Street and a small park, as well as construction of a 300-space parking facility and additional improvements to Hurley Street. Establishing the TIF District will allow the City to maximize economic development along the Monongalia River.

### The TIF Project:

The Riverfront Project No. 1 (Parking Facility and Public Infrastructure Improvements), (the “TIF Project”) includes (i) the construction and equipping of a multi-level parking garage, consisting of approximately 650 parking spaces and boutique shops at the street level (the “Parking Facility”), and (ii) improvements to public infrastructure within the District, including, but not limited to public street resurfacing, utility improvements, sidewalks, curbs and curb cuts, lighting, and landscaping (“Public Infrastructure improvements”), and (iii) a portion of the construction and/or equipping of The West Virginia Public Theatre subject to available project funds.

The Parking Facility is an integral part of The West Virginia Public Theatre and Marina Economic Development Grant Project that City Council unanimously endorsed on June 2002, and later reaffirmed on July 2003. The public theatre and marina are to be funded, in part, from the West Virginia Economic Development Authority’s Grant of \$13,900,000, awarded in August of 2003, and would not be constructed without the Parking Facility. This Parking Facility’s primary function is to facilitate that intense parking demands for the public theatre performances, as well as other theatre and even functions. The TIF Project is planned to be wholly financed from proceeds of tax increment revenue bonds issued by the City, described herein. Platinum Properties, LLC (the “Project Developer”) proposes to own and operate the Parking Facility.

Public Infrastructure Improvements will include streetscape projects, utility relocations, street resurfacing, utility improvements, curbs and curb cuts, sidewalks, lighting and other public improvements within the TIF District boundaries that will further enhance property values, as well as provide the necessary foundation for additional development. Subject to available funds, the City may use a portion of TIF Project funds to finance a portion of the construction and/or equipping of The West Virginia Public Theatre.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as City’s comprehensive planning regarding economic development, and revitalization of the TIF District. Additionally; the TIF Project achieves the Planning Commission and City Council’s goal of providing ample parking.

## **TIF District #3, Sunnyside-Up Project**

### **The TIF District:**

The proposed TIF District includes certain properties located in and near the “Sunnyside” district of The City of Morgantown, Monongalia County, West Virginia. A map and boundary description of the proposed property description are provided in Attachment 1. A public hearing has been scheduled for September 16, 2008, before the City Council in order for the City to entertain public comments on the proposed creation of the TIF District. If following such public hearing the City wishes to proceed to establish the TIF District, the City may do so by ordinance duly enacted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the City by improving public infrastructure within the TIF District in an effort to attract new investments in the redevelopment of the land and properties within the TIF District and surrounding areas within the City.

The Sunnyside Up – TIF Project Plan is the result of several years of studying the area and visioning with local businesses and citizens and the development of the Sunnyside Up Comprehensive Revitalization Plan, as updated in 2007, by the Campus Neighborhoods Revitalization Corporation. A great deal of research, evaluation, studies, and collaboration has produced a quality redevelopment and revitalization plan for the Sunnyside Up area of Morgantown (see Section III: Attachment 8).

The deteriorating condition of certain parts of the Sunnyside area has become a hindrance to the overall desire to live and work in the City. The implementation and execution of the Sunnyside Up – TIF Project Plan serve to compliment the overall goals of the Sunnyside Up Revitalization plan and the goals and future of The City of Morgantown. The real property within the TIF District and the citizens and student residents of The City of Morgantown will benefit from the elimination of and prevention of the spread of blighted and deteriorated areas, increasing employment opportunities and encouraging commerce, private investment and citizens and students to remain and relocate to the area. In addition, the real property and citizens within the TIF District will benefit in the form of public improvements from funds to be generated and captured in the tax increment financing fund (the “TIF Fund”) over the 30- year life of the TIF District.

The infrastructure, multi-modal transit station facility, roadway and streetscape improvements, combined with the anticipated new development within the proposed TIF District will attract new private investment, businesses and additional housing facility options to the City and provide new employment opportunities within the City. These improvements will include water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements.

### **The TIF Project:**

The City of Morgantown proposes to develop/construct/install certain projects (the “TIF Projects”) within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the following public improvements: water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for the incidental to the construction/installation of public infrastructure improvements (see Section II.C for more detailed information).

## **TIF District #4, Willey Street Improvements**

### **The TIF District:**

The City proposes the creation of the TIF District to be designated as the “City of Morgantown Redevelopment District No. 4.” The proposed TIF District includes parcels beginning at the intersection of Willey Street and Oak Street, traveling south along Willey Street to Spruce Street, traveling along Spruce Street to Walnut Street to Brockway Avenue, traveling along Brockway Avenue to Pennsylvania Avenue, traveling north to Richwood Avenue, traveling along Richwood to Union Street, traveling along Union Street to Battelle Street to Oak Street. A map of the proposed TIF District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in Attachment 2. The TIF District is being created by the City for the purpose of improving public infrastructure within the district to include right-of-way improvements along Willey Street, Walnut Street, Brockway Avenue, Forest Avenue, and other streets and public property in the TIF District.

### **The TIF Project:**

The City proposes to develop/construct/install certain projects (the “TIF Projects”) within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure, to be known and designated as “Willey-Spruce-Brockway Redevelopment Project Plan No. 1” (the “Project Plan”), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquiring, constructing and equipping the Project Plan, being necessary public infrastructure improvements within the TIF District, and other related public infrastructure.

## **TIF District #5, Project #1, Upper Falling Run**

### **The TIF District:**

FMHA proposes that the City create the TIF District to be designated as “The City of Morgantown Development District No. 5.” A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 20 acres of contiguous real property located in the City’s Third Ward, off Liberty Street and running along Braddock Street to the west. The TIF District is being proposed by FMHA for creation of the City for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements within the TIF District in connection with the development of the land within the TIF District. The anticipated development of the land within the TIF District is (i) approximately 178 independent living units, 48 assisted living units and 16 memory care units for persons 55 and older living at or below 150% of the area median income and (ii) an apartment complex of approximately 48 two and three bedroom units providing residential living for families where a parent is, or wishes to, pursue higher education.

### **The TIF Project:**

FMHA proposes to develop certain public infrastructure improvements within the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, new road construction and road improvements and other related infrastructure and utilities improvements, all within or benefitting the proposed TIF District (the “TIF Project”), as set forth and more particularly indicated on the map provided in Attachment 2.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2024**  
(Pursuant to WV Code 7-11B-1f3)

**Municipality:** City of Morgantown  
3389 Spruce Street  
Morgantown, WV 26505

**Contact:** A Kim Hawes, City Manager  
304-284-7404/(fax) 304-284-7480  
khawes@morgantownwv.gov


**District:** District No. 11 - Falling Run Development  
**Project:** Project No.1 - The Square at Falling Run

- |  |                      |
|--|----------------------|
| 1) Aggregate amount and amount by source of revenue  |                      |
| Property taxes-current   | \$ 95,153.65         |
| Property taxes-prior year  | 2,814.42             |
| Interest and penalties on taxes  | 715.50               |
| PILOT  | 120,000.00           |
| Interest on deposits   | 8.20                 |
|  | <u>\$ 218,691.77</u> |
| 2) Amount and purpose of expenditures  | Attachment 1         |
| 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:           | Attachment 2         |
| 4) Base-assessed value of the development/redevelopment project area:  | \$ 6,922,430         |
| 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:         | \$ 13,435,320        |
| 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: | \$ 6,482,890         |
| 7) Payments made in lieu of taxes received and expended:   | \$ 120,000           |
| 8) Contracts made incidental to the implementation and furtherance of a development/redevelopment project:                               | None                 |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:                                    | Attachment 3         |

- 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodelled: \$00
- 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings: None
- 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: Attachment 4
- 13) Number, type and duration of jobs created and annualized wages and benefits paid: Not Available
- 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: \$ 219,027.50
- 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year: None
- 16) Status of the development/redevelopment project: Attachment 5
- 17) Amount of outstanding tax increment financing obligations: \$ 1,720,000
- 18) Additional information: None

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9/11/2024  
Date

  
A. Kim Haws, City Manager

## 23) Amount and purpose of expenditures:

TIF FUND:

|                                  |                      |
|----------------------------------|----------------------|
| Transferred to Debt Service Fund | \$ 218,683.57        |
| Contracted Services*             | \$ 43,695.00         |
|                                  | <u>\$ 262,378.57</u> |

SERIES 2007 A BOND ACCOUNTS:

|                          |                      |
|--------------------------|----------------------|
| Debt Service - Interest  | \$ 103,842.50        |
| Debt Service - Principal | \$ 105,000.00        |
| Administrative Fees      | \$ 10,185.00         |
|                          | <u>\$ 219,027.50</u> |

\*In April 2024, the City of Morgantown engaged a professional engineering firm to conduct asbestos sampling and testing within the Falling Run TIF District. This initiative was part of our ongoing commitment to ensuring the safety and environmental compliance of our community structures.

**Project Scope and Execution:**

- **Objective:** To perform comprehensive asbestos sampling and testing on 59 structures within the Falling Run TIF District.
- **Timeline:** Contracted in April 2024, with services performed and completed by June 2024.
- **Total Expenditure:** \$43,695.00

**Financial Impact:** The expenditure of \$43,695.00 was allocated from the Falling Run TIF District fund. This investment underscores our dedication to maintaining high safety standards and mitigating potential health risks associated with asbestos exposure.

**Outcome:** The successful completion of this project not only enhances the safety of our community but also aligns with our strategic goals of sustainable development and proactive risk management. The data obtained from the testing will inform future planning and remediation efforts, ensuring that our infrastructure remains safe and compliant with environmental regulations.

**Conclusion:** This expenditure reflects our proactive approach to community health and safety. By addressing potential asbestos hazards, we are fostering a safer environment for all residents and supporting the long-term sustainability of the Falling Run TIF District. We remain committed to transparency and accountability in our financial practices, ensuring that every dollar spent contributes to the well-being and progress within the City of Morgantown.

- 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

**~~\$3,000,000 Tax Increment Revenue Bond, Series 2007 A:~~**

|                                   |   |
|-----------------------------------|---|
| <del>Issue date:</del>            | <del>October 5, 2007</del>  |
| <del>Interest Rate:</del>         | <del>2.50%, per annum from 12/2/12 through 6/1/14<br/>3.50%, per annum from 6/2/14 = 6/1/17<br/>5.69%, per annum thereafter<br/>payable semi-annually</del> |
| <del>Maturity</del>               | <del>June 1, 2033</del>   |
| <del>Principal Outstanding:</del> | <del>\$1,720,000.00</del>   |
| <del>Registered Owner:</del>      | <del>First United Bank &amp; Trust</del>  |



16) Status of the development/redevelopment project:

Property acquisition and demolition of all housing units within the project area have taken place with funding from a West Virginia Economic Development Grant. All construction projects paid for with TIF funding, including the replacement of storm water lines and replacement of the Falling Run roadway are 100% complete.

## SECTION II.

## PROJECT INFORMATION

## A.

## DETAILED DESCRIPTION OF PROJECT

The TIF District  
The TIF District

The TIF District was created on December 6, 2003 through an ordinance adopted by the City to eliminate blight in an aging, decrepit portion of the city. The TIF District encompasses an area designated as blighted since the 1960 census. The boundaries of the amended TIF District would remain unchanged from the originally approved and established TIF District, which the 44 acres located in the Falling Run watershed lying roughly between State Route 705 (to the east) and University Avenue (to the west), Stewart Street (to the north) and between State Route 705 (to the south). The proposed amendment to the TIF District would reset the Base Assessed Value (the assessed value of the real and personal property within the TIF District) from July 1, 2002 to July 1, 2006. The amendment would extend the potential life of the TIF District by approximately four years and allow the City to fund additional needed public infrastructure within the TIF District. The Base Assessed Value as of July 1, 2002 was \$6,260,734 and as of July 1, 2006 was \$7,009,883 as provided by the County Assessor. Over the past three years, the Developer has worked diligently to iteratively refine the complex urban-infill development.

The Square at Falling Run ("SFR") Master Plan is the result of five years of cooperative and collaborative efforts between the municipality and the Developer coupled with additional research, evaluation, studies, and iterative refinements. Nested centrally within the TIF District, the SFR Master Plan transforms approximately 30 contiguous acres of blighted properties and undeveloped parcels inside the city limits of Morgantown into a coordinated, self-contained, mixed-use, urban-infill community conforming to the architectural tenets of "new urbanism" and "smart growth." Coinciding with the City's enduring vision to establish high-density residential living close to the downtown WVU campus, the Master Plan delivers a full range of housing options to 2,100 new residents, a means to alleviate pressure from the area's growing population. The growing and geographically expanding population is the origin of the twin nemesis bedeviling the metropolitan area: (1) urban sprawl - unregulated, unplanned residential housing growth outside the city generating increased vehicular traffic demands as well as other service demands on inadequate infrastructure; and (2) urban blight - persistent conversion of single-family owner-occupied dwellings to meet the voracious appetite of a highly transient population's demand for rental housing has caused, over time, growing tracts of dilapidated structures on unkempt lots - insidiously undermining and then destroying the municipality's traditional neighborhoods.

With an anticipated total investment of \$300 million over a 10 year development period, the SFR Master Plan will create a cohesive community where new municipal residents will live, work, play, and study in a revitalized core of a formerly blighted area of Morgantown and thereby provide a model for future urban revitalization. The Master Plan includes approximately \$70 million in various proposed public infrastructure projects: a high-volume vehicular and pedestrian trunk line in the heart of the city, upgrades to existing roadways, enhance capacity storm water lines, upgraded water lines, new environmentally compliant sewer lines, pedestrian trails, enhanced vehicle parking facilities, and other utility upgrades.

The Master Plan includes \$230 million in private investment of which a \$26 million residential facility is now under construction, a \$25 million adjacent residential complex is on the drawing boards, and a \$10 million parking structure is ready to be put under contract. The Master Plan calls for 200,000 sq ft of commercial space, 150,000 sq ft of retail space, 1092 units of residential housing, and 20,000 sq ft of structured parking space.

## The TIF Project

A TIF Project Plan was originally approved on December 6, 2003 to pay for a portion of the costs of the construction and equipping of a centrally located parking garage and related public infrastructure improvements (i.e., roads, water and sewer). Subsequent pre-construction studies and efforts have revealed the extent of the inadequate and dysfunctional 1990s-era infrastructure.

The City proposes to amend the current TIF Project Plan to develop certain projects (the "TIF Projects") within the TIF District, which projects may be constructed in several phases and are expected to include all or some of the following: water lines, storm water culverts and facilities, sewer lines, road improvements, land and right-of-way acquisition, demolition and site preparation necessary for and in addition to the construction/installation of public improvements, pedestrian ways, other underground utilities, lighting and related infrastructure, and proper reimbursement of public infrastructure costs previously incurred as part of the original TIF Project Plan, together with costs of forming the TIF District and preparation of the TIF Project Plan. See Section II.C and Section II.D for additional detail.

## Tax Increment Financing Obligations

To finance the TIF Projects, the City proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$12,000,000, with maturities not to exceed 30 years from the date of the amendment of the TIF District. Such obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned to be used to (i) finance a portion of the costs of the TIF Projects, including architectural, engineering, consulting, legal and other professional fees and expenses; (ii) fund reserves for the obligations; (iii) fund capitalized interest on the obligations, and (iv) pay costs of issuance of the obligations and related costs. To the extent that surplus tax increment funds are available, portions of the TIF Projects may be financed directly with such surplus. See Section II.E for more detailed financing information and Section II.G for additional information on the proposed TIF Obligations.



## ESTIMATED BREAKDOWN OF PROJECT COSTS

The Estimated Breakdowns of Project Costs below are anticipated to be fully financed from tax increment revenue bonds ("TIF Bonds") and from Pay-As-You-Go bonds from the TIF Fund. See Section II.G - Tax Increment Obligations and Section II.E - Financing for more detailed information.

|  | TOTAL                   | Proposed Financing Method |
|--|-------------------------|---------------------------|
| 1. Capital Costs                             | \$ \$ - 0 -             |                           |
| 2. Financing Costs                           | \$ \$ 6000000           | TIF Bonds                 |
| 3. Professional Services                     | \$ \$ 1,8000000         | TIF Bonds                 |
| 4. Related Real Property and Easements       | \$ \$ 9500000           | TIF Bonds                 |
| 5. Relocation Costs                          | \$ \$ - 0 -             |                           |
| 6. Environmental Impact Studies              | \$ \$ 1950000           | TIF Bonds                 |
| 7. Public Information                        | \$ \$ - 0 -             |                           |
| 8. Public Site & Infrastructure Improvements | \$ \$ 6,447,330         | TIF Bonds                 |
| 9. TIF Bonds Capitalized Interest            | \$ \$ 983,280           | TIF Bonds                 |
| 10. TIF Bonds Reserve Funds                  | \$ \$ 1,009,880         | TIF Bonds                 |
| <b>Total Project Cost:</b>                   | <b>\$ \$ 12,000,000</b> |                           |

\*Notes to Items 1 through 10:  
 \*Notes to Items 1 through 10:

- 2) Estimated Financing Costs for the TIF Bonds as provided in Section II.G
- 3) Estimated Professional Services are costs incurred to establish the TIF District, the additional studies and analyses to iteratively refine and adapt the TIF Project Plan to realities imposed by the complexity of the urban infill project, and the on-going costs for the professionals executing the public portion of development within the TIF Project Plan. Estimated costs include: Contract Management of \$210,000 (Roadways, Sewer, Storm water, Water, Hard-scape); Design & Engineering of \$140,000 (Roadways, Sewer, Storm water, Water, Hard-scape); Market, Traffic, Environmental studies of \$290,000 (Robert Charles Lesser, Greenhome O'Mara, Allegheny, Lloyd French, CTL, Alpha Associates, Ecotune); Professional Consulting of \$350,000 (HKS, RTKL, SPBRE, Stainback & associates, Clark Construction, Turner Construction, Dominion Construction, Burt Hill, Potomac Professional Services); Legal Fees & Admin Costs of \$590,000 (Bowles Rice, Steptoe & Johnson, Spilman Thomas, Baker & Armstrong).
- 4) Related Real Property and Easements acquisition estimate addresses the need for parcels and easements for replacing public infrastructure and providing for civic facilities or spaces within the Project Plan Area. Actual costs will be determined both by the needs of public entities (MUB, WVDOH, MPO, City, and Public Utilities) and by third party appraisals. A map is provided in Attachment 2 depicting potential real estate parcels and easements within the TIF District to be acquired for necessary upgrading of service lines, or routes by MUB, WVDOH, MPO, the City, or publicly-regulated utilities (gas, electric, telephone, cable).
- 6) The primary orientation of the environmental work involves the Falling Run streambed. Actual costs are yet to be determined, but are estimated at \$195,000. A series of environmental studies and remediation efforts are an integral part of development in the TIF District. The primary environmental consideration relates to Falling Run, a 6,000 foot long streambed traversing the TIF District along its entire long axis. The agencies involved in the studies and remediation efforts include The Army Corps of Engineers (Pittsburgh District Office), WVDOH, WVDEP, and MUB. Firms involved in the effort include, but are not limited to, Alpha Associates, CTL, and Ecotune.
- 8) The estimated amount of \$6,447,330 may be as high as \$8,000,000 (see Section II.C for a breakdown of possible Public Improvement costs); if other cost items in the above chart (#2, #3, #4, #6, #9 and #10) are reduced or not funded from TIF.
- 9) Estimated Capitalized Interest on the TIF Bonds as provided in Section II.G
- 10) Estimated Reserve Funds for the TIF Bonds as provided in Section II.G

The Square at Falling Run Project 11

## Section 5. Job Creation Information

This section needs to be completed only if the project will create new jobs. The Square at Falling Run will generate a significant number of temporary construction jobs as well as a number of full time jobs. The full-time equivalents listed below represent the construction and building related jobs in the years 1 and 2, and year 3 represents jobs created to maintain and operate the facilities.

### A. FULL-TIME OR FULL-TIME EQUIVALENTS (FTE) TO BE CREATED

| CATEGORY        | Number of FTE Employees for the<br>West Virginia Project, after |      |      |      | SALARY/WAGE<br>RANGE | HEALTH<br>BENEFITS<br>Yes or No |
|-----------------|---|------|------|------|----------------------|---------------------------------|
|                 | Current   | 1 YR | 2 YR | 3 YR |                      |                                 |
| Professional    | 0   | 25   | 51   | 123  | \$40-\$55K           | Yes                             |
| Secret & Admin. | 0   | 34   | 36   | 212  | \$25-\$35K           | Yes                             |
| Skilled         | 5   | 896  | 923  | 75   | \$20-\$30K           | Yes                             |
| Semi-Skilled    | 0   | 749  | 770  | 285  | \$17-\$25K           | Yes                             |
| Unskilled       | 0   | 498  | 4222 | 128  | \$17-\$25K           | Yes                             |
| TOTAL           | 0   | 2202 | 2202 | 823  |                      |                                 |

### D. DESCRIBE BENEFIT PACKAGES

The Square at Falling Run, LLC. commits to the Committee that our benefit package will be competitive with benefit packages offered by similar projects.

### C. IF APPLICABLE, EXPLAIN HOW THE PROJECT WILL RETAIN EXISTING JOBS

NOT APPLICABLE

16) Status of the development/redevelopment project:

Property acquisition and demolition of all housing units within the project area have taken place with funding from a West Virginia Economic Development Grant. All construction projects paid for with TIF funding, including the replacement of storm water lines and replacement of the Falling Run roadway are 100% complete.



WVORGANITODOWN  
FINANCE

304-284-7408  
Morgantown, WV  
430 Spruce St.  
Morgantown, WV 26505

September 11, 2024

Todd E. Hooker  
Deputy Executive Director  
West Virginia Dept of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

**RE: City of Morgantown's Annual TIF District Status Reports  
For the Fiscal Year Ended June 30, 2024**

Dear Mr. Hooker:

As outlined in Chapter 7-11B-15(a) of the West Virginia Tax Increment Financing Act, I am pleased to timely submit the City of Morgantown's Annual TIF District Status Reports for the Fiscal Year Ended June 30, 2024.

Any questions regarding the enclosed Annual TIF District Status Reports may be directed to me at the telephone number and/or email address listed below.

Respectfully yours,

Jonathan Ferguson, CPA  
Finance Director  
Tel: 304-284-7407  
Email: jfergison@morgantownwv.gov



**City of Morgantown**  
**TIF Districts Projects Status Report**  
**Fiscal Year Ending June 30, 2024**

(Pursuant to WV Code 77-1B-15)

**DISTRICT:** District No. 11 - Falling Run Development  
**PROJECT:** Project No. 11 - The Square at Falling Run

|                                 |    |             |
|---------------------------------|----|-------------|
| <b>REVENUE:</b>                 |    |             |
| Property taxes current          | \$ | 95,153.65   |
| Property taxes prior year       |    | 2,814.42    |
| Interest and penalties on taxes |    | 715.50      |
| PILCO                           |    | 120,000.00  |
| Interest on deposits            |    | <u>8.20</u> |

|                      |  |                      |
|----------------------|--|----------------------|
| <b>TOTAL REVENUE</b> |  | <u>\$ 218,691.77</u> |
|----------------------|--|----------------------|

|                          |    |                  |
|--------------------------|----|------------------|
| <b>EXPENDITURES:</b>     |    |                  |
| <b>TIF FUND:</b>         |    |                  |
| Payments to Bond Trustee | \$ | 218,683.57       |
| Contracted Services      |    | <u>43,695.00</u> |
|                          |    | \$ 262,378.57    |

|                           |  |                  |
|---------------------------|--|------------------|
| <b>SERIES 2007A BOND:</b> |  |                  |
| Debt Service - Interest   |  | 103,842.50       |
| Debt Service - Principal  |  | 105,000.00       |
| Administrative Fees       |  | <u>10,185.00</u> |

\$ 219,027.50

|                           |  |                      |
|---------------------------|--|----------------------|
| <b>TOTAL EXPENDITURES</b> |  | <u>\$ 481,406.07</u> |
|---------------------------|--|----------------------|

|  |  |                |
|--|--|----------------|
| <b>OBLIGATIONS OUTSTANDING AT JUNE 30, 2024:</b>       |  |                |
| Tax Increment Revenue Bonds, Series 2007 (\$3,000,000) |  | \$1,720,000.00 |

**STATUS OF PROJECT:**

Property acquisition and demolition of all housing units within the project area have taken place with funding from a West Virginia Economic Development Grant. All construction projects paid with TIF funding, including the replacement of storm water lines and replacement of the Falling Run roadway are 100% complete.



DISTRICT: Riverfront Development/Redevelopment District No.22  
PROJECT: Riverfront Project No.1 (Parking Facility and Public Infrastructure Improvements)

REVENUE:

|                                 |               |
|---------------------------------|---------------|
| Property taxes - current        | \$ 441,765.38 |
| Property taxes - prior year     | 21,997.85     |
| Interest and penalties on taxes | 5,045.34      |
| Interest earned on deposits     | 10.00         |

TOTAL REVENUE

\$ 468,818.47

EXPENDITURES:

TIF FUND:

|                          |               |
|--------------------------|---------------|
| Payments to Bond Trustee | \$ 468,808.57 |
|--------------------------|---------------|

2006 A BOND:

|                                   |                      |
|-----------------------------------|----------------------|
| Administrative Fees               | \$ 8,377.25          |
| Transfer to 2007 Subordinate Bond | 81,628.26            |
| Debt Service - Interest           | 147,390.00           |
| Debt Service - Principal          | 255,000.00           |
|                                   | <u>\$ 492,395.51</u> |

2007 BOND:

|                         |                     |
|-------------------------|---------------------|
| Debt Service - Interest | \$ 41,128.26        |
| Administrative Fees     | 40,472.50           |
|                         | <u>\$ 81,600.76</u> |

TOTAL EXPENDITURES

\$ 1,042,804.84

OBLIGATIONS OUTSTANDING AT JUNE 30, 2024:

|   |                 |
|---|-----------------|
| Tax Increment Revenue Bonds Series 2006A (\$6,180,000)            | \$ 2,725,000.00 |
| Subordinate Tax Increment Revenue Bonds Series 2007 (\$8,615,000) | \$ 8,615,000.00 |

STATUS OF PROJECT:

All projects utilizing TIF funds for construction are 100% complete. Those projects included Walnut Street improvements to Hazel Ruby McQuam Park and Morgantown Event Center and Parking garage located in the Wharf District.

DISTRICT: District No 33 Sunnyside  
 PROJECT: Project No 1 - Sunnyside Up

**REVENUE:**

|                                 |                |
|---------------------------------|----------------|
| Property taxes - current        | \$7,799,728.99 |
| Property taxes - prior year     | 555,880.91     |
| Interest and penalties on taxes | 86,827.49      |
| Interest earned on deposits     | 666,867.06     |

**TOTAL REVENUE**

\$8,709,192.15

**EXPENDITURES:**

TIF FUND:

|                          |               |
|--------------------------|---------------|
| Payments to Bond Trustee | \$ 863,522.39 |
|--------------------------|---------------|

2014 BOND:

|                                   |                      |
|-----------------------------------|----------------------|
| Debt Service - Principal          | \$ 3,520,000.00      |
| Debt Service - Interest           | 70,066.46            |
| Administrative Fees               | 4,532.00             |
| Transfer to 2017 Subordinate Bond | 327,241.13           |
|                                   | <u>\$ 753,839.59</u> |

2017 BOND:

|                          |                      |
|--------------------------|----------------------|
| Debt Service - Principal | \$ 85,000.00         |
| Debt Service - Interest  | 241,974.37           |
|                          | <u>\$ 326,974.37</u> |

**TOTAL EXPENDITURES**

\$1,944,336.35

**OBLIGATIONS OUTSTANDING AT JUNE 30, 2024:**

|  |                |
|--|----------------|
| Tax Increment Revenue Bonds, Series 2014 (\$5,191,000)             | \$2,330,000.00 |
| Subordinate Tax Increment Revenue Bonds, Series 2017 (\$7,146,000) | \$6,047,685.19 |

**STATUS OF PROJECT:**

The Sunnyside Up Tax Increment Financing District was approved by the West Virginia Development Office in 2008. In 2010, the sale of \$1,700,000 in TIF bonds to begin the first phase of the Sunnyside Up Project Plan Phase One was completed. The construction, which included new sidewalks, bus stops, plaza area and street lighting was completed in 2011.

The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation began the Second Phase of the Project Plan. Phase II can be divided into three general components: 1) the redesign of a segment of University Avenue at Beverly Avenue and Third Street; 2) a streetscape for Third Street in conjunction with a study of what it will take to make Third Street an arterial way between Beechurst Avenue and University Avenue, the expectation being that Third Street may replace Campus Drive as the main East-West route for vehicular traffic; 3) sidewalks and alleyway improvements, to include a "demonstration alley" which will permit experimentation with alternative materials for paving, innovative design to accommodate vehicular parking and trash storage/pickup, and as a pedestrian way to and from WVU's main campus.

Tax Increment Revenue and Refunding Bonds, Series 2014 were issued in the amount of \$5,191,000 on December 18, 2014 to finance Phase II and refund the 2010 bonds.

After receiving approval from the WVDOT in 2017, The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation started the Third Phase of the Project Plan. Phase III has been broken into two sub-phases. The first subphase, Phase IIIA, is a streetscape project, including roadway and alleyway improvements, relocation of utilities, lighting, sidewalk and drainage improvements, and dumpster enclosures. This phase is currently in construction and is anticipated to be completed by Fall 2019. The second subphase, Phase IIIB, includes an intersection upgrade and the University Neighborhood Gateway at 6<sup>th</sup> Street and Beverly Avenue.

Subordinate Tax Increment Revenue Bonds, Series 2017 were authorized in the aggregate principal amount of \$7,146,000 on December 27, 2017 issuable in denominations of \$100,000 with a drawdown period concluding on December 27, 2020. Inception-to-date has had draws totaling \$7,124,685.19 with drawdown period now closed. Phase II has been completed.

DISTRICT: District No 44 - Wiley Spruce Brookway  
PROJECT: Wiley Spruce Brookway Redevelopment Project Plan No 1

REVENUE:

|                                 |                  |
|---------------------------------|------------------|
| Property taxes - current        | \$ 991,264.43    |
| Property taxes - prior year     | 1,803,330        |
| Interest and penalties on taxes | 551,111          |
| Interest earned on deposits     | <u>103,406.7</u> |

TOTAL REVENUE

\$ 3,449,112.14

EXPENDITURES:

|   |                   |
|---|-------------------|
| Professional Services - Legal Fees      | \$ 430.00         |
| Office Supplies - Reimbursable Supplies | 1,275.00          |
| Capital Outlay - Land Purchase          | <u>150,000.00</u> |

TOTAL EXPENDITURES

\$ 151,705.00

OBLIGATIONS OUTSTANDING AT JUNE 30, 2024:

\$ 0.00

STATUS OF PROJECT:

Proposed projects include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects.

DISTRICT: District No 55 - Upper Felling Run  
PROJECT: Upper Felling Run Development Project Plan No. 11

REVENUE:

|                                 |    |           |
|---------------------------------|----|-----------|
| Property taxes - current        | \$ | 00        |
| Property taxes - prior year     |    | 00        |
| Interest and penalties on taxes |    | 00        |
| Interest earned on deposits     |    | <u>00</u> |

TOTAL REVENUE

\$ 00

EXPENDITURES:

\$ 00

OBLIGATIONS OUTSTANDING AT JUNE 30, 2024:

\$ 00

STATUS OF PROJECT:

The Upper Felling Run Tax Increment Financing District was approved by the West Virginia Development Office (WVDO) in 2016. Proposed projects include the following public improvements: new road construction and other road improvements, water lines, sanitary sewer lines, gas lines, storm water drainage, and other related infrastructure and utility improvements.

**TIB District/Project Status Report**  
**Fiscal Year Ending June 30, 2024**  
(Pursuant to WV Code 7-11B1f)

**Municipality:** City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

**Contact:** A. Kim Haws, City Manager  
304-284-7404 / ((fax) 304-284-7430)  
khaws@morgantownwv.gov

**District:** Riverfront Development/Redevelopment District #2  
**Project:** Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)

1) Aggregate amount and amount by source of revenue:

|                                 |                      |
|---------------------------------|----------------------|
| Property taxes - current        | \$ 441,765.38        |
| Property taxes - prior year     | 21,997.85            |
| Interest and penalties on taxes | 5,045.34             |
| Interest earned on deposits     | 10.00                |
|                                 | <u>\$ 468,819.47</u> |

2) Amount and purpose of expenditures:

Attachment 1

3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

Attachment 2

4) Base-assessed value of the development/redevelopment project area:

\$ 31,086,721

5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:

\$ 63,140,851

6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area:

\$ 32,054,130

7) Payments made in lieu of taxes received and expended:


\$0

- 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project: **None**
- 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis: **Attachment 3**
- 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled: **\$ 0**
- 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings: **None**
- 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: **Attachment 4**
- 13) Number, type and duration of jobs created and annualized wages and benefits paid: **Not Available**
- 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: **\$ 492,368.01**
- 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year: **None**
- 16) Status of the development/redevelopment project: **Attachment 5**
- 17) Amount of outstanding tax increment financing obligations:
- |   |                        |
|---|------------------------|
| Tax Increment Revenue Bonds Series 2006A            | <b>\$ 2,725,000.00</b> |
| Subordinate Tax Increment Revenue Bonds Series 2007 | <b>\$ 8,615,000.00</b> |
- 18) Additional information: **None**

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

Date

9/11/2024

  
Kim Haws, City Manager

Riverfront Development/Redevelopment District #2  
Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)

2) Amount and purpose of expenditures:

TIF FUND:

Payments to Bond Trustee

\$ 468,808.57

2006 A BOND ACCOUNTS:

Administrative Fees  
 Transfer to 2007 Subordinate Bond  
 Debt Service - Interest  
 Debt Service - Principal

\$ 8,377.25  
 81,628.26  
 147,390.00  
255,000.00

\$ 402,305.51

2007 BOND ACCOUNTS:

Debt Service - Interest  
 Administrative Fees

\$ 41,128.26  
40,472.50

\$ 81,600.76

Riverfront Development/Redevelopment District #2  
Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)

3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

DEBT SERVICE ON SERIES 2006A BONDS:

|           |                 |
|-----------|-----------------|
| Maturity  | 2033            |
| Principal | \$ 2,725,000.00 |
| Interest  | \$ 682,340.00   |

DEBT SERVICE ON SERIES 2007 BONDS:

|           |                  |
|-----------|------------------|
| Maturity  | 2033             |
| Principal | \$ 8,615,000.00  |
| Interest  | \$ 13,252,606.27 |



SECTION II.  
SECTION II.

PROJECT INFORMATION  
DETAILED DESCRIPTION OF PROJECT

Include a description of how the project fits with the overall development plans for the development or redevelopment project area or district or the overall development plans of the municipality, county, or region.

**TIF District**  
**TIF District**

An ordinance creating the "City of Morgantown Riverfront Development/Redevelopment District No. 2" (the "TIF District") was enacted by the City of Morgantown on December 16, 2003. The TIF District includes the Waterfront Plaza Complex, as well as adjacent residential and commercial properties of highest and best use. The TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry in the TIF District. In addition, the TIF District will benefit from the TIF District's infrastructure improvements from funds to be generated in the TIF District over the 30-year life of the TIF District.

The City has been an active participant in development within the TIF District, including construction of The City's new gateway entrances on Hurley Street and a small park, as well as construction of a parking facility and additional improvements on Hurley Street. Establishing the TIF District will allow the City to maximize economic development along the Monongalia River.

**TIF Project**  
**TIF Project**

The Riverfront Project No. 1 (Parking Facility and Public Infrastructure Improvements), (the "TIF Project") includes (i) the construction and equipping of a multi-level parking facility, and (ii) improvements to public infrastructure within the District, including, but not limited to, (Public) resurfacing, utility improvements, sidewalks, curbs and curb cuts, lighting, and landscaping. The TIF Project is subject to available project funds.

The Parking Facility is an integral part of The West Virginia Public Theatre and Marina Economic Development Grant Project that City Council unanimously endorsed on June 2002 and Virginia reaffirmed on July 2002. The public theatre and marina are to be funded, in part, from the West Virginia Economic Development Authority's Grant of \$13,000,000, awarded in August of 2003. The Parking Facility's primary function is to facilitate the construction of the public theatre and marina, as well as other theatre and economic functions. The TIF Project is planned to be wholly financed by proceeds of tax increment revenue and bonds issued by the City of Morgantown. Platinum Properties, LLC (the "Project Developer") proposes to own and operate the Parking Facility.

Public Infrastructure Improvements will include streetscape projects, utility relocations, street resurfacing, utility improvements, curbs and curb cuts, sidewalks, lighting and other public improvements that are necessary to the TIF District's development. Subject to available funds, the City may use a portion of TIF Project funds to finance a portion of the construction and/or equipping of The West Virginia Public Theatre.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as City of Morgantown's comprehensive planning regarding economic development and revitalization of the TIF District. Additionally, the Project achieves the Planning Commission and City Council's goal of providing ample parking.

| C. PUBLIC IMPROVEMENTS |  |  |
|------------------------|--|--|
|------------------------|--|--|

| TYPE                    | ESTIMATED COST        | LOCATION                                  |
|-------------------------|-----------------------|---|
| <u>Parking Facility</u> | <u>\$11,000,000 *</u> | <u>University Ave. (Waterfront Place)</u> |

| TYPE | ESTIMATED COST | LOCATION |
|------|----------------|----------|
|------|----------------|----------|

The following are planned Public Infrastructure Improvements within the TIF District to be financed with TIF Bonds:

- |  |                   |  |
|--|-------------------|--|
| • Walnut Street                            | <u>\$ 250,000</u> | <u>West of University Ave.</u>             |
| • University Ave                           | <u>\$ 300,000</u> | <u>Vicinity of Garrett to Moore Street</u> |
| • Clay Street                              | <u>\$ 400,000</u> | <u>Vicinity of Donely St. to Wharf St.</u> |
| • Other Public Infrastructure Improvements | <u>\$ TBD</u>     | <u>Within the TIF District</u>             |

TOTAL: \$ 950,000

| TYPE                                | ESTIMATED COST | LOCATION  |
|-------------------------------------|----------------|---|
| <u>West Virginia Public Theatre</u> | <u>\$ TBD</u>  | <u>University Ave. Waterfront Place Complex</u> |

\* Hard Costs plus Soft Costs (Administration & Architecture/Engineering) plus Contingency

| ESTIMATED BREAKDOWN OF PROJECT COSTS  |                         |  | PROPOSED METHOD OF FINANCING |
|---|-------------------------|--|------------------------------|
|   | TOTAL                   |  | PROPOSED METHOD OF FINANCING |
| 1. Capital Costs (Parking Facility)   | \$ 821,430 *            |  | TIF Bonds proceeds           |
| 2. Financing Costs  | \$ 736,600              |  | TIF Bonds proceeds           |
| 3. Professional Services (Parking Facility)   | \$ 589,285              |  | TIF Bonds proceeds           |
| 4. Administrative Costs (Parking Facility)  | \$ 589,285              |  | TIF Bonds proceeds           |
| 5. Relocation Costs   | \$ 0                    |  | N/A                          |
| 6. Environmental Impact Studies/Analyses  | \$ 0                    |  | N/A                          |
| 7. Public Information   | \$ 0                    |  | N/A                          |
| 8. Construction of Public Works (Public Infrastr. Improvements)   | \$ 950,000              |  | TIF Bonds proceeds           |
| 9. Associated Costs with the sale/lease of associated property that results in a loss for the county or municipality. | \$ 0                    |  | N/A                          |
| 10. Other TIF Costs: (Capitalized Interest)   | \$ 1,207,278            |  | TIF Bonds proceeds           |
| 10. Other TIF Costs: (Debt Service Reserve)   | \$ 902,600              |  | TIF Bonds proceeds           |
| <b>Total Project Cost</b>   | <b>\$ 5,144,786.478</b> |  |                              |
| <b>Total Project Cost</b>   |                         |  |                              |

(Parking Facility Construction Budget Estimate Attached)  
(Parking Facility Construction Budget Estimate Attached)

- \* Hard Costs plus Contingency
- \* Hard Costs plus Contingency



**B(2): JOB CREATION ESTIMATES**

Number of jobs to be created by the TIF Project in the project area or TIF District.  
Estimated jobs created are as follows:

**PARKING FACILITY****1. JOB CATEGORY:****Professional**

WAGES: \$75,000 to \$150,000  
 BENEFITS: Industry Standards  
 CONSTRUCTION JOBS: 10 - GC & Subs, 2-Arch, 2-CE, 2-EE, 2-ME, 2-SE  
 PERMANENT: -  
 TEMPORARY OR SEASONAL: FOR DURATION OF JOB  
 PART-TIME: -  
 Part-time jobs must be aggregated and expressed as full-time equivalent positions.  
 FULL-TIME: -

**2. JOB CATEGORY:****Clerical & Administration**

WAGES: \$25,000 to \$75,000  
 BENEFITS: Industry Standards  
 CONSTRUCTION JOBS: 20  
 PERMANENT: 4  
 TEMPORARY OR SEASONAL: FOR DURATION OF JOB  
 PART-TIME: -  
 FULL-TIME: 4

**3. JOB CATEGORY:****Skilled**

WAGES: \$40,000 - \$75,000  
 BENEFITS: Industry Standards  
 CONSTRUCTION JOBS: 100  
 PERMANENT: -  
 TEMPORARY OR SEASONAL: FOR DURATION OF JOB  
 PART-TIME: -  
 FULL-TIME: -

**4. JOB CATEGORY:****Semi-Skilled**

WAGES: \$20,000 - \$40,000  
 BENEFITS: Industry Standards  
 CONSTRUCTION JOBS: -  
 PERMANENT: -  
 TEMPORARY OR SEASONAL: -  
 PART-TIME: -  
 FULL-TIME: -

Total FTE: 4

West Virginia Public Theatre

|                        |  |
|------------------------|--|
| 1. JOB CATEGORY:       | Professional                                   |
| 1. JOB CATEGORY:       | Professional                                   |
| WAGES:                 | \$75,000-\$90,000                              |
| BENEFITS:              | Industry Standards                             |
| CONSTRUCTION JOBS:     | 10-CE, 2-EE, 2-ME, 2-SE                        |
| PERMANENT:             | 10-CE, 2-EE, 2-ME, 2-SE                        |
| TEMPORARY OR SEASONAL: | FOR DURATION OF JOB                            |
| PART-TIME:             |  |
| FULL-TIME:             | 1010   |
| 2. JOB CATEGORY:       | Clerical & Administration                      |
| 2. JOB CATEGORY:       | Clerical & Administration                      |
| WAGES:                 | \$25,000-\$35,000                              |
| BENEFITS:              | Industry Standards                             |
| CONSTRUCTION JOBS:     | 2-EE   |
| PERMANENT:             |  |
| TEMPORARY OR SEASONAL: | FOR DURATION OF JOB (construction jobs)        |
| PART-TIME:             |  |
| FULL-TIME:             | 166  |
| 3. JOB CATEGORY:       | Skilled  |
| 3. JOB CATEGORY:       | Skilled  |
| WAGES:                 | \$40,000-\$55,000                              |
| BENEFITS:              | Industry Standards                             |
| CONSTRUCTION JOBS:     | 120  |
| PERMANENT:             |  |
| TEMPORARY OR SEASONAL: | Length will vary with different trade duration |
| PART-TIME:             |  |
| FULL-TIME:             | 14   |
| 4. JOB CATEGORY:       | Semi-Skilled                                   |
| 4. JOB CATEGORY:       | Semi-Skilled                                   |
| WAGES:                 | \$20,000 - \$40,000                            |
| BENEFITS:              | Industry Standards                             |
| CONSTRUCTION JOBS:     |  |
| PERMANENT:             |  |
| TEMPORARY OR SEASONAL: | FOR DURATION OF JOB (construction jobs)        |
| PART-TIME:             |  |
| FULL-TIME:             | 660  |
| 5. JOB CATEGORY:       | Unskilled                                      |
| 5. JOB CATEGORY:       | Unskilled                                      |
| WAGES:                 | \$15,000-\$20,000                              |
| BENEFITS:              | Industry Standards                             |
| CONSTRUCTION JOBS:     |  |
| PERMANENT:             |  |
| TEMPORARY OR SEASONAL: | FOR DURATION OF JOB (construction jobs)        |
| PART-TIME:             |  |
| FULL-TIME:             | 660  |

TOTAL FTE: 1660  
TOTAL FTE: 1660

There will be additional construction related jobs associated with the TIF Project (Public Infrastructure Improvements). The parking facility in support of the West Virginia Public Theatre will facilitate additional construction and permanent jobs with continued development in the TIF District.

Riverfront Development/Redevelopment District #2  
Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)

16) Status of the development/redevelopment project:

All projects utilizing TIF funds for construction are 100% complete. Those projects included Walnut Street improvements to Hazel Ruby McQuain Park and Mongantown Event Center and Parking garage located in the Wharf District.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2024**  
(Pursuant to WV Code 7-11B-15)

**Municipality:** City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

**Contact:** A. Kim Haws, City Manager  
304-284-7404/(fax) 304-284-7430  
khaws@morgantownwv.gov


**District:** District No. 3 - Sunnyside  
**Project:** Project No. 1 - Sunnyside-Up

- |  |                      |
|--|----------------------|
| 1) Aggregate amount and amount by source of revenue  |                      |
| Property taxes - current   | \$ 799,728.99        |
| Property taxes - prior year  | 55,180.91            |
| Interest and penalties on taxes  | 8,612.49             |
| Interest earned on deposits  | <u>6,669.76</u>      |
|  | <u>\$ 870,192.15</u> |
| 2) Amount and purpose of expenditures  | Attachment 1         |
| 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:           | Attachment 2         |
| 4) Base-assessed value of the development/redevelopment project area:  | \$ 75,683,593        |
| 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:         | \$113,025,077        |
| 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: | \$ 37,341,484        |
| 7) Payments made in lieu of taxes received and expended:   | \$ 0                 |

- 8) Contracts made incidental to the implementation and furtherance of a development/redevelopment project: **None**
- 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis: **Attachment 3**
- 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled: **None**
- 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings: **None**
- 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: **Attachment 4**
- 13) Number, type and duration of jobs created and annualized wages and benefits paid: **Not Available**
- 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: **\$ 753,572.83**
- 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year: **None**
- 16) Status of the development/redevelopment project: **Attachment 5**
- 17) Amount of outstanding tax increment financing obligations:
- |  |                        |
|--|------------------------|
| Tax Increment Revenue Bonds, Series 2014             | <b>\$ 2,330,000.00</b> |
| Subordinate Tax Increment Revenue Bonds, Series 2017 | <b>\$ 6,047,685.19</b> |
- 18) Additional information: **None**

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9/11/2024  
Date

  
A. Kim Haws, City Manager



Project No. 11 - Sunnyvale Up

Attachment 1

2) Amount and purpose of expenditures:

Tax Increment Financing Fund

Payments to Bond Trustee \$ 863,522.39

2014 Bond Accounts:

|                                   |                      |
|-----------------------------------|----------------------|
| Debt Service - Principal          | \$ 352,000.00        |
| Debt Service - Interest           | 70,066.46            |
| Administrative Fees               | 4,532.00             |
| Transfer to 2017 Subordinate Bond | <u>327,241.13</u>    |
|                                   | <u>\$ 753,839.59</u> |

2017 Bond Accounts:

|                          |                      |
|--------------------------|----------------------|
| Debt Service = Principal | \$ 85,000.00         |
| Debt Service - Interest  | <u>241,974.37</u>    |
|                          | <u>\$ 326,974.37</u> |

District No. 33 - Sunnyside  
Project No. 11 - Sunnyside Up

3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

DEBT SERVICE ON SERIES 2014 BONDS:

|           |                 |
|-----------|-----------------|
| Maturity  | 2035            |
| Principal | \$ 2,330,000.00 |
| Interest  | \$ 209,510.40   |

DEBT SERVICE ON SERIES 2017 BONDS:

|           |                 |
|-----------|-----------------|
| Maturity  | 2038            |
| Principal | \$ 6,047,685.19 |
| Interest  | \$ 2,312,590.42 |

SECTION II.  
SECTION II.

PROJECT INFORMATION

Attachment 3  
Attachment 3

DESCRIPTION OF PROPOSED AMENDMENT

A. Include a description of how the proposed fits with the overall development plans for the development or redevelopment project, or a district or the overall development plans of the municipality, county, or region.

The TIF District  
The TIF District

The ordinance creating the TIF District was enacted by the City Council on December 16, 2008 (the "Original Ordinance"). The TIF District is located in and near the "Sunnyside" district of the City. A map of the TIF District boundaries is provided in Attachment 1.1.

Existing Project Plan  
Existing Project Plan

In the Original Ordinance, the City approved a project plan consisting of the development, construction and installation of certain projects within the TIF District, which may be acquired and constructed in several phases, including the following public improvements: waterlines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements (the "Project Plan"). Prior to the adoption by the City of the Original Ordinance, the West Virginia Development Office (the "WVDO") approved a Tax Increment Financing Application for the TIF District and a bonding capacity of \$7,500,000.

Campus Neighborhoods Revitalization Corporation, a West Virginia nonprofit corporation ("CNRC"), serves as developer of the TIF District and has completed two phases of the Project Plan. At the request of CNRC, the City previously issued its \$5,190,000 Tax Increment Revenue and Refunding Bonds Series 2014 (Sunnyside Up Project No. 2) (the "2014 Bonds") to (i) refund its \$1,700,000 Tax Increment Revenue Bonds Series 2010 (Sunnyside Up Project Plan No. 1), which financed the first phase of the Project Plan; (ii) finance the second phase of the Project Plan; (iii) fund a debt service reserve fund and (iv) pay costs of issuing the 2014 Bonds.

Amendment to the Project Plan  
Amendment to the Project Plan

CNRC is proposing to amend the Project Plan to include the development of additional phases of the Project Plan and increasing the bonding capacity granted by the WVDO from \$7,500,000 to \$15,000,000 to facilitate the completion of the additional phases of the Project Plan (the "Amended Project Plan"). See Section III(C) for additional details regarding the Amended Project Plan.

Tax Increment Financing Obligations  
Tax Increment Financing Obligations

To finance all or a portion of the costs of the additional phases of the Project Plan, the City proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$15,000,000, with maturities not to exceed 20 years from the date of the creation of the TIF District. The TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally expected to be used to (i) finance the costs of the additional phases of the Project Plan, including architectural, engineering, legal and other professional fees and expenses; (ii) refund the 2014

Bonds, will fund reserve fund for the TIF Obligations and will pay costs of issuance of the TIF Obligations, including preparation and payment of the TIF Obligation Application and related costs. A portion of the Project's net revenues shall be used to pay the TIF Obligations directly from tax increment revenues deposited in the TIF Fund. The TIF Fund shall be used to pay the TIF Obligations to the extent all or a portion of the 2014-2015 net revenues of the TIF District (the "TIF Fund"). To the extent all or a portion of the 2014-2015 net revenues of the TIF District are used to pay the TIF Obligations, the TIF Obligations would be secured by a lien with respect to the TIF Fund. The TIF Fund shall be used to pay the TIF Obligations and shall not be used for any other purpose of the TIF District.

See Section 1.5 for more detailed financial information and Section 1.6 for additional information on the proposed TIF Obligations.

B(4)

## ESTIMATES

Projected increase in assessed value of the taxable property in the redevelopment project area or district upon successful completion of the Project Plan:

Projected Increase in Assessed Values of the Taxable Property in the TIF District (3)\*

| Tax Year<br>(2017-18) | Year<br>(2018-19) | Assessed Value<br>Amount in TIF District |
|-----------------------|-------------------|--|
| 2007                  | (Base Year)       | 75,688,588                               |
| 2017                  | (Current Year)    | 130,996,772                              |
| 2018                  | 2019              | 130,996,772                              |
| 2019                  | 2020              | 130,996,772                              |
| 2020                  | 2021              | 130,996,772                              |
| 2021                  | 2022              | 130,996,772                              |
| 2022                  | 2023              | 130,996,772                              |
| 2023                  | 2024              | 130,996,772                              |
| 2024                  | 2025              | 130,996,772                              |
| 2025                  | 2026              | 130,996,772                              |
| 2026                  | 2027              | 130,996,772                              |
| 2027                  | 2028              | 130,996,772                              |
| 2028                  | 2029              | 130,996,772                              |
| 2029                  | 2030              | 130,996,772                              |
| 2030                  | 2031              | 130,996,772                              |
| 2031                  | 2032              | 130,996,772                              |
| 2032                  | 2033              | 130,996,772                              |
| 2033                  | 2034              | 130,996,772                              |
| 2034                  | 2035              | 130,996,772                              |
| 2035                  | 2036              | 130,996,772                              |
| 2036                  | 2037              | 130,996,772                              |
| 2037                  | 2038              | 130,996,772                              |

\* Assessed values in the TIF District for Tax Year 2017 have been certified by the Monongalia County Assessor. Assumes no change in assessed values in the TIF District beginning Tax Year 2018.

## PUBLIC IMPROVEMENTS

Estimates of construction costs of the Amended Project Plan are set forth below. Such construction costs are anticipated to be funded in whole or in part from proceeds of the Obligations. All costs are estimates and the amounts listed are subject to change. See Attachment 2 for a description of improvements described below.

| Type                    | Estimated Cost*    |
|-------------------------|--------------------|
| Relocation of Steamline | \$3,500,000        |
| University Gateway      | \$4,000,000        |
| Streetscaping           | \$2,550,000        |
| Road Improvements       | \$2,000,000        |
| Property Acquisition    | **                 |
| <b>Estimated Total:</b> | <b>\$5,000,000</b> |

\* Preliminary and subject to change. Includes professional services, including architectural and engineering fees, accounting and legal fees, and other expenses associated with the public improvements. The estimated costs of improvements are for new projects and do not include any work previously bid or completed.

\*\* CNAC intends to consider property acquisitions as properties become available. See Attachment 2 for additional information.

**D**

below includes estimated contingencies and professional services costs

|  |              |                   |                 |
|--|--------------|-------------------|-----------------|
| 1. Capital Costs   |              |                   |                 |
| 1. Capital Costs   | \$ \$        | 347,780           | TIF Obligations |
| 2. Financing Costs   |              |                   | TIF Obligations |
| 3. Professional Services   |              |                   |                 |
| 3. Professional Services   |              |                   |                 |
| 4. Land  |              |                   |                 |
| 4. Land  |              |                   |                 |
| 5. Relocation Costs  |              |                   |                 |
| 5. Relocation Costs  |              |                   |                 |
| 6. Environmental Impact Studies  |              |                   |                 |
| 6. Environmental Impact Studies  |              |                   |                 |
| 7. Public Information  |              |                   |                 |
| 7. Public Information  |              |                   |                 |
| 8. Construction of Public Works  | \$           | 5,000,000         | TIF Obligations |
| 8. Construction of Public Works  |              |                   | TIF Obligations |
| 9. Costs of the sale/lease of City property that results in a loss to City |              |                   |                 |
| 9. Costs of the sale/lease of City property that results in a loss to City |              |                   |                 |
| 10. 2014 Bonds Escrow  | \$           | 4,425,000         | TIF Obligations |
| 10. 2014 Bonds Escrow  |              |                   | TIF Obligations |
| 11. Reserve Fund(s)  | \$           | 779,220           | TIF Obligations |
| 11. Reserve Fund(s)  |              |                   | TIF Obligations |
| <b>Total Project Costs:</b>  | <b>\$ \$</b> | <b>10,552,000</b> |                 |
| <b>Total Project Costs:</b>  |              |                   |                 |

\* Notes to Items 1 through 11:

- 2) Estimated Financing Costs for the TIF Obligations as provided in Section II.G.
- 2) Estimated Financing Costs for the TIF Obligations as provided in Section II.G.
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 8) See Section II.C for estimated breakdown of project costs.
- 8) See Section II.C for estimated breakdown of project costs.
- 8) See Section II.C for estimated breakdown of project costs.
- 10) Estimated proceeds of the TIF Obligations required to refund the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund for the 2014 Bonds includes the TIF Obligations and proceeds of the TIF Obligations required to refund the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund. See the Obligations of the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund. See the Obligations of the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund. See the Obligations of the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund.
- 10) Estimated proceeds of the TIF Obligations required to refund the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund for the 2014 Bonds includes the TIF Obligations and proceeds of the TIF Obligations required to refund the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund. See the Obligations of the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund. See the Obligations of the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund. See the Obligations of the 2014 Bonds and the 2014 Bonds Debt Service Reserve Fund.
- 11) Reserve Fund for the TIF Obligations equal to the maximum annual debt service for the TIF Obligations as provided in Section II.G.
- 11) Reserve Fund for the TIF Obligations equal to the maximum annual debt service for the TIF Obligations as provided in Section II.G.

# FINANCING

## Estimated Sources, Amounts, Rates and Terms <sup>(1)(2)</sup>

To finance all or a portion of the costs of the additional phases of the Amended Project Plan, the City proposes to issue the TIF Obligations in an amount not to exceed \$65,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally expected to be used to (i) finance the costs of the Amended Project Plan, including architectural, engineering, legal and other professional fees and expenses; (ii) refund the 2014 Bonds; (iii) fund a reserve fund for the TIF Obligations; and (iv) pay costs of issuing the TIF Obligations, including preparation and approval of this Tax Increment Financing Application and related costs. A portion of the Amended Project Plan may also be paid on a pay-as-you-go basis directly from tax increment revenues deposited in the TIF Fund. To the extent all or a portion of the 2014 Bonds are not refunded from proceeds of the TIF Obligations, the TIF Obligations would be issued on a parity with or subordinate to the 2014 Bonds. The maturities of the TIF Obligations shall not exceed 30 years from the date of the creation of the TIF District.

| Sources                         | Amount<br>(\$) | Interest<br>Rate | Maturity        | Anticipated<br>Payoff     | Status  |
|---------------------------------|----------------|------------------|-----------------|---------------------------|---|
| TIF Obligations,<br>Series 2017 | 10,552,000     | 4.50%            | June 1,<br>2038 | June 1, 2032 <sup>2</sup> | Public Hearing to be<br>held on June 28, 2017 |
| <b>Total</b>                    |                |                  |                 |                           |   |

<sup>1</sup> Amounts and interest rates are preliminary and subject to change based on market conditions at the time of sale of the TIF Obligations.

<sup>2</sup> The TIF Obligations are planned to be issued with a final maturity in 2038. To the extent Excess Funds (as defined in Section 11.6) are used to redeem outstanding obligations, it is projected that the TIF Obligations could pay off as early as 2032.



#### ALTERNATE FUNDING

*What alternate sources of funding have been explored? Why are they unavailable for this project?*

GNRC is a West Virginia nonprofit corporation created to facilitate the redevelopment and revitalization of the "Sunnyside" neighborhood in the City and has limited funds and limited access to sources of financing to undertake and complete the Project Plan. The lack of a revenue source from implementation/operation of the Amended Project Plan Improvements does not permit the City and/or GNRC to finance the Amended Project Plan without the assistance of TIF.

If TIF obligations are expended or expended to be issued, the following information must be included:

1. Annual principal and interest to be incurred: Not to exceed \$15,000,000
2. Other revenues to be used to fund the debt to be incurred in the TIF District: None
3. Other monies to be deposited in TIF fund for the debt to be incurred: None
4. If less than the full term hereon is to be used, explain how the excess will be used or distributed:

Any principal and interest on TIF Obligations issued by the City shall be payable from the TIF Fund. Any revenues in the TIF Fund that are not: (i) used for the payment of the principal of and interest on TIF Obligations, (ii) held in reserve funds established by the issuance of TIF Obligations, (iii) held in debt service funds for the payment of capitalized interest on TIF Obligations, (iv) used to pay administrative costs and expenses in connection with the TIF District or in connection with servicing the TIF Obligations, or (v) used for approved Amended Project Plan costs within the TIF District, shall be deemed "excess funds" at the end of each fiscal year.

"Excess funds" may be used for (i) the scheduled payment of the principal of and interest on subsequent TIF Obligations, (ii) payment of accrued but unpaid debt service due to insufficient tax increment funds to make prior debt service payments on subsequent TIF Obligations, (iii) payment of annual administrative costs and expenses for servicing subsequent TIF Obligations, (iv) funding for "pay as you go" projects in the TIF District approved in a Project Plan or Project Plans pursuant to the Act, (v) distribution into current funds of the appropriate levying bodies, (vi) retention in the TIF Fund for approved future project costs and/or debt service relating to the issuance of additional tax increment revenue bonds and/or (vii) all other purposes for which TIF Fund monies may be expended pursuant to the Act. To the extent that excess funds are not used for any of the purposes set forth in this paragraph, such excess funds shall be used for early repayment of outstanding TIF Obligations in accordance with the terms thereof.

5. *Terms for early repayment of the TIF Obligations:*

The City plans to issue TIF Obligations in one or more series with a final maturity not greater than 30 years from the date of the creation of the TIF District. Upon payment in full of the outstanding principal of, interest on and redemption premium, if any, on the TIF Obligations and all administrative or annual expenses related to the TIF Obligations and/or the TIF District, the City may dissolve the TIF District; provided, however, that if the City has approved a Project Plan or Project Plans subsequent to the issuance of the TIF Obligations, the TIF District shall not be dissolved prior to its statutorily mandated termination until the obligations created on the TIF Fund by such Project Plan or Project Plans have been fulfilled.

6. Attach a letter from a bond counsel and/or financial underwriter stating that the proposed project could support tax increment financing bonds and the obligations and the terms and conditions of such offering.

Investment Banker: Piper Jaffray & Co.  
Address: 405 Capitol Street, Suite 613  
Charleston, West Virginia 25301  
Telephone: (304) 343-7000  
Email: joseph.e.mamit@pjc.com

A letter prepared by Piper Jaffray & Co., Investment Bank for the City is provided in Attachment 11 stating that the TIF District could support the issuance of TIF Obligations within the limitations and subject to the assumptions stated therein.

**Attachment 10:**

An analysis showing the estimated costs to each local levying body. The analysis will consider the costs incurred by the local levying bodies and how those costs will be offset/funded. Possible costs include the effect on schools, public services, utilities, etc.

**Preliminary Cost/Benefit Analysis**

The property tax increment from the State, the City, the County and the Board of Education will be deposited in the TIF fund. The benefits and costs on levying bodies as a result of current and planned development within the TIF district are highlighted in the table below.

| Benefits and Costs |                            | State | City | County | Board of Education |
|--------------------|----------------------------|-------|------|--------|--------------------|
| <b>Benefits:</b>   | Excess Levy                | No    | No   | Yes    | Yes                |
|                    | 8% Taxes                   | No    | Yes  | No     | No                 |
|                    | Jobs/Economic Development  | Yes   | Yes  | Yes    | Yes                |
|                    | Excess Funds <sup>1</sup>  | Yes   | Yes  | Yes    | Yes                |
| <b>Costs:</b>      | Water / Sewer / Stormwater | No    | Yes  | No     | No                 |
|                    | Roads                      | Yes   | Yes  | No     | No                 |
|                    | Fire / Police              | No    | Yes  | No     | No                 |
|                    | Trash                      | No    | Yes  | No     | No                 |
|                    | Education                  | No    | No   | No     | No                 |
|                    |                            |       |      |        |                    |

<sup>1</sup> There will be a benefit to the levying bodies to the extent excess funds are available in the TIF fund and if such funds are paid to the appropriate levying body. The tax increment will also be distributed to the levying bodies upon the termination of the TIF district.

**Current Class II and Class IV Levy Rates for the State, the City, the County and the Board of Education**

| Tax Year 2016 |          |          |
|---------------|----------|----------|
| Levying Body  | Class II | Class IV |
| State         | 0.50     | 1.00     |
| City          | 25.00    | 50.00    |
| County        | 224.00   | 448.00   |
| Schools       | 388.80   | 777.60   |
| Total         | 883.30   | 1766.60  |

**School Aid Formula**

The Board of Education currently receives state funds by the equalized rate. Public schools also are funded by the school aid formula that allows a certain dollar amount per pupil. For purposes of the local share calculation in the school aid formula, the assessed value of the property is included. As the school boards are not charged for the tax increment in the school aid formula, the formula makes up the difference. Therefore, the Project Plan does not have a negative effect on funding that is made available to the Board of Education.

Estimated Increase in Tax Collections from Current Low Rates after Expiration of the TIF District  
Estimated Increase in Tax Collections from Current Low Rates after Expiration of the TIF District

Much of the development in the TIF District is expected to have a life of over 30 years. After the expiration of the TIF District, the current commercial property tax levies will be paid to the existing bodies. Anticipated tax collections for the TIF District Tax Year 2037, when compared to tax collections for Tax Year 2016, represent an increase of \$3,353,324. The State's 2068-896 to the City's 2057-848 by the County of Cook 2016 to the Board of Education of the State of Illinois is used. The current levy rates for Tax Year 2016. Note that the foregoing increases do not include any inflation factor.

**Estimated Increase in Excess Levy Tax Collections**

The estimated increase in excess levies paid to the County and Board of Education are as follows:

| Tax Year: 2016     | Class II | Class III/IV |
|--------------------|----------|--------------|
| County Excess Levy | 5.2424   | 10.48        |
| School Excess Levy | 33.928   | 67.96        |

The estimated increase in excess levies paid to the County and the Board of Education based on the Tax Assessed Increase in excess levies paid to the County and the Board of Education based on the Tax Assessed Increase in excess levies paid to the District as provided in Section II.B(1) and Section II.G is as follows:

| Tax Year | Tax Due Date (April 14) | Amount | Board of Education |
|----------|-------------------------|--------|--------------------|
| 2017     | 2018                    | 31,013 | 359,306            |
| 2018     | 2019                    | 30,807 | 359,806            |
| 2019     | 2020                    | 30,798 | 359,899            |
| 2020     | 2021                    | 30,688 | 359,581            |
| 2021     | 2022                    | 30,575 | 359,368            |
| 2022     | 2023                    | 30,460 | 359,359            |
| 2023     | 2024                    | 30,343 | 359,356            |
| 2024     | 2025                    | 30,224 | 359,227            |
| 2025     | 2026                    | 30,102 | 359,135            |
| 2026     | 2027                    | 29,977 | 358,890            |
| 2027     | 2028                    | 29,851 | 358,744            |
| 2028     | 2029                    | 29,721 | 358,614            |
| 2029     | 2030                    | 29,589 | 358,482            |
| 2030     | 2031                    | 29,455 | 358,348            |
| 2031     | 2032                    | 29,317 | 358,210            |
| 2032     | 2033                    | 29,177 | 358,070            |
| 2033     | 2034                    | 29,035 | 357,928            |
| 2034     | 2035                    | 28,889 | 357,782            |
| 2035     | 2036                    | 28,740 | 357,633            |
| 2036     | 2037                    | 28,589 | 357,482            |
| 2037     | 2038                    | 28,434 | 357,327            |
| 2038     |                         |        | 357,171            |

<sup>1</sup>Based on the "PROJECTION OF NET PROPERTY TAX INCREMENTS" attached to the 2007 U.S. TIF Obligations.

<sup>1</sup>Based on the "PROJECTION OF NET PROPERTY TAX INCREMENT"

## SECTION II.

## PROJECT INFORMATION

Attachment 3

Page 1

### FACTS AND DESCRIPTION OF HOW THE PROJECT FITS WITH THE OVERALL DEVELOPMENT PLANS FOR THE REDEVELOPMENT DISTRICT OR THE OVERALL DEVELOPMENT PLANS OF THE CITY, COUNTY, OR REGION.

The TIF District

#### The TIF District

The proposed TIF District includes certain properties located in and near the "Sunnyside" district of The City of Morgantown, Morgan County, West Virginia. A map and boundary description of the proposed TIF District and property description are provided in Attachment 1. A public hearing has been scheduled for September 16, 2008, before the City Council in order for the City to entertain public comments on the proposed creation of the TIF District. If following such public hearing the City wishes to proceed to establish the TIF District, the City may do so by ordinance duly enacted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the City by improving public infrastructure within the TIF District in an effort to attract new investments in the redevelopment of the land and properties within the TIF District and surrounding areas within the City.

The Sunnyside Up - TIF Project Plan is the result of several years of studying the area and visioning with local businesses and citizens and the development of the Sunnyside Up Comprehensive Revitalization Plan, as updated in 2007, by the Campus Neighborhoods Revitalization Corporation. A great deal of research, evaluation, studies, and collaboration has produced a quality redevelopment and revitalization plan for the Sunnyside Up area of Morgantown (see Section III: Attachment X).

The deteriorating condition of certain parts of the Sunnyside area has become a hindrance to the overall desire to live and work in the City. The implementation and execution of the Sunnyside Up - TIF Project Plan serve to accomplish the overall goals of the Sunnyside Up Revitalization plan and the goals and future of The City of Morgantown. The real property within the TIF District and the citizens and student residents of The City of Morgantown will benefit from the elimination of and prevention of the spread of blighted and deteriorated areas, increasing employment opportunities and encouraging commerce, private investment and citizens and students to remain and relocate to the area. In addition, the real property and citizens within the TIF District will benefit in the form of public improvements from funds to be generated and captured in the tax increment financing fund (the "TIF fund") over the 30-year life of the TIF District.

The infrastructure, multi-modal transit station facility, roadway and streetscape improvements, combined with the anticipated new development within the proposed TIF District will attract new private investment, businesses and additional housing facility options to the City and provide new employment opportunities within the City. These improvements will include water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, sewerage systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocation, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements.

#### The TIF District

The City of Morgantown proposes to develop/construct/install certain projects (the "TIF Projects") within the TIF District, which TIF Projects may be completed and constructed in several phases. The TIF Projects include the following public improvements: water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, sewerage systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocation, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements (see Section III: Attachment X).



Argument 3

pp 2

I hereby certify that the foregoing is a true and correct copy of the original as filed in my office.

Dated at \_\_\_\_\_ this \_\_\_\_\_ day of \_\_\_\_\_, 19\_\_\_\_.

\_\_\_\_\_

Notary Public for the State of \_\_\_\_\_

*Projected increases in value of the taxable property in the Redevelopment District upon successful completion of the project plan:*

The estimated increase in the taxable value of property in the TIF District is provided in the table below. The Estimated Appraised Value is provided in greater detail in the Tax Increment Financing Projections analysis attached to Section 11.8 - Tax Increment Obligations.

| 2008 (Base) | 0 | 0           | 0           |
|-------------|---|-------------|-------------|
| 2009        | 0 | 18,075,000  | 18,075,000  |
| 2010        | 0 | 14,677,250  | 14,677,250  |
| 2011        | 0 | 35,117,568  | 35,117,568  |
| 2012        | 0 | 54,321,095  | 54,321,095  |
| 2013        | 0 | 67,950,727  | 67,950,727  |
| 2014        | 0 | 69,989,249  | 69,989,249  |
| 2015        | 0 | 72,088,927  | 72,088,927  |
| 2016        | 0 | 74,251,594  | 74,251,594  |
| 2017        | 0 | 76,479,142  | 76,479,142  |
| 2018        | 0 | 78,773,517  | 78,773,517  |
| 2019        | 0 | 81,136,722  | 81,136,722  |
| 2020        | 0 | 83,570,824  | 83,570,824  |
| 2021        | 0 | 86,077,948  | 86,077,948  |
| 2022        | 0 | 88,660,287  | 88,660,287  |
| 2023        | 0 | 91,320,095  | 91,320,095  |
| 2024        | 0 | 94,059,698  | 94,059,698  |
| 2025        | 0 | 96,881,489  | 96,881,489  |
| 2026        | 0 | 99,787,934  | 99,787,934  |
| 2027        | 0 | 102,781,572 | 102,781,572 |
| 2028        | 0 | 105,865,019 | 105,865,019 |
| 2029        | 0 | 109,040,970 | 109,040,970 |
| 2030        | 0 | 112,312,199 | 112,312,199 |
| 2031        | 0 | 115,681,506 | 115,681,565 |
| 2032        | 0 | 119,152,012 | 119,152,012 |
| 2033        | 0 | 122,726,572 | 122,726,572 |
| 2034        | 0 | 126,408,369 | 126,408,369 |
| 2035        | 0 | 130,200,620 | 130,200,620 |
| 2036        | 0 | 134,106,639 | 134,106,639 |
| 2037        | 0 | 138,129,838 | 138,129,838 |

The TIF Project was designed in keeping with the wishes of The City of Douglassville and to generate economic development and growth. This project was not intended to transfer any specific development or private development project. The projected increases in appraised values assume an annual inflation rate of 3.0% beginning FY 2009 for the years as shown in the following table:

| Year  | Amount        | Year |
|-------|---------------|------|
| 2009  | \$18,075,000  | 2009 |
| 2010  | \$14,677,250  | 2010 |
| 2011  | \$35,117,568  | 2011 |
| 2012  | \$54,321,095  | 2012 |
| 2013  | \$67,950,727  | 2013 |
| Total | \$122,312,199 |      |



[illegible]

| Item   | Amount             |
|--|--------------------|
| Landscaping, Irrigation and Tree Planting Systems              | \$11,144.65        |
| Multi-Modal Transit Station Facility                           | \$500,000.00       |
| Water Sewer Storm Water Utility Agreement on line and off line | \$3,884,250.00     |
| <b>TOTAL</b>   | <b>\$5,500,000</b> |

**\* Please refer to Attachment 2 for a specific identification of proposed location of public improvements.**

**ESTIMATED FINANCIAL INFORMATION**

The estimated breakdown of project costs below is anticipated to be fully financed from Pay/Use Tax, Go Bonds, and the TIF Fund and the investment revenue bonds ("TIF Bonds"). See Section III - The Investment Obligations and Section III - Financing for more detailed information.

|  |                     |
|--|---------------------|
| 1. Capital Costs   | \$ 0                |
| 2. Planning Costs  | \$ 382,584          |
| 3. Professional Services   | \$(see footnote)    |
| 4. Land  | \$ 0                |
| 5. Relocation Costs  | \$ 0                |
| 6. Environmental Impact Studies  | \$ 0                |
| 7. Public Information  | \$ 0                |
| 8. Construction of Public Works  | \$ 5,500,000        |
| 9. Costs of the sale/lease of City property that results in a loss to City | \$ 0                |
| 10. TIF Bonds Capitalized Interest   | \$ 1,116,052        |
| 11. TIF Bonds Reserve Funds  | \$ 426,363          |
| <b>Total Project Cost</b>  | <b>\$ 7,629,000</b> |

Notes to Items 1 through 11:

- a) Estimated Financing Costs for the TIF Bonds as provided in Section III
- b) Estimated Professional Services costs are included in Construction of Public Works.
- c) See Section III for estimated breakdown of costs
- d) Estimated Capitalized Interest on the TIF Bonds as provided in Section III
- e) Estimated Reserve Funds for the TIF Bonds as provided in Section III





**FINANCIAL STATEMENT OF TAX INCREMENT FINANCING OBLIGATIONS**

If TIF obligations are expected to be issued, the following information must also be included:

1. Minimum aggregate amount of TIF indebtedness that may be incurred: Not to exceed \$8,000,000 (see attached)
2. Other revenues to be used to finance the debt (other than tax increments in the TIF Fund): N/A
3. Other monies to be deposited in TIF Fund for the Redevelopment District: N/A
4. If less than the full tax increment is to be used for debt service payments or directly for TIF Project costs and expenses on a pay-as-you-go basis, explain how the excess will be used or distributed:

Any principal and interest on tax increment financing obligations ("TIF Obligations") deemed by the City shall be payable from the tax increment financing fund ("TIF Fund") established for the TIF District. Any revenues in the TIF Fund that are not: (i) used for the scheduled payment of the principal of and interest on TIF Obligations, (ii) used for the payment of accrued but unpaid debt service due to insufficient TIF funds to make prior debt service payments, (iii) held in reserve funds established by the issuance of TIF Obligations, (iv) used for annual expenses for servicing the TIF Obligations, or (v) used for approved TIF Project costs within the TIF District on a pay-as-you-go basis, shall be deemed "excess funds" at the end of each fiscal year.

"Excess Funds" may be used for: (i) the scheduled payment of the principal of and interest on additional TIF Obligations, (ii) payment of accrued but unpaid debt service due to insufficient TIF funds to make prior debt service payments on additional TIF Obligations, (iii) funding reserve funds established by the issuance of additional TIF Obligations, (iv) payment of annual expenses for servicing additional TIF Obligations, (v) funding for additional TIF Projects in the TIF District approved in a Project Plan or Project Plans pursuant to the Act, (vi) distribution into current funds of the appropriate taxing bodies, (vii) retention of funds for approved TIF Projects, and/or (viii) all other purposes for which TIF Fund monies may be expended pursuant to the Act. To the extent that Excess Funds are not used for any of the purposes set forth in this paragraph, such excess funds shall be used for early repayment of outstanding TIF Obligations in accordance with the financing terms thereof.

5. Terms for early repayment of the TIF obligations:

The City plans to issue TIF Bonds in one or more series with an initial final maturity 30 years from the date of the creation of the TIF District. The City anticipates that the TIF Bonds would be callable within 10 years or less from the date of issuance. Upon payment in full of the outstanding principal of, interest on and redemption premium, if any, for the TIF Bonds and all administrative or annual expenses related to the TIF Bonds and/or the TIF District, the City shall dissolve the TIF District, provided, however, that if the City has not completed all of the approved TIF Projects set forth in this application or has approved a new Project Plan or Project Plans subsequent to the issuance of the TIF Bonds, the TIF District shall not be dissolved until the obligations created on the TIF Fund by such Project Plan or Project Plans have been fulfilled.

6. Attach a letter from a bond counsel and/or financial underwriter stating that the proposed project could support tax increment financing bonds or other obligations and the terms and conditions of such offering.

Letters prepared by Stephen J. Johnson, P.A.C., Bond Counsel to the project, and Raymond James & Associates, Inc., Underwriter to the project, are provided in Attachment 17 stating that the TIF Project would support the issuance of TIF Bonds.

[illegible][illegible]

| Item                        | Yes | No  | Yes | No  |
|-----------------------------|-----|-----|-----|-----|
| <b>Revenues:</b>            |     |     |     |     |
| Excess Levy                 | No  | No  | Yes | Yes |
| BO Taxes                    | Yes | No  | No  | No  |
| Jobs / Economic Development | Yes | Yes | Yes | Yes |
| Excess Funds (1)            | Yes | Yes | Yes | Yes |
| <b>Costs:</b>               |     |     |     |     |
| Water / Sewer / Stormwater  | Yes | No  | No  | No  |
| Roads                       | Yes | No  | No  | No  |
| Fire / Police               | Yes | No  | No  | No  |
| Trash                       | Yes | No  | No  | No  |
| Education (2)               | No  | No  | Yes | Yes |

- (1) There will be a benefit to the laying bodies to the extent excess funds are available in the TIF Fund and if such funds are paid to the appropriate laying body.
- (2) The proposed development in the TIF District should result in minimum costs to the County and the Board of Education.

The Board of Education current levy is set, statewide, by the Legislature and is currently: Class I: 19.00 cents/100; Class II: 34.00 cents/100; and Class III & IV: 77.00 cents/100. Public schools also are funded by the school aid formula that allows a certain dollar amount per pupil. The purposes of the local share allocation in the school aid formula, the appropriate incremental assessment with its own inclusion. As the school boards are not charged for the tax increase, the State sets the school board's amount and not the levies. Therefore, the State does not have a negative effect on funding that is made available to the local boards of education.

7. The Board of Directors has determined that the amount of the award shall be \$100,000. As the principal asset of the company, the award is to be paid in cash. The Board has determined that the award is to be paid in cash. The Board has determined that the award is to be paid in cash.

[illegible]

B(2):

## ESTIMATES

Number of jobs to be created by this project in the project area district. Estimated jobs are as follows:

## Estimated Job Creation within the TIF District

| Job Category: | Professional  | Clertical//Administrative | Skilled    | Semi-Skilled | Unskilled  |
|---------------|---|---------------------------|------------|--------------|------------|
| Wages:        | \$75-\$150K   | \$25-\$75K                | \$40-\$75K | \$20-\$40K   | \$15-\$20K |
| Benefits:     | Benefits will be provided consistent with industry standards. |                           |            |              |            |

All projects will be either constructed by full-time and/or part-time contract employees or bid for laborers, equipment operators, carpenters, concrete finishers, truck drivers, etc. These jobs will have reasonable expectations of producing retaining and/or contributing to approximately 82 jobs within the classes previously mentioned.



Number of jobs to be created by the project in the Redwood District, estimated as follows:

**Estimated Job Creation within the TRF District:**

| Job Category       | Professional            | Skilled | Semi-Skilled | Unskilled | Total |
|--------------------|-------------------------|---------|--------------|-----------|-------|
| Construction Jobs  | 55                      | 185     | 200          | 166       | 606   |
| Manufacturing Jobs | 22                      | 44      | 55           | 100       | 221   |
| Subtotal           | 77                      | 100     | 255          | 266       | 698   |
| Notes:             | (All figures estimated) |         |              |           |       |

**Job Creation within the Boundaries of the TRF Project Area:**

The TRF Project will be financed from a combination of pay as you go tax increment funds and the proceeds of the TRF Obligation. These constitute the TRF Projects in the Project Area and they will continue to generate jobs both during the construction of and after the revitalization project is complete.



**16) Status of the development/redevelopment project:**

The Sunnyside Up Tax Increment Financing District was approved by the West Virginia Development Office (WVDO) in 2008. In 2010, the sale of \$1,700,000 in TIF bonds to begin the first phase of the Sunnyside Up Project Plan Phase One was completed. The construction, which included new sidewalks, bus stops, plaza area and street lighting was completed in 2011.

The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation completed the Second Phase of the Project Plan. Phase II projects completed include: 1) the redesign of a segment of University Avenue at Beverly Avenue and Third Street; 2) a study to assess the condition of the sidewalks throughout the TIF district, 3) a streetscape for Third Street in conjunction with a study to make Third Street an arterial way between Beechurst Avenue and University Avenue.

**Tax Increment Revenue and Refunding Bonds, Series 2014** were issued in the amount of \$5,191,000 on December 18, 2014 to finance Phase II and refund the 2010 bonds.

After receiving approval from the WVDO in 2017, The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation started the Third Phase of the Project Plan. Phase III has been broken into two sub-phases. The first subphase, Phase IIIA, is a streetscape project, including roadway and alleyway improvements, relocation of utilities, lighting, sidewalk and drainage improvements, and dumpster enclosures. This phase is currently in construction and is anticipated to be completed by Fall 2019. The second subphase, Phase IIIB, includes an intersection upgrade and the University/Neighborhood Gateway at 6<sup>th</sup> Street and Beverly Avenue. This phase is anticipated to go out to bid in early 2020. Additionally, property acquisitions will be considered as properties become available.

**Subordinate Tax Increment Revenue Bonds, Series 2017** were authorized in the aggregate principal amount of \$7,146,000 on December 27, 2017 issuable in denominations of \$100,000 with a draw down period concluding on December 27, 2020. Inception-to-date has had draws totaling \$7,124,685.19 with draw down period now closed. Phase III has been completed.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2024**  
(Pursuant to WV Code 7-11B1f)

**Municipality:** City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

**Contact:** A. Kim Haws, City Manager  
304-284-7404/(fax) 304-284-7430  
khaws@morgantownwv.gov

**District:** Redevelopment District No. 4 - Willey - Spruce - Brookway  
**Project:** Redevelopment Project Plan No. 11

- 1) Aggregate amount and amount by source of revenue:

|                                 |                      |
|---------------------------------|----------------------|
| Property taxes - current        | \$ 99,126.43         |
| Property taxes - prior year     | 1,893.30             |
| Interest and penalties on taxes | 551.11               |
| Interest earned on deposits     | 10,340.67            |
|                                 | <u>\$ 111,911.51</u> |
  
- 2) Amount and purpose of expenditures:

|                       |              |
|-----------------------|--------------|
| Professional services | Attachment 1 |
|-----------------------|--------------|
  
- 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

|  |      |
|--|------|
|  | \$ 0 |
|--|------|
  
- 4) Base-assessed value of the development/redevelopment project area:

|  |               |
|--|---------------|
|  | \$ 21,174,529 |
|--|---------------|
  
- 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:

|  |               |
|--|---------------|
|  | \$ 24,872,962 |
|--|---------------|
  
- 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area:


|  |              |
|--|--------------|
|  | \$ 3,698,433 |
|--|--------------|
  
- 7) Payments made in lieu of taxes received and expended:

|  |     |
|--|-----|
|  | \$0 |
|--|-----|

- |  |               |
|--|---------------|
| 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project:   | None          |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:  | Attachment 2  |
| 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:  | \$ 150,000.00 |
| 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:   | None          |
| 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: | Attachment 3  |
| 13) Number, type and duration of jobs created and annualized wages and benefits paid:  | None          |
| 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year:  | \$ 0          |
| 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:  | None          |
| 16) Status of the development/redevelopment project:   | Attachment 4  |
| 17) Amount of outstanding tax increment financing obligations:   | \$ 0          |
| 18) Additional information:  | None          |

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9/11/2024  
Date

  
A. Kim Haws, City Manager

1) Amount and purpose of expenditures:

TIF FUND:

|   |                      |
|---|----------------------|
| Professional Services - Legal Fees      | \$ 430.00            |
| Office Supplies - Reimbursable Supplies | 1,275.00             |
| Capital Outlay - Land Purchase          | 150,000.00           |
|   | <u>\$ 151,705.00</u> |

**Expenditures Overview**

During the Fiscal Year ended June 30, 2024, the City of Morgantown incurred a total of \$151,705.00 in expenditures related to the Wiley - Spruce - Brockway TIF District. These expenditures are detailed as follows:

**1. Legal Fees and Reimbursable Supplies:**

- **Amount:** \$1,705.00
- **Description:** These expenditures were incurred for legal fees and reimbursable supplies associated with the establishment of the TIF District. This includes costs for legal services and necessary supplies to support the legal processes.

**2. Real Estate Purchase Agreement:**

- **Amount:** \$150,000.00
- **Description:** On August 31, 2023, the City entered into a real estate purchase agreement to acquire two parcels of land aimed at enhancing public infrastructure within the Wiley - Spruce - Brockway TIF District. The total purchase price for the property was \$216,600.00. A deposit of \$150,000.00 was made upon the execution of the purchase agreement, with the remaining balance to be paid upon closing.

**Conclusion**

The expenditures for the fiscal year reflect the City's commitment to establishing and developing the Wiley - Spruce - Brockway TIF District, ensuring legal compliance, and making strategic investments in public infrastructure. These efforts are foundational to fostering economic growth and enhancing the quality of life within the District. The City remains optimistic about the positive impact these investments will have on the community and looks forward to continued progress in the upcoming fiscal years.





# **PUBLIC IMPROVEMENTS**

The TIF Projects are expected to include the following public improvements: road intersection and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition), and related infrastructure, demolition and site preparation, and related costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects and the related public infrastructure.

| Public Improvements  | Estimated Total (\$) |
|--|----------------------|
| Wiley Street, Spruce Street, Walnut Street, Broadway Avenue, Delores Creek Boulevard, Richwood Avenue and Forest Street and other street right of way improvements | 4,000,000            |
| Lighting improvements within the TIF District  | 750,000              |
| Public property improvements along Spruce Street   | 250,000              |
| Utility infrastructure upgrades and improvements   | 3,000,000            |
| <b>TOTAL</b>   | <b>7,000,000</b>     |

\* Please refer to Attachment 2 for a specific identification of proposed location of public improvements.

What alternate sources of funding have been explored? Why are they unavailable for this project?

TIF funding is the last resort for completing the vital infrastructure projects within the city because it is the most expensive way for other sources of funding. That in essence will allow for these projects to be completed similar to those for other sources which is necessary for the infrastructure improvements and to enhance the economic impact for the City and surrounding area. Similarly, it is a more efficient process completion is the most efficient and inexpensive process for completion of roads and street scene improvements.



**ESTIMATES**

Number of jobs to be created by this project in the project area of district. Estimated jobs are as follows:  
 Number of jobs to be created by this project in the project area of district. Estimated jobs are as follows:

**Estimated Job Creation within the TIF District**

| Job Category | Professional | Clerical/Admin | Skilled    | Semi-skilled | Unskilled  |
|--------------|--------------|----------------|------------|--------------|------------|
| Wages        | \$75-\$160K  | \$22-\$37K     | \$44-\$76K | \$20-\$40K   | \$15-\$20K |

Construction jobs: All City projects will be either constructed by full-time and/or part-time City employees or bid according to displacement wages in which prevailing wage rate jobs will be utilized for laborers, equipment operators, carpenters, concrete finishers, truck drivers, etc. These jobs will have reasonable expectations of producing earnings and/or contributing to 100 jobs within the classes previously mentioned.

Benefits: The City views these previously mentioned projects as a tool which can be implemented to cease the spread of blight and blight in which will translate into increasing property values of its property owners by 15% over the next thirty (30) years and by improving its citizens' quality of life. The most important aspect the city can control is its own infrastructure.

The TIF Projects will be funded from a combination of tax increment funds and the proceeds of the TIF Obligations. These constitute the TIF Projects in the Project Plan and will continue to generate jobs both during and after the revitalization project is complete.



STATUS OF PROJECT:

Proposed projects include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2024**  
(Pursuant to WV Code 7-11-13)

**Municipality:** City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

**Contact:** A. Kim Haws, City Manager  
304-284-7404 / (fax) 304-284-7430  
khaws@morgantownwv.gov

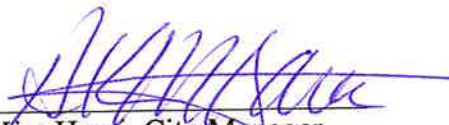
**District:** Development District No. 5 – Upper Falling Run  
**Project:** Development Project Plan No. 11

|  |           |
|--|-----------|
| 1) Aggregate amount and amount by source of revenue:   |           |
| Property taxes - current   | \$ 0      |
| Interest and penalties on taxes  | 0         |
| Interest on deposits   | 0         |
|  | \$ 0      |
| 2) Amount and purpose of expenditures:   |           |
| Professional services  | \$ 0      |
| 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:           |           |
|  | \$ 0      |
| 4) Base-assessed value of the development/redevelopment project area:  | \$ 18,360 |
| 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:         | \$ 0      |
| 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: | \$ 0      |
| 7) Payments made in lieu of taxes received and expended:   | \$ 0      |

- 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project: **None**
- 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis: **Attachment 1**
- 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled: **\$ 0**
- 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings: **None**
- 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: **Attachment 2**
- 13) Number, type and duration of jobs created and annualized wages and benefits paid: **None**
- 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: **\$ 0**
- 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year: **None**
- 16) Status of the development/redevelopment project: **Attachment 3**
- 17) Amount of outstanding tax increment financing obligations: **\$ 0**
- 18) Additional information: **None**

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9/11/2024  
Date

  
A. Kim Haws, City Manager

**SECTION II.  
SECTION II.**

**PROJECT INFORMATION**

**DETAILED DESCRIPTION OF PROJECT**

Include a description of how the project fits with the overall development plans for the development or redevelopment project area or district of the municipality, county, or region.

**The TIF District  
The TIF District**

FMHA proposes that the City create the TIF District to be designated as "The City of Morgantown TIF District No. 5." A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 20 acres of contiguous real property located in the Third Ward, off Liberty Street and running along Rock Street to the west. The TIF District is being proposed by FMHA for creation by the City for the purpose of facilitating the planning, construction and equipping of public infrastructure improvements within the TIF District for promotion and development of the land within the TIF District. The anticipated development of the land within the TIF District is (i) approximately 128 independent living units, 48 assisted living units and 16 memory care units for persons 55 and older; (ii) approximately 150% of the area median income and (iii) a apartment complex of approximately 48 two and three bedroom units providing residential living for families where a parent is, or wishes to, pursue higher education.

**The TIF Project  
The TIF Project**

FMHA proposes to develop certain public infrastructure improvements within the TIF District, including, but not limited to, water lines, sanitary sewer lines, gas lines, stormwater drainage, street lighting, water conservation and road improvements and other related infrastructure and utilities improvements within the TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2.

**Tax Increment Financing Obligations  
Tax Increment Financing Obligations**

To finance the costs of the TIF Project, the City proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$10,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally expected to be used to (i) finance all or a portion of the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses; (ii) fund reserves for the TIF Obligations; (iii) provide collateral interest on the TIF Obligations; and (iv) pay costs of issuance of the TIF Obligations, including costs relating to the creation of the TIF District and preparation and approval of the Tax Increment Financing Application and related costs. A portion of the costs of the TIF Project may also be paid on a pay-as-you-go basis directly from tax increment revenues.

See Section II.E for more detailed financing information and Section II.G for additional information on the proposed TIF Obligations.

B(1)

## ESTIMATES

Projected increase in value of the taxable property in the development or redevelopment project area or district upon successful completion of the TIF project:

The estimated increase in the taxable value of property in the TIF District is provided in the table below. The estimated Appraised Values is provided in greater detail in the "CALCULATION OF PROJECTED NET PROPERTY TAX INCREMENT" analysis attached to Section 16.6 Tax Increment Financing Obligations.

**Projected Increase in Appraised Values of Taxable Property in the TIF District (\$)<sup>1</sup>**

| ASSESSMENT YEAR<br>(YYYY) | TAX YEAR<br>(YYYY) | CLASS<br>Residential (\$) |
|---------------------------|--------------------|---------------------------|
| 2015                      | 2016               | Base Year                 |
| 2016                      | 2017               | 0                         |
| 2017                      | 2018               | 9,000,000                 |
| 2018                      | 2019               | 33,000,000                |
| 2019                      | 2020               | 33,000,000                |
| 2020                      | 2021               | 33,000,000                |
| 2021                      | 2022               | 33,000,000                |
| 2022                      | 2023               | 33,000,000                |
| 2023                      | 2024               | 33,000,000                |
| 2024                      | 2025               | 33,000,000                |
| 2025                      | 2026               | 33,000,000                |
| 2026                      | 2027               | 33,000,000                |
| 2027                      | 2028               | 33,000,000                |
| 2028                      | 2029               | 33,000,000                |
| 2029                      | 2030               | 33,000,000                |
| 2030                      | 2031               | 33,000,000                |
| 2031                      | 2032               | 33,000,000                |
| 2032                      | 2033               | 33,000,000                |
| 2033                      | 2034               | 33,000,000                |
| 2034                      | 2035               | 33,000,000                |
| 2035                      | 2036               | 33,000,000                |
| 2036                      | 2037               | 33,000,000                |
| 2037                      | 2038               | 33,000,000                |
| 2038                      | 2039               | 33,000,000                |
| 2039                      | 2040               | 33,000,000                |
| 2040                      | 2041               | 33,000,000                |
| 2041                      | 2042               | 33,000,000                |
| 2042                      | 2043               | 33,000,000                |
| 2043                      | 2044               | 33,000,000                |
| 2044                      | 2045               | 33,000,000                |

<sup>1</sup> Based on information provided by FWH. Anecdotal information indicates approximately 33,000,000 in real property assessed valuation and \$3,000,000 of personal property assessed valuation. See Section 16.6 for more detailed information.



# ESTIMATED BREAKDOWN OF PROJECT COSTS

The Estimated Breakdown of Project Costs below are anticipated to be fully financed from TIF Obligations and from Pay-As-You-Go for the remainder of the project (as hereinafter defined). See Section II.C - Tax Increment Financing Obligations and Section II.D - Financing for more detailed information. The table below includes estimated TIF Project costs including professional services costs.

|  | Estimated Amount*   | Proposed Financing Method |
|--|---------------------|---------------------------|
| 1. Capital Costs   |                     |                           |
| 1. Capital Costs   |                     | TIF Obligations           |
| 2. Financing Costs   | \$ \$ 284,779       | TIF Obligations           |
| 2. Financing Costs   |                     |                           |
| 3. Professional Services   |                     |                           |
| 3. Professional Services   |                     |                           |
| 4. Land  |                     |                           |
| 4. Land  |                     |                           |
| 5. Relocation Costs  |                     |                           |
| 5. Relocation Costs  |                     |                           |
| 6. Environmental Impact Studies  |                     |                           |
| 6. Environmental Impact Studies  |                     |                           |
| 7. Public Information  |                     |                           |
| 7. Public Information  |                     |                           |
| 8. Construction of Public Works  | \$ 1,000,000        | TIF Obligations           |
| 8. Construction of Public Works  |                     | TIF Obligations           |
| 9. Costs of the sale/lease of City property that results in a loss to City |                     |                           |
| 10. Obligations Capitalized Interest                                       | \$ 452,221          | TIF Obligations           |
| 10. Obligations Capitalized Interest                                       |                     | TIF Obligations           |
| 11. Obligations Reserve Funds  |                     | TIF Obligations           |
| 11. Obligations Reserve Funds  |                     | TIF Obligations           |
| <b>Total Project Costs:</b>  | <b>\$ 1,747,000</b> |                           |

\*Notes to Items 1 through 11:

\*Notes to Items 1 through 11:

- 2) Estimated Financing Costs for the TIF Obligations as provided in Section II.G.
- 2) Estimated Financing Costs for the TIF Obligations as provided in Section II.G.
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 8) See Section II.C for estimated breakdown of Project costs.
- 8) See Section II.C for estimated breakdown of Project costs.
- 10) Estimated capitalized interest on the TIF Obligations as provided in Section II.G.
- 10) Estimated capitalized interest on the TIF Obligations as provided in Section II.G.
- 11) If the TIF Obligations are privately placed with the entire project being managed and/or operating the project developed with the TIF Obligations Reserve Fund for the TIF Obligations as provided in Section II.G. A Reserve Fund will likely be required for the TIF Obligations if the TIF Obligations are privately placed with the entire project being managed and/or operating the project developed with the TIF Obligations Reserve Fund for the TIF Obligations as provided in Section II.G. A Reserve Fund will likely be required for the TIF Obligations if the TIF Obligations are privately placed with the entire project being managed and/or operating the project developed with the TIF Obligations Reserve Fund for the TIF Obligations as provided in Section II.G.

# FINANCING

## Estimated Sources, Amounts, Rates and Term<sup>1</sup>

To finance the TIF Project, the City proposes to issue the TIF Obligations with maturities not to exceed 30 years from the date of the creation of the TIF District. The TIF Obligations are planned to be issued in one or more series. Proceeds of the TIF Obligations are generally expected to be used to: (i) finance all or a portion of the costs of the TIF Project; (ii) fund reserves for the TIF Obligations; (iii) fund capitalized interest on the TIF Obligations; and (iv) pay costs of issuance of the TIF Obligations and related costs, including costs relating to this Tax Incremental Financing Application and related costs. To the extent that surplus tax increment funds are available, portions of the TIF Project may be financed on a "pay as you go" basis directly with such funds.

| Sources                      | Amount (\$)      | Interest Rate | Maturity     | Anticipated Payoff        | Status  |
|------------------------------|------------------|---------------|--------------|---------------------------|---|
| TIF Obligations, Series 2016 | 5,737,000        | 5.00%         | June 1, 2046 | June 1, 2034 <sup>2</sup> | Public Hearing on Project and District scheduled. |
| <b>Total</b>                 | <b>5,737,000</b> |               |              |                           |   |

<sup>1</sup> Amounts and interest rates are preliminary and subject to change based on market conditions at the time of sale of the TIF Obligations.

<sup>2</sup> The TIF Obligations are planned to be issued with a final maturity in 2046. To the extent Excess Funds (as defined in Section 11-8) are used to redeem outstanding obligations, it is projected that the TIF Obligations could pay off as early as 2034.

## ALTERNATE FUNDING

**What alternate sources of funding have been explored? Why are they unavailable for this project?**  
**What alternate sources of funding have been explored? Why are they unavailable for this project?**

The TIF Project costs generally include design and construction of roads and related improvements and water, sewer and gas utilities, as described in this document, U.S.A. and Section 11.1, all of which are public improvements. Due to the cost, these improvements cannot be provided at the level demanded by the location from private funding. FMHA has explored all other sources of funding, including, but not limited to bank financing, equity partnerships, public financing, federal and state grants and loans. Although the City receives Community Development Block Grant Funds, which are earmarked for community based projects including affordable housing rehabilitation and street and sidewalk improvements, such funds are not in a amount sufficient to complete the TIF Project. Utilizing tax increment financing will allow the proposed project to be planned and constructed in the most efficient and inexpensive process available to the City and FMHA. Without the availability of tax increment funds for the proposed projects, the ability of the State of West Virginia (the "State"), the City and FMHA to provide all of the necessary infrastructure to support the TIF Project will not occur.



*If TIF obligations are expected to be issued, the following information must also be included:*

1. *Amount of indebtedness to be incurred: Not to exceed \$10,000,000*
2. *Other revenues to be used to offset debt (other than tax increments in the TIF fund): None*
3. *Type/amount of other monies to be deposited in TIF fund for the development project or project district: None*
4. *If less than the full tax increment is to be used, explain how the excess will be used or distributed:*

Any principal and interest on TIF Obligations issued by the City shall be payable from the tax increment financing fund (the "TIF Fund") established for the TIF District. Any revenues in the TIF Fund that are not: (i) used for the payment of the principal of and interest on TIF Obligations, (ii) held in reserve funds established by the issuance of TIF Obligations, (iii) held in debt service funds for the payment of capitalized interest on TIF Obligations; (iv) used to pay administrative costs and expenses for servicing the TIF Obligations, or (v) used for approved TIF Project costs within the TIF District, shall be deemed "excess funds" at the end of each fiscal year.

"Excess funds" may be used for (i) the scheduled payment of the principal of and interest on subsequent TIF Obligations, (ii) payment of accrued but unpaid debt service due to insufficient TIF Funds to make prior debt service payments on subsequent TIF Obligations, (iv) payment of annual administrative costs and expenses for servicing subsequent TIF Obligations, (v) funding for "pay as you go" projects in the TIF District approved in a Project Plan or Project Plans pursuant to W.Va. Code §7-11B (the "Act"), (vi) distribution into current funds of the appropriate levying bodies, (vii) retention in the TIF Fund for approved future project costs and/or debt service relating to the issuance of additional tax increment revenue bonds and/or (viii) all other purposes for which TIF Fund monies may be expended pursuant to the Act. To the extent that excess funds are not used for any of the purposes set forth in this paragraph, such excess funds shall be used for early repayment of outstanding TIF Obligations in accordance with the terms thereof.

**5. Terms for early repayment of the TIF obligations:**

The City plans to issue TIF Obligations in one or more series with a final maturity approximately 30 years from the date of the creation of the TIF District. Upon payment in full of the outstanding principal of, interest on and redemption premium, if any, for the TIF Obligations and all administrative or annual expenses related to the TIF Obligations and/or the TIF District, the City shall dissolve the TIF District; provided, however, that if the City has approved one or more Project Plans subsequent to the issuance of the TIF Obligations, the TIF District shall not be dissolved prior to its statutorily mandated termination unless all obligations payable from the TIF fund for such Project Plan or Project Plans have been fulfilled.

6. Attach a letter from a bond counsel and/or financial underwriter stating that the proposed project could support tax investment financing bonds or other obligations and the terms and conditions of such offering.

Investment Bank/Placement Agent: Piper Jaffray & Co.

Address: 405 Capitol Street, Suite 603, Charleston, West Virginia 25301

Telephone: (800) 378-7101

A letter prepared Piper Jaffray & Co., Investment Bank/Placement Agent for the TIF Project is provided in Attachment 17 stating what the TIF Project could support the issuance of TIF obligations within the limitations and subject to the assumptions stated therein.

# Attachment 16:

Analysis showing the feasibility of a new levy body. The analysis will consider the costs incurred by the levy body and the benefits to the community. The costs will be offset by the benefits. Possible costs include the cost of school, public services, utilities, etc.

## Preliminary Cost/Benefit Analysis

The property tax increment from current levies from the State, the City, the County, and the Board of Education will be deposited in the TIF Fund. The benefits and costs on levying bodies as a result of current and planned development within the TIF District are highlighted in the table below.

| BENEFITS AND COSTS          | State | CITY | COUNTY | Board of Education |
|-----------------------------|-------|------|--------|--------------------|
| <b>Benefits:</b>            |       |      |        |                    |
| Excess Levy                 | No    | No   | No     | Yes                |
| B/O taxes                   | No    | Yes  | No     | No                 |
| Jobs / Economic Development | Yes   | Yes  | Yes    | Yes                |
| Excess Funds <sup>1</sup>   | Yes   | Yes  | Yes    | Yes                |
| <b>Costs:</b>               |       |      |        |                    |
| Water / Sewer / Stormwater  | No    | Yes  | No     | No                 |
| Roads                       | Yes   | Yes  | No     | No                 |
| Fire / Police               | No    | Yes  | No     | No                 |
| Trash                       | No    | Yes  | No     | No                 |
| Education                   | No    | No   | No     | No                 |

<sup>1</sup> There will be a benefit to the levying bodies to the extent Excess Funds are available in the TIF Fund and if such funds are paid to the appropriate levying body. The tax increment will also be distributed to the levying bodies upon the termination of the TIF District.

## School Aid Formula

The Board of Education current levy is set, statewide, by the Legislature and for tax year 2015 is: Class II: 38.80 cents/\$100, and Class III & IV: 77.60 cents/\$100. Public schools also are funded by the school aid formula that allows a certain dollar amount per pupil. For purposes of the local share calculation in the school aid formula, the aggregate incremental assessed value is not included. As the school boards are not charged for the tax increment, the state aid to schools formula makes up the difference. Therefore, the Project Plan does not have a negative effect on funding that is made available to the Board of Education.

## Estimated Increase in Tax Collections from Current Levy Rates after Expiration of the TIF District

Much of the development in the TIF District is expected to have a life of over 30 years. After the expiration of the TIF District, the four current property tax levies (Board of Education, County, City and State) will be paid to the levying bodies. A mid-point tax collection for the TIF District for Tax Year 2016, when the project is expected to be completed, is \$100,000,000 (the base year), representing an increase of \$155,233 in tax revenue to the County, \$150,988 to the Board of Education, \$165,700 to the City, and \$3,234 to the State. The estimated increase is based on the current levy rates for Tax Year 2015 of Class II property (reported increase of \$100,000 assessed value) of 38.80%, Board of Education

(\$77,619), city (\$50,000) and State (\$1,000). Note that the foregoing estimates do not include any inflation factor.

**Estimated Increase in Tax Collections from Excess Levy Rates**

The Board of Education has an excess levy as follows (cents per \$100 valuation, fiscal year ending June 30, 2006):

| Tax Year 2015           | Class II | Class III/IV |
|-------------------------|----------|--------------|
| School Excess Levy Rate | 33.98    | 67.96        |

The estimated increase in excess levies paid to the Board of Education based on the estimated taxable incremental property value in the TIF District as provided in Section 4.6(1) and Section 4.6 is as follows:

| Tax Year | Estimated Taxable Incremental Property Value (\$100,000) | Estimated Excess Levy (\$100,000) |
|----------|--|-----------------------------------|
| 2018     | 2019   | 59,941                            |
| 2019     | 2020   | 219,783                           |
| 2020     | 2021   | 219,783                           |
| 2021     | 2022   | 219,783                           |
| 2022     | 2023   | 219,783                           |
| 2023     | 2024   | 219,783                           |
| 2024     | 2025   | 219,783                           |
| 2025     | 2026   | 219,783                           |
| 2026     | 2027   | 219,783                           |
| 2027     | 2028   | 219,783                           |
| 2028     | 2029   | 219,783                           |
| 2029     | 2030   | 219,783                           |
| 2030     | 2031   | 219,783                           |
| 2031     | 2032   | 219,783                           |
| 2032     | 2033   | 219,783                           |
| 2033     | 2034   | 219,783                           |
| 2034     | 2035   | 219,783                           |
| 2035     | 2036   | 219,783                           |
| 2036     | 2037   | 219,783                           |
| 2037     | 2038   | 219,783                           |
| 2038     | 2039   | 219,783                           |
| 2039     | 2040   | 219,783                           |
| 2040     | 2041   | 219,783                           |
| 2041     | 2042   | 219,783                           |
| 2042     | 2043   | 219,783                           |
| 2043     | 2044   | 219,783                           |
| 2044     | 2045   | 219,783                           |
| 2045     | 2046   | 219,783                           |

\*Based on the "CONCLUSION OF APPROXIMATED NET PROPERTY TAX INCREMENT" analysis attached to Section 4.6 - Tax Increment Financing Obligations.

|      |           |
|------|-----------|
| B(2) | ESTIMATES |
|------|-----------|

Number of jobs to be created by this project in the project core and direct. Estimated jobs are as follows:

**Estimated job creation within the TMA District:**

| Job Category: | Professional  | Clerical/Administrative | Skilled    | Semi-Skilled | Unskilled  |
|---------------|---|-------------------------|------------|--------------|------------|
| Wages:        | \$75-\$150K   | \$25-\$75K              | \$40-\$75K | \$20-\$40K   | \$15-\$20K |
| Benefits:     | Benefits will be provided consistent with industry standards. |                         |            |              |            |
| Jobs Created: | 2   | 5                       | 40         | 30           | 30         |

**Construction jobs:** All projects will be either constructed by full-time and/or part-time contract employees or bid for laborers, equipment operators, carpenters, concrete finishers, truck drivers, etc. These jobs will have reasonable expectations of producing retaining and/or contributing to approximately 77 jobs within the classes previously mentioned.

Development District No. 55 - Upper Falling Run  
Development Project Plan No. 11

**STATUS OF PROJECT:**

Proposed projects include the following public improvements: new road construction and other road improvements, water lines, sanitary sewer lines, gas lines, storm water drainage, and other related infrastructure and utility improvements.



**City of Moundsville**

# **Project Description & Annual Report**

Section 17:

- TIF District #1, Project #1,  
Development/Redevelopment

# City of Moundsville

## TIF District #1, Project #1, Development/Redevelopment

### The TIF District:

The City of Moundsville is simultaneously creating "City of Moundsville Development/Redevelopment District No.1" (the "TIF District").

The TIF District includes approximately 112.79 acres in Moundsville District, Marshall County. The TIF District is being created by the City of Moundsville to provide a tool for redevelopment of Brownfield sites and provide a method to extend needed infrastructure to the sites for sites in Moundsville and surrounding areas of Marshall County, including the Moundsville Business Park. The sites are being actively marketed by the City of Moundsville and its partner Regional Economic Development Partnership (RED). RED is a nonprofit Economic Development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia.

### The TIF Project:

The City of Moundsville Project No. 1 (the "TIF Project") includes project and site infrastructure and development, including but not limited to: engineering, legal costs, financing costs, site acquisition, new technology plant development, remediation, site preparation, commercial office development and redevelopment, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge and river facilities and improvements to public infrastructure in the TIF District.

Sites adjacent to and within the Northern Panhandle region are being considered for an ethane cracker by several companies. However, no matter where the cracker is located, additional developable sites are needed to capitalize on this opportunity. The main reason that an ethane cracker might not locate within the region where ethane is produced is because of a lack of large, infrastructure ready, usable sites for development. Without further downstream development, economic development efforts are destined to fail. We will be left with few permanent jobs, and much of our land will be controlled by large, international energy and chemical companies. Clearly now is the time to act to ensure future success. Additional funds to develop sites and install infrastructure is the most effective way to ensure that there are quality, ready sites to locate companies who will provide long term, stable employment to local residents.

The project will improve and provide much needed infrastructure to the District and help attract new tenants and more jobs to the District. The proposed project will allow reuse of brownfield sites, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to the City of Moundsville and Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the creation of a marketable business area are the driving force of the project. The project addresses the infrastructure and site development needs in the Business Park and leverages the dollars previously invested.

The District has already been the object of interest from companies looking to make investments in processes that capitalize on the Marcellus Shale gas and the liquid gas products that are in the gas. Williams Energy, Chevron and CNX all are currently located within the District. A new hotel will open shortly. It is expected that several more companies will choose to locate plants in the District and will require infrastructure to be installed. Where possible, extra capacity will be designed to allow future use



by future companies and be made available to all companies in the District. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

The projected increment on the following page will yield an estimated during the 30 year life of the TIF District as reflected in the attached Schedule B (1). herein. The TIF project will be conducted in several phases as sites are identified and developed. In order to allow time for the increment to build, “pay as you go” reimbursement will occur until the TIF District has sufficient increment to sell bonds. The initial TIF project will be to identify, acquire and provide infrastructure to sites within the District. The site may be within the existing Moundsville Business Park, or may be located along WV Route 2 adjacent to The Ohio River. Following development of the initial site, additional sites will be identified with industry input, allowing more downstream investment in West Virginia. Although the initial project will be pay as you go, future phases of the TIF Project may planned to be financed from proceeds of tax increment revenue bonds (“TIF Bonds”) issued by the City.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as City’s comprehensive planning regarding economic development and revitalization of the TIF District.



# CITY OF MOUNDSVILLE

## TIF

# REDEVELOPMENT DISTRICT

Approved by City Council November 2, 2020

## The TIF District

The City of Moundsville creation of the TIF District is to be designated as the “City of Moundsville Development/Redevelopment District No 1 and Project No 1.” A map of the TIF District is provided in Exhibit A.

The TIF District includes 112.79 acres in Moundsville District, Marshall County, known as the Moundsville Business Park, located along West Virginia Route 2 adjacent to the Ohio River.

## THE TIF Project

The City of Moundsville Project No 1 includes project and site infrastructure and development, including but not limited to: engineering, legal costs, financing costs, site acquisition, new technology plant development, remediation, site preparation, commercial office development and redevelopment, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge, and river facilities and improvements to public infrastructure in the TIF District.

The project will improve and provide much needed infrastructure to the District, attracting new tenants and more jobs; allow reuse of brownfield sites; enlarge the economic tax base of the community; and increase revenues to the City of Moundsville and Marshall County, and benefit the entire region and the State of West Virginia.

## Tax Increment Financing Obligations

The TIF project will be conducted in several phases as sites are identified and developed. In order to allow time for the increment to build, “pay as you go” reimbursement will occur until the TIF District has sufficient increment to sell bonds. All ad valorem property taxes on real and tangible personal property (excluding personal vehicles) having a tax situs in the TIF District shall be assessed, collected and allocated to the TIF Fund. The positive tax increment, if any, with respect to real and tangible personal property in the TIF District, shall be used to pay the principal and interest on tax increment financing bonds, notes, or other obligations outstanding and payable from the TIF Fund, including the principal and interest on any tax increment financing obligations issued to finance a portion of the costs of the Projects, funding any reserve fund deficiency, and any other payments payable

in connection with such bonds, notes, or obligations, and to pay or reimburse costs of the City and its agents for projects in the TIF District.

## Annual Statement

Pursuant to West Virginia State Code Chapter 7-11B-15(a), each year, the county commission, or its designee, and the governing body of a municipality, or its designee, that has approved a development or redevelopment project plan shall prepare a report giving the status of each plan and each development and redevelopment project included in the plan and file it with the Executive Director of the Development Office October 1<sup>st</sup> each year.

In compliance with provision 7-11B-15(a), the information contained hereinafter is to be considered the Annual Statement for the City of Moundsville's Development/Redevelopment District No 1 and Project No 1 for the Cash Basis fiscal year ended June 30, 2024.

1. Summary of Receipts by Category for Fiscal Year ended June 30, 2024:

|                         |                    |
|-------------------------|--------------------|
| TIF Current Taxes       | \$52,515.85        |
| Interest on Investments | <u>\$ 2,494.85</u> |
| Total Receipts          | \$55,010.70        |

2. Summary of Disbursements by Category for Fiscal Year ended June 30, 2024:

|                     |         |
|---------------------|---------|
| Total Disbursements | \$ 0.00 |
|---------------------|---------|

3. Status of Redevelopment Plan and Project therein:

Plan and Project Status

To date, legal assistance in preparing and submitting the TIF District Project Plan is complete.

4. Outstanding financing obligations as of Fiscal Year ended June 30, 2024:

|                                   |         |
|-----------------------------------|---------|
| Outstanding Financing Obligations | \$ 0.00 |
|-----------------------------------|---------|


5. Additional Necessary Information for Fiscal Year Ended June 30, 2024:

a. Aggregate amount, by source of revenue, in the TIF Account: **Total**  
= \$55,010.70: TIF Current Taxes \$52,515.85 + Interest \$2,494.85  
less expenditures noted in (b) below;

b. Amount and purpose of expenditures from the TIF Account: \$0.00.

- c. Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$0.00.**
- d. Base assessed value of the development or redevelopment district: **\$521,168 (Exhibit B).**
- e. Assessed value for the current tax year of taxable property having a tax situs in the development or redevelopment district: **\$0.00 (Exhibit C).**
- f. Payments made in lieu of tax received and expended: **\$0.00.**
- g. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment project: **None**
- h. Copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis: **None**
- i. Cost of any property acquired, disposed of, rehabilitated, reconstructed, or repaired or remodeled: **None**
- j. Number of parcels of land acquired by or through initiation of eminent domain proceedings: **None**
- k. Number and types of jobs projected by the project developer to be created, if any, and estimated annualized wages and benefits paid or to be paid to persons filling those jobs: **None**
- l. Number, type, and duration of jobs created, if any, and the annualized wages and benefits paid: **None**

Submitted by Karen L Ankrom, Finance Director of the City of Moundsville on this 18<sup>th</sup> day of September 2024.





This is an aerial map of Marshall County, Georgia, displaying land parcels with various identification numbers. A red line outlines a specific area in the center-left. The map includes a scale bar at the bottom and a north arrow in the top right corner.

Key features and labels include:

- Parcel Numbers:** Numerous numbers are scattered across the map, including 11-26-1, 11-26-2, 11-26-3, 11-26-4, 11-26-5, 11-26-6, 11-26-7, 11-26-8, 11-26-9, 11-26-10, 11-26-11, 11-26-12, 11-26-13, 11-26-14, 11-26-15, 11-26-16, 11-26-17, 11-26-18, 11-26-19, 11-26-20, 11-26-21, 11-26-22, 11-26-23, 11-26-24, 11-26-25, 11-26-26, 11-26-27, 11-26-28, 11-26-29, 11-26-30, 11-26-31, 11-26-32, 11-26-33, 11-26-34, 11-26-35, 11-26-36, 11-26-37, 11-26-38, 11-26-39, 11-26-40, 11-26-41, 11-26-42, 11-26-43, 11-26-44, 11-26-45, 11-26-46, 11-26-47, 11-26-48, 11-26-49, 11-26-50, 11-26-51, 11-26-52, 11-26-53, 11-26-54, 11-26-55, 11-26-56, 11-26-57, 11-26-58, 11-26-59, 11-26-60, 11-26-61, 11-26-62, 11-26-63, 11-26-64, 11-26-65, 11-26-66, 11-26-67, 11-26-68, 11-26-69, 11-26-70, 11-26-71, 11-26-72, 11-26-73, 11-26-74, 11-26-75, 11-26-76, 11-26-77, 11-26-78, 11-26-79, 11-26-80, 11-26-81, 11-26-82, 11-26-83, 11-26-84, 11-26-85, 11-26-86, 11-26-87, 11-26-88, 11-26-89, 11-26-90, 11-26-91, 11-26-92, 11-26-93, 11-26-94, 11-26-95, 11-26-96, 11-26-97, 11-26-98, 11-26-99, 11-26-100.
- Scale Bar:** Located at the bottom, showing distances in miles (0, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10).
- North Arrow:** Located in the top right corner, pointing towards the top of the map.
- Map Title:** "Marshall County GIS" is visible in the top right corner.

**MUNICIPALITY OF MOUNDSVILLE, WEST VIRGINIA**  
**ALLOWANCE FOR TAX INCREMENT FINANCING**  
**REGULAR CURRENT EXPENSE LEVY**  
**2021 - 2022**

| <b>Current Year</b>                                    | <b>Column C<br/>Roll Back<br/>Value Form</b> | <b>Levy<br/>Rate/\$100</b> | <b>Taxes<br/>Levied</b> |
|--|--|----------------------------|-------------------------|
| <b>Class I</b>   |  |                            |                         |
| Personal Property                                      | \$ 0   | 12.50                      | \$ 0                    |
| Public Utility   | 0  |                            | 0                       |
| <b>Total Class I</b>                                   | <u>\$ 0</u>                                  |                            | <u>\$ 0</u>             |
| <b>Class II</b>  |  |                            |                         |
| Real Estate  | \$ 0   | 25.00                      | \$ 0                    |
| Personal Property                                      | 0  |                            | 0                       |
| <b>Total Class II</b>                                  | <u>\$ 0</u>                                  |                            | <u>0</u>                |
|  |  |                            | \$                      |
| <b>Class IV</b>  |  |                            |                         |
| Real Estate  | \$ 0   | 50.00                      | \$ 0                    |
| Personal Property                                      | 521,168                                      |                            | 2,606                   |
| Public Utility   | 0  |                            | 0                       |
| <b>Total Class IV</b>                                  | <u>\$ 521,168</u>                            |                            | <u>2,606</u>            |
| <b>Total Value &amp; Projected Revenue</b>             | <u>\$ 521,168</u>                            | <b>(Gross)</b>             | <u>\$ 2,606</u>         |
| Less Delinquencies, Exonerations & Uncollectable Taxes |  | 7.50% .....                | <u>195</u>              |
| Less Tax Discounts                                     |  | 2.50% .....                | <u>60</u>               |
| <b>Allowance For Tax Increment Financing</b>           |  |                            |                         |
| <b>(This amount carries to the worksheet above)</b>    |  |                            | <u>2,351</u>            |

**MUNICIPALITY OF MOUNDSVILLE, WEST VIRGINIA**  
**ALLOWANCE FOR TAX INCREMENT FINANCING**  
**REGULAR CURRENT EXPENSE LEVY**  
**2024 - 2025**

| Current Year   | Column C<br>Roll Back<br>Value Form | Levy<br>Rate/\$100 | Taxes<br>Levied |
|--|-------------------------------------|--------------------|-----------------|
| <b>Class I</b>   |                                     |                    |                 |
| Personal Property                                      | \$ 0                                | 12.50              | \$ 0            |
| Public Utility   | 0                                   |                    | 0               |
| <b>Total Class I</b>                                   | <u>\$ 0</u>                         |                    | <u>\$ 0</u>     |
| <b>Class II</b>  |                                     |                    |                 |
| Real Estate  | \$ 0                                | 25.00              | \$ 0            |
| Personal Property                                      | 0                                   |                    | 0               |
| <b>Total Class II</b>                                  | <u>\$ 0</u>                         |                    | <u>0</u>        |
|  |                                     |                    | \$              |
| <b>Class IV</b>  |                                     |                    |                 |
| Real Estate  | \$ 0                                | 50.00              | \$ 0            |
| Personal Property                                      | 0                                   |                    | 0               |
| Public Utility   | 0                                   |                    | 0               |
| <b>Total Class IV</b>                                  | <u>\$ 0</u>                         |                    | <u>0</u>        |
| <b>Total Value &amp; Projected Revenue</b>             | <u>\$ 0</u>                         | <b>(Gross)</b>     | <u>\$ 0</u>     |
| Less Delinquencies, Exonerations & Uncollectable Taxes |                                     | <u>7.50% .....</u> | <u>0</u>        |
| Less Tax Discounts                                     |                                     | <u>2.50% .....</u> | <u>0</u>        |
| <b>Allowance For Tax Increment Financing</b>           |                                     |                    |                 |
| <b>(This amount carries to the worksheet above)</b>    |                                     | .....              | <u>0</u>        |





# **Ohio County Development Authority**

## **Project Description & Annual Report**

### **Section 18:**

- TIF District #1, Fort Henry Centre

# Ohio County Commission

## TIF District #1, Fort Henry Centre

### The TIF District:

The Fort Henry Centre TIF district consists of 1000 plus acres of primarily vacant land which now includes both the Cabela's distribution and destination centers. The district was approved by the West Virginia Development Office on November 1, 2004. (see attached letter)

The County Commission of Ohio County and the Ohio County Development Authority (the "County" and "Authority," respectively) are currently planning the development of the land (the "Site") owned by the Authority adjacent to the Cabela's Destination and Distribution Centers (the "Cabela's Development") at the Fort Henry Centre development site. The Authority has received interest from retail facilities, hotels and motels, restaurants and amusement attractions regarding the site adjacent to the Cabela's Development. As well, the Authority has 125 acres of spaces for additional Distribution and Light manufacturing Centers. The Authority has received interest from these types of entities. In order for this additional development to occur at the Site, the land requires infrastructure and site preparation work including installation of water, sewer and storm sewer lines; various utilities, land moving and excavation and road construction (the "Project").

This ancillary development is exactly what was anticipated in locating the Cabela's Development in Ohio County. These additional retail locations, other attractions and light industrial tenants will serve to further enhance the tax base for both the County and the State. As part of the vision and plan for the entire Fort Henry Centre, these retailers and attractions will make the Cabela's Development a destination for families and travelers, and the light industrial tenants will create a diversification of jobs. This will benefit the rest of the County, the state and the entire geographic area exponentially.

We estimate that a total of 2,500 jobs will be created including the 80 jobs already planned or created by Cabela's. Over the next 5 years we anticipate the tax base will increase by \$300,000,000 resulting in additional property tax revenues of \$4,200,000 annually with \$1,856,000 going to the Ohio county school board for their excel and bond levies and \$2,412,000 available for the TIF fund. This will also provide the State with substantial new payroll and business related tax dollars.

Specifically, the TIF dollars will go to further our overall site development. We estimate there is \$43,000,000 needed to excavate the balance of the site, extend utilities and provide access to make the land suitable for tenants. Currently the Authority owns the land that needs excavated which will require that 10 million cubic yards of earth be moved. Water and sewer lines will be extended throughout the site by the authority who will then transfer ownership to the Ohio County Public Service District. Electric, gas and cable will be extended by the Authority as well and upon completion transfer ownership of those utilities to the appropriate public utility. Access roads that are built with TIF dollars will remain under the ownership of the county or the designated common area entity for maintenance.

This project signified the largest development of its kind in Ohio County in the last 40 years.

# **TIF District #1, Fort Henry Centre -- Amendment**

## **The TIF District:**

District Name – Fort Henry Economic Opportunity Development District

District Description – 300 acres as outlined on the attached map and more formerly described on the attached metes and bounds description. Also attached is a true copy of the public hearing advertisement giving notice of the hearing held on August 7, 2003 and the minutes from that hearing. The entire district falls within the development project area.

## **The TIF Project:**

The Ft. Henry Business and Industrial Centre is a mixed use Business and Industrial Park Development. The park offers up to 340 developable acres spread over 671 acres running alongside and between Interstate 70 and U.S. Route 40. The site is located a few miles east of Wheeling in Dallas Pike. The park will have its own interchange allowing the highest degree of access for traffic flow and safety. All utilities can and will be provided by their respective companies including water, sewer, electric, gas and telephone.

Cabela's will build a 188,000 square foot super store which will attract conservatively 5 million people a year from all over making them a true tourism destination. (They are the top tourist attraction in six of the seven state where they are located. They come in second only to the Mall of America in Minnesota.) In addition to the destination super store, which will employ 400 people, Cabela's will employ another 800 people in the 1.2 million square foot distribution center. This distribution center will serve the entire East Coast and ship about 6 million packages annually. These 1200 jobs will be the start of an estimated 2,200 jobs to be created at the site.

Phase I will be 65 acres for Cabela's retail and possibly including an indoor water park lodge. Phase II will be 65 acres of additional destination or other retail and possibly some commercial space. Phase III will include 70 acres of high end or other retail and possibly some technology or commercial space. Phase IV will include Cabela's 1.2 million square foot distribution center on 60 acres. Phase V will be commercial and possibly technology space and Phase VI will be commercial and light manufacturing space.

# **Ohio County, West Virginia**

## **WV Development Office Annual TIF Report**

**For the Fiscal Year Ended  
June 30, 2024**

# **Ohio County, West Virginia**

## **Annual Required Information**

**(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund;**

|   |           |
|---|-----------|
| Property tax & interest at June 30, 2024 held by County                               | \$ 1,000  |
| Property tax & interest at June 30, 2024 held by trustee.                             | 11,052    |
| Property tax & interest at June 30, 2024 held by trustee for Administrative expenses. | 26,168    |
| Bond proceeds & interest at June 30, 2024 held in reserve by trustee, United Bank.    | 2,133,341 |

**(2) The amount and purpose of expenditures from the tax increment financing fund;**

During the period of July 1, 2023 through June 30, 2024, \$2,803,289 was transferred to United Bank Inc, Trustee. These proceeds were used to remit payment of principal and interest on bonds sold to finance previous and current infrastructure projects. Upon the trustee's determination that funding was adequate for making debt service payments and that all required reserves were in place and the administrative account was properly funded, additional funds were used toward public projects in the district. A recap of the sources and uses are included in this report reflecting bond proceeds. A separate recap is included to report additional projects from excess funding.

**(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness;**

In August 2016, a property tax bond issue refunded all the remaining 2005A, 2007A and 2008A balances and set aside funds for projects. The property TIF tax collections are pledged to pay principal and interest on the 2016A TIF Bond issue totaling \$26,445,000. The outstanding bond balance at June 30, 2024 was \$16.635 million.

**(4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate;**

The base assessed value as of June 30, 2024 was \$271,510, reflecting the 2004 tax year.

**(5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate;**

The assessed value of the District for tax year 2024 was \$234,236,903. These are the values used for billing and collecting during the 2024 fiscal year.

**(6) The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be;**

|   |                       |
|---|-----------------------|
| Current assessed value of the district: | \$ 234,236,903        |
| Base assessed value is:                 | <u>271,510</u>        |
| Tax increment value is:                 | <u>\$ 233,965,393</u> |

# **Ohio County, West Virginia**

## **Annual Required Information**

**(7) Payments made in lieu of taxes received and expended;**

None

**(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;**

Management's current focus is filling existing vacant spaces and attracting businesses for the remaining developed lots and undeveloped acreage within the Highlands development. The work includes demolition and construction of tenant buildouts to the requested specification and various improvements, sitework, and road and utility extensions. A complete list of the status of businesses, tenants and planned developments is included in this report.

**(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis;**

During the period of July 1, 2023 to June 30, 2024 there has been no changes to Ohio County's development plan. A business and tenant status report is included in this report.

**(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled;**

A recap of the property transactions for the period of July 1, 2023 through June 30, 2024 is included at the end of this report.

**(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings;**

N/A

**(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs;**

It is estimated that when the entire district is developed, nearly up to 5,000 permanent jobs could be created. Effective June 30, 2024, the current estimate is about 3,750 at the site. During peak construction periods, the development have had as many as 400 - 500 additional construction jobs on site. Wage and benefits would be commensurate with the respective industry of the various businesses.

**(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid;**

There are currently approximately 3,750 jobs located within the District. Wage and benefit information would be commensurate with the retail, restaurant, distribution, medical and construction industries. Exact numbers and data are not readily available.

# **Ohio County, West Virginia**

## **Annual Required Information**

- (14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require;**

(See question # 2)

- (15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year;**

None

- (16) The status of the development or redevelopment plan and projects therein;**

The development plan is progressing on schedule. A schedule summarizing the status of businesses and tenants within the district is included in this report for review. See also #8.

- (17) The amount of outstanding tax increment financing obligations; and**

There are \$16.635 million in outstanding bonds.

- (18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.**

Any tax appeals noted in previous reports have been settled. Additional appeals could have an adverse affect on future TIF revenues. There are no appeals currently outstanding.

# **Ohio County, West Virginia**

## **Tif – Sources & Uses**

**Attachment for question # 2**



# Ohio County, West Virginia

## Property Tif Bond Total - Sources / Uses

### Sources

| Funding Source               | Amount               | By Category          |
|------------------------------|----------------------|----------------------|
| <b>Bond Funding</b>          |                      |                      |
| 2005A Property Tif Bonds     | \$ 9,300,000         |                      |
| 2007A Property Tif Bonds     | 14,050,000           |                      |
| 2008A Property Tif Bonds     | 2,650,000            |                      |
| 2016A Property Tif Bonds     | 26,445,000           | \$ 52,445,000        |
| <b>Bond Funding Subtotal</b> | <b>\$ 52,445,000</b> | <b>\$ 52,445,000</b> |
| <b>Other Funding</b>         |                      |                      |
| County Contribution          | \$ 709               |                      |
| Bond Reoffering Premium      | 275,076              |                      |
| Interest                     | 421,961              | \$ 697,745           |
| <b>Total Funding Sources</b> | <b>\$ 53,142,745</b> | <b>\$ 53,142,745</b> |

### Uses of Funds - Bond Costs

| Funding Use                                  | Amount              | By Category         |
|--|---------------------|---------------------|
| <b>Bond Costs</b>                            |                     |                     |
| Bond Reserve                                 | \$ 3,998,044        |                     |
| Capitalized Interest                         | 1,907,300           |                     |
| Bond Underwriting                            | 917,788             |                     |
| Bond Counsel / Study / Trustee Fee / Binding | 649,853             | \$ 7,472,985        |
| <b>Bond Cost Subtotal</b>                    | <b>\$ 7,472,985</b> | <b>\$ 7,472,985</b> |

|                                 |                      |                      |
|---------------------------------|----------------------|----------------------|
| <b>Bond Refunding</b>           |                      |                      |
| 2005A / 2007A / 2008A Refunding | 20,920,815           | \$ 20,920,815        |
| <b>Bond Refunding Subtotal</b>  | <b>\$ 20,920,815</b> | <b>\$ 20,920,815</b> |

### Uses of Funds - Projects

|  |                      |                      |
|--|----------------------|----------------------|
| <b>Road Costs</b>                                |                      |                      |
| Roads - Interchange Design                       | \$ 1,642,672         |                      |
| Roads - Access Road Design                       | 1,177,313            |                      |
| Roads - Bob Wise Drive                           | 19,922               |                      |
| Roads - Bob Wise Drive / Cabela Drive Lighting   | 217,493              |                      |
| Roads - Cabela Drive / Extension                 | 2,489,334            |                      |
| Roads - Phase VI Extension                       | 499,128              |                      |
| Roads - Sidewalk Lighting                        | 19,752               |                      |
| Roads - Traffic Signals                          | 349,581              | \$ 6,415,194         |
| <b>Engineering</b>                               | <b>\$ 2,298,425</b>  | <b>\$ 2,298,425</b>  |
| <b>Permits</b>                                   | <b>\$ 666,461</b>    | <b>\$ 666,461</b>    |
| <b>Property - Fort Henry III</b>                 | <b>\$ 1,000,000</b>  | <b>\$ 1,000,000</b>  |
| <b>Site Improvements</b>                         |                      |                      |
| Site Improvement - Power Center                  | \$ 378,739           |                      |
| Site Improvement - Lifestyle Center              | 3,376,039            |                      |
| Site Improvement - Phase IV b / VI               | 703,775              | \$ 4,458,553         |
| <b>Utilities</b>                                 |                      |                      |
| Utility Extension - Contract 10                  | \$ 1,384,921         |                      |
| Utility Extension - I 70 Utility Crossing        | 26,867               |                      |
| Utility Extension - Phase III Water / Wastewater | 1,161,384            |                      |
| Utility Extension - Contract 6                   | 3,316,990            |                      |
| Utility Extension - Other                        | 813,580              |                      |
| Utility Extension - Misc                         | 149,289              |                      |
| Utility Extension - Phase I                      | 1,040,422            |                      |
| Utility Extension - Phase V                      | 2,796                |                      |
| Utility Extension - Phase VI                     | 238,045              |                      |
| Utility Extension - Phase VII                    | 122,129              |                      |
| Utility Extension - Phase VIII                   | 158,915              |                      |
| Utility Extension - Town Center                  | 1,484,655            |                      |
| Utility Extension - Waterline                    | 10,319               | \$ 9,910,313         |
| <b>Project Cost Subtotal</b>                     | <b>\$ 24,748,945</b> | <b>\$ 24,748,945</b> |
| <b>Total Uses of Funding</b>                     | <b>\$ 53,142,745</b> | <b>\$ 53,142,745</b> |
| <b>Balance</b>                                   | <b>\$ -</b>          | <b>\$ -</b>          |

# Ohio County, West Virginia

## Property Tif Excess - Sources / Uses

| Funding Source        | Amount              |
|-----------------------|---------------------|
| 2011 Bond Year Excess | \$ 100,000          |
| 2012 Bond Year Excess | 229,957             |
| 2013 Bond Year Excess | 207,000             |
| 2014 Bond Year Excess | 322,500             |
| 2015 Bond Year Excess | 567,212             |
| 2016 Bond Year Excess | 798,474             |
| 2017 Bond Year Excess | 684,446             |
| 2018 Bond Year Excess | 383,200             |
| 2019 Bond Year Excess | 489,953             |
| 2020 Bond Year Excess | 471,921             |
| 2021 Bond Year Excess | 410,137             |
| 2022 Bond Year Excess | 679,147             |
| 2023 Bond Year Excess | 717,967             |
| 2024 Bond Year Excess | 894,473             |
|                       |                     |
| <b>Total Funding</b>  | <b>\$ 6,956,387</b> |

| Use of Funding                                | Amount              |
|---|---------------------|
| Roads (Including lighting)                    | \$ 773,936          |
| Site Improvement - Various                    | 1,921,004           |
| Utility Extension - Lot 9 / Contract 10       | 100,000             |
| Utility Extension - Town Center               | 29,651              |
| Utility Extension / Infrastructure - Lot 7    | 262,702             |
| Utility Extension / Infrastructure - Lot 1    | 147,762             |
| Utility Extension / Infrastructure - Lot 3    | 156,749             |
| Utilities - Various                           | 233,059             |
| Public Buildings - Various                    | 1,554,993           |
| Office Expansion / Sports Complex / Site Prep | 882,058             |
|   |                     |
| <b>Total Uses</b>                             | <b>\$ 6,061,914</b> |

|                                      |                   |
|--------------------------------------|-------------------|
| <b>Balance as of June 30, 2024 :</b> | <b>\$ 894,473</b> |
|--------------------------------------|-------------------|

# **Ohio County, West Virginia**

## **Assessed Values**

**Attachment for questions # 4, 5 & 6**

# **Ohio County, West Virginia**

## **Assessed Tif Values - Base vs Current**

| <b>Type</b>   | <b>Base Tax Year<br/>2004</b> | <b>Current Tax<br/>Year 2024</b> | <b>Increase</b>       |
|---------------|-------------------------------|----------------------------------|-----------------------|
| Real Estate   | \$ 271,510                    | \$ 168,846,930                   | \$ 168,575,420        |
| Personal      | -                             | 65,389,973                       | 65,389,973            |
| <b>Totals</b> | <b>\$ 271,510</b>             | <b>\$ 234,236,903</b>            | <b>\$ 233,965,393</b> |

\* Assessed values are 60% of estimated appraised values.

## **Real Estate Values**

# Ohio County, West Virginia

## 2024 Real Estate Parcels - Assessed Values

| MAP | PCL   | OWNER                               | Tax Year 2004 - Base Assessed Values |         |         | Tax Year 2024 - Current Assessed Values |         |            |
|-----|-------|-------------------------------------|--------------------------------------|---------|---------|---|---------|------------|
|     |       |                                     | Class                                | Class 2 | Class 3 | Class                                   | Class 2 | Class 3    |
| T8  | 40.25 | APPLEBEES                           | NO ACCOUNT                           |         |         | 3                                       | -       | 1,437,120  |
| T8  | 40.81 | ATHENS Square                       | NO ACCOUNT                           |         |         | 3                                       | -       | 441,720    |
| T8  | 45.9  | BERT LLC                            | NO ACCOUNT                           |         |         | 3                                       | -       | 126,720    |
| T8  | 46.10 | BERT LLC                            | NO ACCOUNT                           |         |         | 3                                       | -       | 39,900     |
| T8  | 46.11 | BERT LLC                            | NO ACCOUNT                           |         |         | 3                                       | -       | 2,294,460  |
| T8  | 63.1  | BERT LLC                            | NO ACCOUNT                           |         |         | 3                                       | -       | 1,020      |
| T8  | 66    | BERT LLC                            | NO ACCOUNT                           |         |         | 3                                       | -       | 5,280      |
| T8  | 40.50 | BEST BUY                            | NO ACCOUNT                           |         |         | 3                                       | -       | 2,634,550  |
| T8  | 40.33 | BOB EVANS FARM                      | NO ACCOUNT                           |         |         | 3                                       | -       | 1,168,360  |
| T8  | 40.68 | CENTURY (Hawthorn)                  | NO ACCOUNT                           |         |         | 3                                       | -       | 3,608,280  |
| T8  | 40.71 | CENTURY TC 5 LLC                    | NO ACCOUNT                           |         |         | 3                                       | -       | 4,950,310  |
| T8  | 40.17 | CF BASS PROPCO LLC (CABELA STORE)   | NO ACCOUNT                           |         |         | 3                                       | -       | 18,000,000 |
| T8  | 40.38 | CHICK-FIL A INC                     | NO ACCOUNT                           |         |         | 3                                       | -       | 1,147,860  |
| T8  | 27.4  | COUSINS REALTY INC                  | 3                                    | -       | 19,740  | 3                                       | -       | 206,400    |
| T8  | 46.5  | CROW, WILLIAM & DONNA               | NO ACCOUNT                           |         |         | 2                                       | 25,020  | -          |
| T8  | 40.66 | DEE CORP (Brownsville Century)      | NO ACCOUNT                           |         |         | 3                                       | -       | 1,722,720  |
| T8  | 46    | DUGGAN JOHN & ANNE                  | 2                                    | 57,720  | -       | 2                                       | 173,390 | 46,630     |
| T8  | 46.18 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.19 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.20 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.21 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.22 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.24 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.25 | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | DEACTIVATED                             |         |            |
| T8  | 46.9  | DUGGAN JONATHAN                     | NO ACCOUNT                           |         |         | 2                                       | -       | 900        |
| T8  | 47.11 | EAB DMM LLC (WV DOT)                | NO ACCOUNT                           |         |         | 3                                       | -       | -          |
| T8  | 40.72 | EAST COAST METALS                   | NO ACCOUNT                           |         |         | 3                                       | -       | -          |
| T8  | 40.73 | EAST COAST METALS                   | NO ACCOUNT                           |         |         | 3                                       | -       | -          |
| T8  | 40.35 | EAT 'N PARK                         | NO ACCOUNT                           |         |         | 3                                       | -       | 1,262,480  |
| T8  | 40.46 | FCTP RESTAURANT (Olive Garden)      | NO ACCOUNT                           |         |         | 3                                       | -       | 1,402,740  |
| T8  | 39.12 | FIRST CLASS REALTY                  | NO ACCOUNT                           |         |         | 3                                       | -       | 453,300    |
| T8  | 40.12 | FORT HENRY BUSINESS                 | 3                                    | -       | 3,120   | DEACTIVATED                             |         |            |
| T8  | 40.9  | FORT HENRY BUSINESS                 | 3                                    | -       | 12,000  | 3                                       | -       | 70,620     |
| T8  | 49.0  | GANTZER III, GEORGE (Gantzer Ridge) | NO ACCOUNT                           |         |         | 3                                       | -       | 4,740      |
| T8  | 49.2  | GANTZER III, GEORGE (Gantzer Ridge) | NO ACCOUNT                           |         |         | 3                                       | -       | 420        |
| T8  | 46.27 | GANTZER RIDGE PROPERTIES            | NO ACCOUNT                           |         |         | 3                                       | -       | 1,336,860  |
| T8  | 40.63 | HIGHLANDS HOSP (Microtel)           | NO ACCOUNT                           |         |         | 3                                       | -       | 2,045,520  |
| T8  | 46.17 | HOLIDAY INN EXPRESS                 | NO ACCOUNT                           |         |         | 3                                       | -       | 2,658,420  |
| T8  | 40.41 | JC PENNEY                           | NO ACCOUNT                           |         |         | 3                                       | -       | 6,425,050  |
| T8  | 46.6  | JSR, LLC                            | NO ACCOUNT                           |         |         | 3                                       | -       | 1,682,150  |
| T8  | 39.4  | KG DEVELOPMENT LLC (1st Class)      | 3                                    | -       | 4,080   | 3                                       | -       | 140,160    |
| T8  | 39.7  | KG DEVELOPMENT LLC (1st Class)      | 2                                    | 3,540   | -       | 3                                       | -       | 136,740    |
| T8  | 40.42 | KOHL'S                              | NO ACCOUNT                           |         |         | 3                                       | -       | 3,971,290  |
| T8  | 40.36 | MCDONALDS USA                       | NO ACCOUNT                           |         |         | 3                                       | -       | 948,960    |
| T8  | 40.69 | MENARD INC                          | NO ACCOUNT                           |         |         | 3                                       | -       | 12,085,020 |
| T8  | 46.1  | MER REALTY LLC                      | NO ACCOUNT                           |         |         | 3                                       | -       | 2,036,870  |
| T8  | 40.39 | NATIONAL RETAIL (Cheddars)          | NO ACCOUNT                           |         |         | 3                                       | -       | 2,069,340  |
| T8  | 40.49 | NICHOLAS & PATRINOS PROP            | NO ACCOUNT                           |         |         | 3                                       | -       | 1,167,380  |
| T8  | 40    | OCC                                 | 3                                    | -       | 8,700   | Exempt                                  |         |            |
| T8  | 40.1  | OCC                                 | 3                                    | -       | 5,460   | Exempt                                  |         |            |
| T12 | 53    | OCC                                 | 3                                    | -       | 12,480  | Exempt                                  |         |            |
| T8  | 39    | OCDA                                | 2                                    | 8,040   | -       | Exempt                                  |         |            |
| T8  | 39.1  | OCDA                                | 2                                    | 11,100  | -       | Exempt                                  |         |            |
| T8  | 39.2  | OCDA                                | 2                                    | 23,280  | -       | Exempt                                  |         |            |
| T8  | 39.3  | OCDA                                | 2                                    | 26,460  | -       | Exempt                                  |         |            |
| T8  | 39.5  | OCDA                                | 3                                    | -       | 4,800   | Exempt                                  |         |            |
| T8  | 39.6  | OCDA                                | 3                                    | -       | 3,240   | Exempt                                  |         |            |
| T8  | 39.9  | OCDA                                | 2                                    | 4,380   | -       | Exempt                                  |         |            |

# Ohio County, West Virginia

## 2024 Real Estate Parcels - Assessed Values

| MAP                                | PCL   | OWNER                      | Tax Year 2004 - Base Assessed Values |            |            | Tax Year 2024 - Current Assessed Values |            |                |
|------------------------------------|-------|----------------------------|--------------------------------------|------------|------------|---|------------|----------------|
|                                    |       |                            | Class                                | Class 2    | Class 3    | Class                                   | Class 2    | Class 3        |
| T8                                 | 40.80 | OCDA                       | NO ACCOUNT                           |            |            | Exempt                                  |            |                |
| T8                                 | 45    | OCDA                       | 3                                    | -          | 8,130      | Exempt                                  |            |                |
| T8                                 | 45.3  | OCDA                       | 3                                    | -          | 4,140      | Exempt                                  |            |                |
| T8                                 | 40.78 | OCDA - Bldg 4 & 5          | NO ACCOUNT                           |            |            | 3                                       | -          | 1,694,270      |
| T8                                 | 40.65 | OCDA - LONGHORN            | NO ACCOUNT                           |            |            | 3                                       | -          | 1,603,020      |
| T8                                 | 40.40 | OCDA - POWER CENTER        | NO ACCOUNT                           |            |            | 3                                       | -          | 18,839,940     |
| T8                                 | 40.48 | OCDA - Quaker Steak & Lube | NO ACCOUNT                           |            |            | 3                                       | -          | 1,866,960      |
| T8                                 | 40.31 | OCDA - SILGAN              | NO ACCOUNT                           |            |            | Exempt                                  |            |                |
| T8                                 | 40.34 | OCDA BLDG 1 - Quiznos      | NO ACCOUNT                           |            |            | 3                                       | -          | 825,540        |
| T8                                 | 40.47 | OCDA BLDG 3 - Alcadan      | NO ACCOUNT                           |            |            | 3                                       | -          | 2,187,940      |
| T8                                 | 40.52 | OCDA TC I - TOWN CENTER    | NO ACCOUNT                           |            |            | 3                                       | -          | 4,336,190      |
| T8                                 | 40.53 | OCDA TC II - Marquee       | NO ACCOUNT                           |            |            | 3                                       | -          | 3,983,400      |
| T8                                 | 40.60 | OCDA TC V - WLU            | NO ACCOUNT                           |            |            | 3                                       | -          | 1,442,700      |
| T8                                 | 46.14 | OHIO COUNTY HOSP (Neema)   | NO ACCOUNT                           |            |            | 3                                       | -          | 2,295,720      |
| T8                                 | 39.8  | OMNIVIA INC (1st Class)    | 3                                    | -          | 24,480     | 3                                       | -          | 178,860        |
| T8                                 | 45.7  | PAR ENTERPRISES            | NO ACCOUNT                           |            |            | 3                                       | -          | 4,910,400      |
| T8                                 | 40.59 | PTM LP (Sheetz)            | NO ACCOUNT                           |            |            | 3                                       | -          | 2,117,040      |
| T8                                 | 40.51 | PURPOSE WV1, LLC           | NO ACCOUNT                           |            |            | 3                                       | -          | 2,708,880      |
| T8                                 | 46.16 | QUADRANT II LLC            | NO ACCOUNT                           |            |            | DEACTIVATED                             |            |                |
| T8                                 | 69.0  | QUADRANT II LLC            | NO ACCOUNT                           |            |            | DEACTIVATED                             |            |                |
| T8                                 | 40.2  | RAYLE COAL CO              | 3                                    | -          | 420        | DEACTIVATED                             |            |                |
| T8                                 | 40.6  | RAYLE COAL CO              | 3                                    | -          | 9,600      | DEACTIVATED                             |            |                |
| T8                                 | 40.7  | RAYLE COAL CO              | 3                                    | -          | 26,280     | DEACTIVATED                             |            |                |
| T8                                 | 46.13 | ROBINSON ENTERPRISES LLC   | NO ACCOUNT                           |            |            | 3                                       | -          | 40,260         |
| T8                                 | 46.15 | ROBINSON ENTERPRISES LLC   | NO ACCOUNT                           |            |            | 3                                       | -          | 597,300        |
| T8                                 | 46.7  | ROBINSON ENTERPRISES LLC   | NO ACCOUNT                           |            |            | 3                                       | -          | 20,940         |
| T8                                 | 40.58 | RSV WHEELING (Hampton Inn) | NO ACCOUNT                           |            |            | 3                                       | -          | 5,098,500      |
| T8                                 | 40.24 | RUSSELL STOVER CANDIES     | NO ACCOUNT                           |            |            | 3                                       | -          | 1,034,160      |
| T8                                 | 29    | STANTON JOHN E & D M       | 2                                    | 720        | -          | 3                                       | -          | 4,080          |
| T8                                 | 44    | STEPHENS BETH ET AL        | 3                                    | -          | 240        | DEACTIVATED                             |            |                |
| T8                                 | 40.32 | TARGET                     | NO ACCOUNT                           |            |            | 3                                       | -          | 7,555,380      |
| T8                                 | 40.79 | THE CORNERSTONE GROUP LLC  | NO ACCOUNT                           |            |            | 3                                       | -          | 296,220        |
| T8                                 | 40.67 | TRIADLPHIA ASSN LLC        | NO ACCOUNT                           |            |            | 3                                       | -          | 2,340,000      |
| T8                                 | 40.45 | TRITPT LLC (CABELA'S DC)   | 3                                    | -          | 9,360      | 3                                       | -          | 7,035,570      |
| T8                                 | 39.10 | VALLEY MOTORCYCLE          | NO ACCOUNT                           |            |            | 3                                       | -          | 1,855,500      |
| T8                                 | 39.11 | VALLEY MOTORCYCLE          | NO ACCOUNT                           |            |            | 3                                       | -          | 9,060          |
| T8                                 | 40.30 | WAL-MART                   | NO ACCOUNT                           |            |            | 3                                       | -          | 10,531,500     |
| T8                                 | 46.26 | WAYFARER HOSPITALITY       | NO ACCOUNT                           |            |            | 3                                       | -          | 1,361,280      |
| T8                                 | 40.37 | WENDY'S EASTERN MGT GP     | NO ACCOUNT                           |            |            | 3                                       | -          | 841,300        |
| T8                                 | 40.43 | WESBANCO                   | NO ACCOUNT                           |            |            | 3                                       | -          | 1,050,660      |
| T8                                 | 29.1  | WV DOT                     | Exempt                               |            |            | Exempt                                  |            |                |
| T8                                 | 40.14 | WV DOT                     | Exempt                               |            |            | Exempt                                  |            |                |
| T8                                 | 40.15 | WV DOT                     | Exempt                               |            |            | Exempt                                  |            |                |
| T8                                 | 45.4  | WV DOT                     | Exempt                               |            |            | Exempt                                  |            |                |
| T8                                 | 45.5  | WV DOT                     | Exempt                               |            |            | Exempt                                  |            |                |
| T8                                 | 46.4  | WV DOT                     | Exempt                               |            |            | Exempt                                  |            |                |
| T8                                 | 40.54 | X & W (OCDA BLDG 2)        | NO ACCOUNT                           |            |            | 3                                       | -          | 2,295,660      |
| Certified values                   |       |                            |                                      | \$ 135,240 | \$ 156,270 |   | \$ 198,410 | \$ 168,688,520 |
| Total class 2 & 3 certified values |       |                            |                                      |            | \$ 291,510 |   |            | \$ 168,886,930 |
| T8                                 | 46    | Less: Homestead Exemption  | 2                                    | (\$20,000) | \$ -       | 2                                       | (\$40,000) |                |
| Final certified values             |       |                            |                                      | \$ 115,240 | \$ 156,270 |   | \$ 158,410 | \$ 168,688,520 |
| Final certified value class 2 & 3  |       |                            |                                      |            | \$ 271,510 |   |            | \$ 168,846,930 |

## **Personal Property Values**



# Ohio County, West Virginia

## 2024 Personal Property - Assessed Values

| Owner                                 | Tax Year 2004<br>Base<br>Assessed Values | Tax Year 2024<br>Current Assessed<br>Values |
|---------------------------------------|--|---|
| ABARTA COCA-COLA BEVERAGES            |  | \$ 8,974                                    |
| Abbott Laboratories Inc               |  | 2,349                                       |
| ACCO PRODUCTS LLC                     |  | 94  |
| ADP LLC                               |  | 1,024                                       |
| ADT Commercial LLC                    |  | 256   |
| ADT LLC                               |  | 428   |
| Alcadan (Panera Bread)                |  | 199,998                                     |
| Allstate Insurance                    |  | 747   |
| American Greetings (Walmart)          |  | 9,959                                       |
| American Honda                        |  | 21,813                                      |
| Aspen Dental                          |  | 232,363                                     |
| AT&T Capital Services                 |  | 53,439                                      |
| AT&T Capital Services                 |  | 93  |
| Auto-Chlor System                     |  | 955   |
| Bannan Raymond A MD                   |  | 69,390                                      |
| Bath & Body Works                     |  | 258,137                                     |
| Best Buy                              |  | 1,304,971                                   |
| Bluegreen Vacations Unlimited         |  | 17,510                                      |
| Bob Evans                             |  | 92,493                                      |
| Bob Robinson Chevy Olds               |  | 2,009,613                                   |
| Books A Million                       |  | 523,255                                     |
| Bubba's Gourmet Burghers              |  | 71,491                                      |
| Cabela's Retail Inc.                  |  | 6,158,392                                   |
| Cabela's Wholesale Inc.               |  | 16,978,731                                  |
| Canon Financial Services              |  | 5,141                                       |
| Cardinal Pediatrics LLC               |  | 7,314                                       |
| Cardtronics (Target)                  |  | 1,253                                       |
| Cast & Baker Corp                     |  | 17,923                                      |
| Century Hospitality 3C (Hawthorn)     |  | 376,193                                     |
| Century TC 5 LLC                      |  | 473,681                                     |
| Charter Central LLC (Taco Bell)       |  | 135,487                                     |
| CHEDDAR'S CASUAL CAFÉ INC             |  | 255,070                                     |
| Chick Fil A                           |  | 365,503                                     |
| Chipotle Mexican Grill                |  | 171,724                                     |
| Coinstar (Outerwall)                  |  | 2,141                                       |
| Cold Stone Creamery (Shia Enterprise) |  | 36,093                                      |
| Comcast Otr1 LLC                      |  | 75,900                                      |
| Connectivity Source                   |  | 22,274                                      |
| Crown Credit                          |  | 69,079                                      |
| Crown Equipment                       |  | 132,989                                     |
| Data Sales Co Inc                     |  | 132   |
| De Lage Landen Operational            |  | 10,801                                      |
| Dee's Video Record Center             |  | 22,044                                      |
| Dell Equipment                        |  | 43,163                                      |

# Ohio County, West Virginia

## 2024 Personal Property - Assessed Values

| Owner                               | Tax Year 2004<br>Base<br>Assessed Values | Tax Year 2024<br>Current Assessed<br>Values |
|-------------------------------------|--|---|
| Digital Cinema Distribution         |  | 1,963                                       |
| Eat N Park                          |  | 247,235                                     |
| ECOATM LLC                          |  | 7,443                                       |
| El Paso                             |  | 50,036                                      |
| Evergreens Holding Group            |  | 1,574                                       |
| FDMS Data Merchant                  |  | 2,393                                       |
| First Citizens Bank                 |  | 28,232                                      |
| First Settlement Physical           |  | 9,124                                       |
| Five Guy Burgers                    |  | 141,209                                     |
| Florida's Natural Food              |  | 4,592                                       |
| Fujifilm North America Corp         |  | 8,505                                       |
| Fusion Japanese Steak House         |  | 62,326                                      |
| Game Stop                           |  | 23,303                                      |
| General Nutrition Center            |  | 55,052                                      |
| GM-DI Leasing Corp                  |  | 8,899                                       |
| Gordon Food Service                 |  | 2,951                                       |
| Grayhawk Leasing LLC                |  | 1,307                                       |
| GreatAmerica Financial              |  | 6,599                                       |
| Gtech Corp                          |  | 9,213                                       |
| H&R Block                           |  | 24,736                                      |
| Hahn, Dr Jerry                      |  | 71,527                                      |
| Hallmark                            |  | 1,321                                       |
| Hampton Inn                         |  | 410,569                                     |
| Harbor Freight Tools USA            |  | 514,642                                     |
| Hobby Lobby Inc                     |  | 561,068                                     |
| Home City Ice                       |  | 558   |
| Howards Diamond Center              |  | 76,427                                      |
| HP Financial Services               |  | 6,305                                       |
| HPE Depositor Master Trust          |  | 12,071                                      |
| IBM Credit                          |  | 8,551                                       |
| JC Penney                           |  | 1,161,408                                   |
| Jersey Mikes Subs                   |  | 161,224                                     |
| Jim Robinson Ford                   |  | 1,042,999                                   |
| Jim Robinson Toyota                 |  | 1,714,808                                   |
| JSR Enterprises                     |  | 39,038                                      |
| K&B Associates Dba Sleep Outfitters |  | 34,850                                      |
| Kalkreuth Roofing & Sheet Metal     |  | 2,125                                       |
| Kay Jewelers                        |  | 278,365                                     |
| Kellermeyer Bergonsen Services      |  | 6,236                                       |
| Kohls                               |  | 889,304                                     |
| Lamarr Advertising                  |  | 31,628                                      |
| Lane Bryant                         |  | 59,996                                      |
| Leaf Capital Funding LLC            |  | 3,874                                       |
| Lifetouch Portrait                  |  | 13,883                                      |
| LNJ Investments Corp                |  | 6,544                                       |
| Loomis Amored US LLC                |  | 3,180                                       |

# Ohio County, West Virginia

## 2024 Personal Property - Assessed Values

| Owner                            | Tax Year 2004<br>Base<br>Assessed Values | Tax Year 2024<br>Current Assessed<br>Values |
|----------------------------------|--|---|
| Luxottica Retail North           |  | 68,823                                      |
| Marquee Cinemas                  |  | 365,201                                     |
| Matheson Tri-Gas                 |  | 2,983                                       |
| Mattress Firm Inc                |  | 78,273                                      |
| Menard Inc                       |  | 7,429,457                                   |
| MKSC Inc                         |  | 29,172                                      |
| MSP Sub Shops Inc                |  | 229,378                                     |
| Muzak LLC                        |  | 792   |
| National Cinemedia LLC           |  | 4,087                                       |
| National Entertainment           |  | 836   |
| Neema Triadelphia LLC (Suburban) |  | 902,857                                     |
| NiNi's Treasures                 |  | 226,843                                     |
| Nissan Motor Acceptance          |  | 16,749                                      |
| NUCO2 Supply Inc                 |  | 11,091                                      |
| Old Navy                         |  | 326,147                                     |
| Olive Garden (GMRI)              |  | 172,629                                     |
| Once Upon A Child                |  | 172,036                                     |
| Par Enterprises Inc dba Straubs  |  | 46,438                                      |
| Paramont Home Entertainment      |  | 88  |
| Pattison Sign Group              |  | 12,427                                      |
| Petco                            |  | 345,476                                     |
| Pitney Bowes                     |  | 5,154                                       |
| Pitney Bowes                     |  | 133   |
| Play It Again Sports             |  | 396,245                                     |
| PNC Bank (Sheetz)                |  | 6,365                                       |
| Primanti Bros WV                 |  | 428,534                                     |
| Primary Aim LLC (Wendys)         |  | 107,871                                     |
| QSL JDK Management Company, L.P  |  | 129,723                                     |
| Rally House                      |  | 40,440                                      |
| Rare Hospitality International   |  | 353,750                                     |
| Raymond Leasing Corp             |  | 16,925                                      |
| Real D                           |  | 301   |
| Regions Bank                     |  | 5,480                                       |
| RES RESTAURANTS LLC              |  | 422,668                                     |
| Restaurant Technology            |  | 2,954                                       |
| RLO INC (Great Clips)            |  | 9,464                                       |
| RM Acquisitions                  |  | 474   |
| RSSJPMBB2014-C23 ( New Microtel) |  | 190,288                                     |
| Rug Doctors                      |  | 1,627                                       |
| Russell Stover                   |  | 75,391                                      |
| S&D Coffee Inc                   |  | 1,472                                       |
| Safety Kleen                     |  | 875   |
| Select Comfort Retail            |  | 168,436                                     |
| Sheetz Inc, # 429                |  | 196,087                                     |
| Sheetz Inc, # 650                |  | 612,919                                     |
| Shift4 Payments                  |  | 283   |
| Shoe Show                        |  | 232,233                                     |

# Ohio County, West Virginia

## 2024 Personal Property - Assessed Values

| Owner                              | Tax Year 2004<br>Base<br>Assessed Values | Tax Year 2024<br>Current Assessed<br>Values |
|------------------------------------|--|---|
| Smoker Friendly                    |  | 206,586                                     |
| Sokolin                            |  | 6,549                                       |
| Starbucks Corp                     |  | 148,421                                     |
| State Industrial Products          |  | 529   |
| Straub Automotive Inc              |  | 782,029                                     |
| Straub Hyundai                     |  | 582,534                                     |
| Straub Nissan, LLC                 |  | 771,827                                     |
| Subway (Walmart)                   |  | 17,093                                      |
| Swank Construction                 |  | 999,512                                     |
| Tabletop Media LLC                 |  | 4,049                                       |
| Target                             |  | 2,266,006                                   |
| Tax Services of America Inc        |  | 2,930                                       |
| Tesla Inc                          |  | 145,787                                     |
| Tesla Motors Inc                   |  | 45,454                                      |
| Texas Roadhouse Holdings           |  | 266,879                                     |
| THE AMERICAN BOTTLING CO           |  | 952   |
| The Baower Décor Market            |  | 13,961                                      |
| The Coca-Cola Co                   |  | 40,088                                      |
| The Cornerstone Group              |  | 20,214                                      |
| The Hillman Group                  |  | 3,214                                       |
| TJ Maxx                            |  | 381,122                                     |
| TMBC LLC                           |  | 247,297                                     |
| Tonys Spa                          |  | 15,404                                      |
| Toyota Industries                  |  | 87,390                                      |
| Triadelphia Acres (PT of Sheetz)   |  | 575,245                                     |
| TSG                                |  | 124,171                                     |
| Tyco                               |  | 1,792                                       |
| UKG Inc                            |  | 301   |
| US Bank National Assoc             |  | 9,464                                       |
| US Vision Inc                      |  | 19,442                                      |
| Vendomatic Inc                     |  | 283   |
| Verdant Commercial Capital LLC     |  | 4,696                                       |
| Wabasha Leasing                    |  | 13,511                                      |
| Wal Mart                           |  | 4,574,928                                   |
| Wells Fargo Vendor                 |  | 19,636                                      |
| Wesbanco                           |  | 119,472                                     |
| Wheeling Hospitality (Holiday Inn) |  | 816,512                                     |
| Williams Scotsman Inc              |  | 5,282                                       |
| WV CVS Pharmacy LLC                |  | 146,546                                     |
| Xerox Financial Services           |  | 5,417                                       |
|                                    | \$ -                                     | \$ 65,389,973                               |

# **Ohio County, West Virginia**

## **Status of Development**

**Attachment for questions # 8, 9 & 16**

# Status of Development

June 30, 2024

| Owner or Tenant   | Category          | Location of Property  | TIF Type | Current Term Start |     |      | Sq Ft | Purchase or Lease | Progress |                      |      |
|---|-------------------|-----------------------|----------|--------------------|-----|------|-------|-------------------|----------|----------------------|------|
|   |                   |                       |          | Month              | Day | Year |       |                   |          |                      |      |
| Property Constructed or Under Construction - Opened, Leased, Sold or under LOI: |                   |                       |          |                    |     |      |       |                   |          |                      |      |
| Cabela's Destination Center   | Big Box Retail    | Phase I               | Both     | 8                  | -   | 12   | -     | 2004              | 174,000  | Purchase             | 100% |
| Cabela's Distribution Center I  | Distribution      | Phase VI - Lt Indust. | Both     | 7                  | -   | 1    | -     | 2004              | 587,000  | Purchase             | 100% |
| Cabela's Distribution Center II   | Distribution      | Phase VI - Lt Indust. | Both     | 7                  | -   | 1    | -     | 2006              | 578,000  | Purchase             | 100% |
| Target  | Big Box Retail    | Freestanding          | Both     | 10                 | -   | 4    | -     | 2006              | 127,603  | Purchase             | 100% |
| Super Wal-Mart  | Big Box Retail    | Freestanding          | Both     | 11                 | -   | 8    | -     | 2006              | 206,500  | Purchase             | 100% |
| Menard's Home Improvement   | Big Box Retail    | Power Center          | Both     | 10                 | -   | 19   | -     | 2020              | 175,000  | Purchase             | 100% |
| Life Touch  | Big Box Retail    | Inside JC Penney      | Both     | 10                 | -   | 27   | -     | 2007              |          |                      | 100% |
| Optical Center  | Big Box Retail    | Inside JC Penney      | Both     | 10                 | -   | 27   | -     | 2007              |          |                      | 100% |
| JC Penney   | Big Box Retail    | Power Ctr - Phase I   | Both     | 10                 | -   | 27   | -     | 2007              | 104,175  | 20 Year Lease        | 100% |
| Best Buy  | Big Box Retail    | Outlot                | Both     | 10                 | -   | 1    | -     | 2024              | 30,000   | 5 Year Lease         | 100% |
| Hobby Lobby   | Big Box Retail    | Lot C1                | Both     | 8                  | -   | 5    | -     | 2019              | 55,000   | Purchase             | 100% |
| Kohls   | Big Box Retail    | Town Center           | Both     | 1                  | -   | 1    | -     | 2008              | 68,639   | 20 Year Lease        | 100% |
| Marquee Cinema  | Entertainment     | Town Center           | Both     | 8                  | -   | 1    | -     | 2010              | 53,000   | 20 Year Lease        | 100% |
| TJ Maxx   | Retail            | Power Ctr - Phase I   | Both     | 10                 | -   | 1    | -     | 2022              | 26,250   | 5 Year Lease         | 100% |
| Schultz Ford  | Automotive        | Southside lot         | TIF      | 6                  | -   | 1    | -     | 2009              | 15,000   | Purchase             | 100% |
| Schultz GM Dealership   | Automotive        | Southside lot         | TIF      | 1                  | -   | 1    | -     | 2009              | 30,000   | Purchase             | 100% |
| Victory Toyota  | Automotive        | Southside lot         | TIF      | 6                  | -   | 1    | -     | 2009              | 15,000   | Purchase             | 100% |
| Straub Honda  | Automotive        | Southside lot         | TIF      | 12                 | -   | 31   | -     | 2011              | 30,000   | Purchase             | 100% |
| Straub Hyundai  | Automotive        | Southside lot         | TIF      | 12                 | -   | 31   | -     | 2011              | 10,000   | Purchase             | 100% |
| Straub Nissan   | Automotive        | Southside lot         | TIF      | 12                 | -   | 31   | -     | 2011              | 11,000   | Purchase             | 100% |
| Ziebart   | Automotive        | Southside lot         | Both     | 2                  | -   | 1    | -     | 2023              | 5,000    | Purchase             | 100% |
| Sheetz  | Gas / Convenience | Outlot                | Both     | 8                  | -   | 27   | -     | 2009              | 5,500    | Purchase             | 100% |
| Sheetz II   | Gas / Convenience | Southside lot         | Both     | 6                  | -   | 26   | -     | 2018              | 5,500    | Purchase             | 100% |
| Hampton Inn   | Tourism / Hotel   | Outlot                | Both     | 4                  | -   | 4    | -     | 2013              | 50,000   | Purchase             | 100% |
| Hawthorn Suites Hotel   | Tourism / Hotel   | Outlot                | Both     | 12                 | -   | 1    | -     | 2015              | 50,000   | Purchase             | 100% |
| Holiday Inn   | Tourism / Hotel   | Outlot                | TIF      | 12                 | -   | 15   | -     | 2012              | 40,000   | Purchase             | 100% |
| Microtel Inn Hotel  | Tourism / Hotel   | Outlot                | Both     | 7                  | -   | 5    | -     | 2012              | 38,000   | Purchase             | 100% |
| Suburban Hotel  | Tourism / Hotel   | Outlot                | TIF      | 7                  | -   | 1    | -     | 2013              | 42,000   | Purchase             | 100% |
| Fairfield Hotel   | Tourism / Hotel   | Town Center           | Both     | 8                  | -   | 15   | -     | 2016              | 70,000   | Purchase             | 100% |
| Guntry  | Entertainment     | Outlot                | Both     | Fourth Quarter     |     |      | -     | 2024              | 43,000   | Purchase             | 50%  |
| Ashley Furniture  | Retail            | Power Ctr - Phase I   | Both     | 11                 | -   | 15   | -     | 2023              | 23,400   | 10 Year Lease        | 100% |
| Books A Million   | Retail            | Power Ctr - Phase I   | Both     | 2                  | -   | 1    | -     | 2023              | 16,000   | 5 Year Lease         | 100% |
| Harbor Freight  | Retail            | Power Ctr - Phase I   | Both     | 1                  | -   | 27   | -     | 2023              | 17,260   | 10 Year Lease        | 100% |
| Lane Bryant   | Retail            | Power Ctr - Phase I   | Both     | 2                  | -   | 1    | -     | 2022              | 5,000    | 3 Year Lease         | 100% |
| Mountain State Dermatology  | Medical Office    | Power Ctr - Phase I   | Both     | 6                  | -   | 1    | -     | 2024              | 4,000    | 5 Year Lease         | 100% |
| Olive Garden  | Restaurant        | Power Ctr - Phase I   | Both     | 12                 | -   | 17   | -     | 2007              | 7,400    | Purchase             | 100% |
| Panera Bread  | Restaurant        | Power Ctr - Phase I   | Both     | 11                 | -   | 1    | -     | 2022              | 5,400    | 5 Year Lease         | 100% |
| Petco   | Retail            | Power Ctr - Phase I   | Both     | 2                  | -   | 1    | -     | 2018              | 16,000   | 10 Year Lease        | 100% |
| Rally House   | Retail            | Power Ctr - Phase I   | Both     | 12                 | -   | 1    | -     | 2022              | 6,500    | 6 Year Lease         | 100% |
| Shoe Show   | Retail            | Power Ctr - Phase I   | Both     | 12                 | -   | 1    | -     | 2022              | 9,600    | 5 Year Lease         | 100% |
| Vacant  | Retail            | Power Ctr - Phase I   | Both     |                    |     |      |       |                   | 4,100    | Lease Ended          | 100% |
| WVU Medicine  | Medical Office    | Power Ctr - Phase I   | Both     | 8                  | -   | 1    | -     | 2021              | 4,183    | 3 Year Lease         | 100% |
| Bath & Body Works   | Retail            | Power Ctr - Phase II  | Both     | 2                  | -   | 1    | -     | 2019              | 3,000    | 10 Year Lease        | 100% |
| Old Navy  | Retail            | Power Ctr - Phase II  | Both     | 5                  | -   | 1    | -     | 2021              | 15,000   | 5 Year Lease         | 100% |
| Once Upon A Child   | Retail            | Power Ctr - Phase II  | Both     | 1                  | -   | 22   | -     | 2018              | 5,000    | 5 Year Lease         | 100% |
| Play It Again Sports  | Retail            | Power Ctr - Phase II  | Both     | 12                 | -   | 1    | -     | 2022              | 7,500    | 5 Year Lease         | 100% |
| Sola Salons   | Retail            | Power Ctr - Phase II  | Both     | 2                  | -   | 1    | -     | 2024              | 4,500    | Signed lease         | 100% |
| Cornerstone Group   | Office            | Power Ctr - Outlot    | Both     | 8                  | -   | 1    | -     | 2018              | 3,000    | Purchase             | 100% |
| Aspen Dental  | Retail            | Cabelas Outlot 4      | Both     | 10                 | -   | 1    | -     | 2020              | 4,000    | 10 Year Lease        | 100% |
| Chipotle  | Restaurant        | Cabelas Outlot 4      | Both     | 9                  | -   | 1    | -     | 2020              | 2,300    | 10 Year Lease        | 100% |
| RVC   | Office            | Cabelas Outlot 4      | Both     | 9                  | -   | 1    | -     | 2022              | 2,138    | 10 Year Lease        | 100% |
| Jersey Mike's   | Restaurant        | Cabelas Outlot 5      | Both     | 1                  | -   | 1    | -     | 2022              | 1,383    | 10 Year Lease        | 100% |
| Sports Clips  | Retail            | Cabelas Outlot 5      | Both     | 10                 | -   | 1    | -     | 2022              | 1,104    | 5 Year Lease         | 100% |
| Starbucks   | Retail            | Cabelas Outlot 5      | Both     | 9                  | -   | 12   | -     | 2019              | 2,220    | 10 Year Lease        | 100% |
| Xfinity   | Retail            | Cabelas Outlot 5      | Both     | 8                  | -   | 15   | -     | 2019              | 4,100    | 7 Year Lease         | 100% |
| Starbucks   | Big Box Retail    | Inside Target         | Both     | 11                 | -   | 8    | -     | 2006              |          |                      | 100% |
| Chick-Fil-A   | Restaurant        | Outlot                | Both     | 2                  | -   | 12   | -     | 2020              | 5,000    | Purchase             | 100% |
| Bob Evans   | Restaurant        | Outlot                | Both     | 3                  | -   | 1    | -     | 2006              | 5,000    | 20 Year Lease        | 100% |
| Cheddars  | Restaurant        | Outlot                | Both     | 8                  | -   | 13   | -     | 2007              | 8,000    | Purchase             | 100% |
| El Paso Mexican Grill   | Restaurant        | Outlot                | Both     | 2                  | -   | 14   | -     | 2022              | 5,389    | Purchase             | 100% |
| Five Guys   | Restaurant        | Outlot                | Both     | 10                 | -   | 1    | -     | 2015              | 2,400    | Purchase             | 100% |
| Fusion Japanese Steakhouse  | Restaurant        | Outlot                | Both     | 1                  | -   | 19   | -     | 2018              | 7,400    | Purchase             | 100% |
| Longhorn Steakhouse   | Restaurant        | Outlot                | Both     | 1                  | -   | 1    | -     | 2023              | 6,500    | 10 Year Lease        | 100% |
| Primanti Brothers   | Restaurant        | Outlot                | Both     | 11                 | -   | 14   | -     | 2014              | 5,794    | Purchase             | 100% |
| Quaker Steak and Lube   | Restaurant        | Outlot                | Both     | 8                  | -   | 30   | -     | 2009              | 7,500    | 20 Year Lease        | 100% |
| Texas Roadhouse   | Restaurant        | Outlot                | Both     | 2                  | -   | 1    | -     | 2016              | 7,500    | Purchase             | 100% |
| Wendy's   | Restaurant        | Outlot                | Both     | 11                 | -   | 8    | -     | 2006              | 3,023    | Purchased 10/21      | 100% |
| Taco Bell   | Restaurant        | Outlot                | Both     | 7                  | -   | 12   | -     | 2019              | 2,000    | Purchased 07/21      | 100% |
| AT&T Phone Store  | Retail            | Outlot                | Both     | 11                 | -   | 1    | -     | 2009              | 3,500    | Building Purchased   | 100% |
| Bella Nail Bar  | Retail            | Outlot                | Both     | 4                  | -   | 1    | -     | 2021              | 1,500    | Purchase             | 100% |
| Cold Stone Creamery   | Specialty         | Outlot                | Both     | 2                  | -   | 1    | -     | 2018              | 1,500    | Bldg Purchased 08/20 | 100% |

(continued)

## Status of Development

June 30, 2024

| Owner or Tenant   | Category               | Location of Property  | TIF Type | Current Term Start |     |      | Sq Ft  | Purchase or Lease | Progress             |      |
|---|------------------------|-----------------------|----------|--------------------|-----|------|--------|-------------------|----------------------|------|
|   |                        |                       |          | Month              | Day | Year |        |                   |                      |      |
| Property Constructed or Under Construction - Opened, Leased, Sold or under LOI: |                        |                       |          |                    |     |      |        |                   |                      |      |
| Cricket Wireless  | Retail                 | Outlot                | Both     | 3                  | -   | 1    | 2017   | 1,500             | Bldg Purchased 08/20 | 100% |
| Crumble Cookie  | Specialty              | Outlot                | Both     | 7                  | -   | 15   | - 2023 | 2,500             | Building Purchased   | 100% |
| Vacant  | Restaurant             | Outlot                | Both     |                    |     |      |        | 6,425             | Closure              | 100% |
| Galaxy Smoke  | Retail                 | Outlot                | Both     | 11                 | -   | 1    | - 2021 | 1,500             | Purchase             | 100% |
| Gamestop  | Games                  | Outlot                | Both     | 12                 | -   | 15   | - 2011 | 1,947             | Purchase             | 100% |
| Geno's Café   | Entertainment / Retail | Outlot                | Both     | 4                  | -   | 1    | - 2024 | 8,000             | Purchase             | 100% |
| Great Clips   | Retail                 | Outlot                | Both     | 10                 | -   | 1    | - 2015 | 1,500             | Purchase             | 100% |
| Harley Davidson   | Retail                 | Outlot                | Both     | 3                  | -   | 1    | - 2018 | 10,101            | Purchase             | 100% |
| Illinois Rental   | Rental                 | Outlot                | Both     | 3                  | -   | 1    | - 2018 | 1,000             | Temporary Lease      | 100% |
| Jimmy Johns   | Restaurant             | Outlot                | Both     | 7                  | -   | 1    | - 2018 | 1,750             | Purchase             | 100% |
| Kay Jewelers  | Retail                 | Outlot                | Both     | 10                 | -   | 1    | - 2015 | 2,300             | Purchase             | 100% |
| Mattress Firm   | Retail                 | Outlot                | Both     | 10                 | -   | 1    | - 2015 | 4,500             | Purchase             | 100% |
| McDonalds   | Restaurant             | Outlot                | Both     | 12                 | -   | 4    | - 2006 | 3,000             | Purchase             | 100% |
| Russell Stover  | Specialty              | Outlot                | Both     | 8                  | -   | 13   | - 2007 | 5,040             | Purchase             | 100% |
| Sleep Number  | Retail                 | Outlot                | Both     | 12                 | -   | 1    | - 2020 | 2,700             | Purchase             | 100% |
| Smoker Friendly   | Specialty Retail       | Outlot                | Both     | 10                 | -   | 31   | - 2009 | 2,000             | Purchase             | 100% |
| Sprint  | Retail                 | Outlot                | Both     | 10                 | -   | 1    | - 2015 | 1,500             | Purchase             | 100% |
| WesBanco  | Office                 | Outlot                | TIF      | 12                 | -   | 1    | - 2021 | 3,391             | 5 Year Lease         | 100% |
| East Coast Metals   | Light Industrial       | Phase VI - Lt Indust. | TIF      | 3                  | -   | 1    | - 2017 | 57,550            | 20 Year Lease        | 100% |
| Kalkreuth Roofing and Sheet Metal   | Light Industrial       | Phase VI - Lt Indust. | TIF      | 3                  | -   | 1    | - 2018 | 35,000            | 20 Year Lease        | 100% |
| Silgan Plastics   | Industrial             | Phase VI - Lt Indust. | TIF      | 8                  | -   | 1    | - 2022 | 120,000           | 10 Year Lease        | 100% |
| The Highlands Sports Complex  | Sports Complex         | Phase VIII            | Both     | 8                  | -   | 15   | - 2020 | 150,000           | OCDA Developed       | 100% |
| Amedisys  | Office                 | Town Center           | Both     | 5                  | -   | 1    | - 2020 | 2,573             | 5 Year Lease         | 100% |
| IWG HQ Shared Office  | Office                 | Town Center           | Both     | 9                  | -   | 1    | - 2024 | 8,269             | 10 Year Lease        | 100% |
| Bower's on The Market   | Specialty Retail       | Town Center           | Both     | 5                  | -   | 1    | - 2022 | 1,412             | 5 Year Lease         | 100% |
| Bubba's Gourmet Burghers  | Restaurant             | Town Center           | Both     | 8                  | -   | 15   | - 2016 | 6,000             | 10 Year Lease        | 100% |
| Cardinal Pediatrics   | Medical Office         | Town Center           | Both     | 11                 | -   | 21   | - 2021 | 1,900             | 2 Year Lease         | 100% |
| Clutch Gaming   | Retail                 | Town Center           | Both     | 7                  | -   | 1    | - 2023 | 1,700             | Signed lease         | 100% |
| DiCarlo's Pizza   | Restaurant             | Town Center           | Both     | 11                 | -   | 15   | - 2020 | 1,140             | 5 Year Lease         | 100% |
| Dr. Bannan  | Medical Office         | Town Center           | Both     | 10                 | -   | 1    | - 2022 | 5,000             | 10 Year Lease        | 100% |
| Dr. Marra   | Medical Office         | Town Center           | Both     | 1                  | -   | 1    | - 2022 | 3,500             | 2 Year Lease         | 100% |
| First Settlement Physical Therapy   | Office                 | Town Center           | Both     | 3                  | -   | 1    | - 2022 | 2,550             | 1 Year Lease         | 100% |
| Fore Seasons Golf   | Entertainment          | Town Center           | Both     | 7                  | -   | 1    | - 2020 | 1,600             | 5 Year Lease         | 100% |
| H & R Block   | Office                 | Town Center           | Both     | 5                  | -   | 1    | - 2024 | 1,563             | 3 Year Lease         | 100% |
| Highlands Event Center  | Event                  | Town Center           | Both     | 7                  | -   | 15   | - 2016 | 4,100             | OCDA Developed       | 100% |
| Highmark  | Office                 | Town Center           | Both     | 3                  | -   | 1    | - 2024 | 5,982             | 5 Year Lease         | 100% |
| Howards Diamonds  | Retail                 | Town Center           | Both     | 10                 | -   | 1    | - 2016 | 2,400             | 10 Year Lease        | 100% |
| Kalkreuth Roofing and Sheet Metal   | Office                 | Town Center           | Both     | 10                 | -   | 1    | - 2018 | 4,100             | 2 Year Lease         | 100% |
| Lauttamus Communication   | Retail                 | Town Center           | Both     | 1                  | -   | 1    | - 2024 | 1,050             | 1 Year Lease         | 100% |
| National Guard  | Office                 | Town Center           | Both     | 11                 | -   | 1    | - 2023 | 2,200             | 5 Year Lease         | 100% |
| NiNi's Treasures  | Specialty Retail       | Town Center           | Both     | 10                 | -   | 1    | - 2017 | 2,722             | 10 Year Lease        | 100% |
| Ohio Valley Dermatology   | Health                 | Town Center           | Both     | 10                 | -   | 1    | - 2024 | 6,183             | 10 Year Lease        | 100% |
| Sokolin   | Retail                 | Town Center           | Both     | 3                  | -   | 1    | - 2022 | 3,000             | 5 Year Lease         | 100% |
| Statoil   | Office                 | Town Center           | Both     | 1                  | -   | 1    | - 2024 | 1,793             | 5 Year Lease         | 100% |
| The Mentor Network (REM)  | Office                 | Town Center           | Both     | 12                 | -   | 1    | - 2023 | 5,280             | 5 Year Lease         | 100% |
| Tony's Nails  | Specialty Retail       | Town Center           | Both     | 7                  | -   | 1    | - 2018 | 1,700             | 10 Year Lease        | 100% |
| TSG Computers   | Office                 | Town Center           | Both     | 9                  | -   | 1    | - 2022 | 5,100             | 5 Year Lease         | 100% |
| Vacant  | Restaurant / Retail    | Town Center           | Both     |                    |     |      |        | 12,500            | Partial Construction | 20%  |
| Vacant  | Office / Call Center   | Town Center           | Both     |                    |     |      |        | 19,300            | Downsize/Move        | 100% |
| Vacant  | Educational / Office   | Town Center           | Both     |                    |     |      |        | 15,900            | Lease Ended          | 100% |
| Vacant  | Office / Call Center   | Town Center           | Both     |                    |     |      |        | 33,738            | Lease ended          | 100% |

### Vacant Spaces

#### 2021 Tenant Activity

#### 2022 Tenant Activity

#### 2023 Tenant Activity

#### 2024 Tenant Activity

# **Ohio County, West Virginia**

## **Property Transactions**

**Attachment for question # 10**



# **Ohio County, West Virginia**

## **2024 Property Transactions**

### **Sales**

#### **1. Phase 2**

|            |   |
|------------|---|
| Purchaser: | Ohio Valley Industrial & Business Development Corporation (d.b.a. Regional Economic Development Partnership (or "REDP"))  |
| Acreage:   | 5.65  |
| Purpose:   | Sale of vacant property to REDP to construct and lease a new, state of the art shooting range, retail store, and training center with multiple shooting ranges and entertainment areas. |
| Sale Date: | December 24, 2023   |

### **Purchases**

#### **1. Phase 5**

|          |     |
|----------|-----|
| Seller:  | n/a |
| Acreage: | n/a |
| Purpose: | n/a |
| Sale:    | n/a |



**City of Parkersburg**

# **Project Description & Annual Report**

Section 19:

- TIF District #1, Project #1, Avery Court Redevelopment

# **City of Parkersburg**

## **TIF District #1, Phase 1, Avery Court Redevelopment Project**

### **The TIF District:**

The district consists of two acres situated immediately to the north of downtown Parkersburg. It is bounded by Avery Street to the west, Eleventh Street to the north, Cornwall Street to the east, and a wooded hillside to the south. Residential property predominates.

### **The TIF Project:**

Avery Court will eventually consist of 16 town-homes and 66 single-level condominiums. According to the project developer, Avery Court will “improve...blighted conditions in the area, provide much-needed market-rate residential development to the city, extend the development boundaries from existing downtown revitalization and, most importantly provide the start of a consumer base that will consider the downtown a viable residential, business retail and entertainment alternative once again.” The TIF district is geographically coextensive the project area. Thus, the burden of TIF debt service will fall exclusively on the project developer and/or Avery Court property owners.

## **TIF District #3, Phase 1, Avery Court Redevelopment Project**

### **The TIF District:**

The Project Developer proposes to develop a high-density multi-family residential development in the TIF District located at Avery, Eleventh and Cornwall Streets to be known as Avery Court. Avery Court will require the assembly of 22 separate but contiguous parcels of land totaling approximately 2 acres of ground and is planned to offer 16 town-homes and 66 single level condominiums. The first phase of the Avery Court development (“Phase 1”) is planned to offer a 50-unit condominium facility and a multi-level parking garage. The second phase of the Avery Court Development (“Phase 2”) is planned to offer 16 town-homes and 16 single condominium facilities. This high-density development plans to offer residential alternatives from 900 square feet to 1,900 square feet, structured parking, on site management, quality finish package, state-of-the-art technology and accessibility, in a fully secure environment and within walking distance of the downtown of the City (the “Downtown” or “Central Business District”).

Avery Court is intended to provide market rate housing for purchase and lease and will be marketed to active seniors, empty nesters, and young professionals who seek a living environment within walking distance to Downtown amenities and a maintenance free lifestyle. By taking steps to reestablish the Downtown as a preferred living environment, redevelopment of the Downtown area can be accomplished. The development will help to restore economic viability to the Downtown area by introducing a “24/7” consumer base comprising urban residents who will choose a well located and high quality development as a residential alternative. Once the consumer base is solidified, new shops, restaurants and service businesses should consider these areas as viable demographic markets where they can take advantage of diverse business and residential customer.

The City is currently experiencing a steady stream of new construction that will include the current expansion of the Bureau of Public Debt facility, as well as expansion of St. Joseph’s and Camden-Clark

Memorial Hospitals. Avery Court will be located within a four-minute walk from City and County offices, the Bureau of Public Dept, and both hospitals. Avery Court will be marketed to the professionals, administrators, and medical staff that accompany this type of business expansion, as well as the senior population of the area looking to maintain an independent lifestyle while eliminating the maintenance associated with some of the City's older housing.

In summary, the Avery Court develop will improve the blighted conditions in the area, provide much needed market rate residential development to the City, extend the development boundaries from existing downtown revitalization, and most importantly, provide the start of a consumer base that will consider the Downtown a viable residential, business, retail, and entertainment alternative once again.

### **The TIF Project:**

The TIF Project consists of the first phase of the Avery Court development, which includes the design, equipping and constructing of a 50-unit condominium facility, a multi-level parking garage, roads, storm-water improvements, sewer, streetscape and other infrastructure improvements. A portion of the TIF Project is planned to be financed from the proceeds of tax increment obligations (the "TIF Bonds") issued by the City and other funds available over time in the tax increment revenue fund (the "TIF Fund") established for the TIF District.

The TIF Project is consistent with the stated goals and objectives of the TIF Amendment to the West Virginia Constitution, as well as City's comprehensive planning regarding economic development and revitalization of Downtown. Additionally, the TIF Project achieves the City's goal of redevelopment and reuse of the Downtown area and the removal of slum and blight within the Central Business District.

**WEST VIRGINIA  
TAX INCREMENT FINANCING**

**ANNUAL REPORT OF  
STATUS OF PROJECT PLAN(S) AND PROJECTS(S)**

**Date of Report: August 28, 2024**

**SECTION I. COVER SHEET**

1. Name of County or Municipality which established the District: **City of Parkersburg**

2. Contact Person/Title: **Ryan Barber, Development Director**

3. Address:

**#1 Government Square**

**P.O. Box 1627**

**Parkersburg, WV 26102**

4. Telephone Number:

**Phone: (304) 424-8415**

**Fax Number: (304) 424-8464**

**Email Address: [ryan.barber@parkersburgwv.gov](mailto:ryan.barber@parkersburgwv.gov)**

5. Name of development or redevelopment district:

**Avery Court Redevelopment, District #3**

6. Name of development or redevelopment project(s):

**Avery Court Redevelopment Project #1**

7. Name of Developer or Agency: **The Phoenix Group, LLC**

8. Contact Person/Title: **Michael L. Castle, Jr., President**

9. Address:

**1117 University Avenue**

**Morgantown, WV 26505**

10. Phone:

**Office:**

**(304) 284-0122**

**Fax Number:**

**(304) 288-0124**

**Email:**

**castle@phoenixgroupwv.com**

**2024 ANNUAL TAX INCREMENT FINANCING (TIF)  
REPORT FOR  
THE AVERY COURT REDEVELOPMENT PROJECT**

As outlined in [Chapter 7-11B-15\(a\)](#) of the West Virginia Tax Increment Financing Act, each year, the governing body of a municipality, or its designee, that has approved a development or redevelopment project plan shall prepare a report giving the status of each plan and each development and redevelopment project included in the plan and file it with the executive director of the Development Office.

- I. Aggregate amount and the amount by source of revenue in the T.I.F. financing fund: The bonds were sold on May 1, 2006.

**The total bond sale was \$2 Million.**

2. The amount and purpose of expenditures from the tax increment financing fund.

|                                    |                     |
|------------------------------------|---------------------|
| <b>Developer Reimbursement</b>     | <b>\$188,420.00</b> |
| <b>Cost of Bond Issuance</b>       | <b>\$200,000.00</b> |
| <b>Administrative Expense Fund</b> | <b>\$15,000.00</b>  |
| <b>Capitalized Interest</b>        | <b>\$200,000.00</b> |
| <b>Debt Service on Bonds</b>       | <b>\$0.00</b>       |
| <b>Bond Redemption</b>             | <b>\$0.00</b>       |
| <b>Total Disbursements</b>         | <b>\$603,420.00</b> |

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$2,000,000**
4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:

**Class IV Property -**

**\$1,423,680; Total base-year value is \$56,160. (The properties in the TIF project have been consolidated into one lot/parcel.)**

5. Assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

**\$1,423,680**

6. Assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

**\$1,479,840**

7. Payments made in lieu of taxes received and expended:

**\$0.00**

**The assets are held privately, therefore no payments have been made and Castle Ventures, LLC continues to pay property taxes to Wood County, WV.**

8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.

**Not applicable.**

9. Copy of any development or redevelopment plans, which shall include the required findings and cost-benefit analysis.

**This information was submitted to the WV Development Office previously.**

10. The Cost of any property Acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

**The Developer acquired property from the City of Parkersburg at a cost of \$65,386.19. The Developer acquired additional property adjacent to the site from a private landowner to expand the project. The closing on the property was in October 2006 at a cost of \$13,855.**

11. Number of parcels of land acquired by or through initiation of eminent domain proceedings:

**One**

12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:

**The estimated number of jobs created was 10. These positions were to include clerical, maintenance, sales and marketing. The estimated annualized wages and benefits was estimated to be \$450,000.**

**During construction of this project, the developer hired an architectural firm as well as an engineering firm to prepare the plans and construction drawings. A construction company hired as a project manager. The estimated labor cost associated with the planning and construction of this project was in excess of \$5,000,000.**

13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

**Castle Ventures, LLC has a property manager and maintenance technician on staff for the Avery Court Apartment complex. Their combined annualized wage, including wage and benefits, is between \$40,000 and \$50,000. In addition, the company has contracts with local landscape, cleaning, appliance and pest management companies for general maintenance and upkeep.**

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

|                                    |                     |
|------------------------------------|---------------------|
| <b>Developer Reimbursement</b>     | \$ 26,478.59        |
| <b>Cost of Bond Issuance</b>       | 00.00               |
| <b>Administrative Expense Fund</b> | 00.00               |
| <b>Capitalized Interest</b>        | 00.00               |
| <b>Debt Service on Bonds</b>       | 00.00               |
| <b>Bond Redemption</b>             | 00.00               |
| <b>Total Disbursements</b>         | <u>\$ 26,478.59</u> |

Since 2009, the developer has been reimbursed a total of \$283,041.89 for the project. Below is a schedule for reimbursements made to date:

| <b>Tax Year<br/>Assessed</b> | <b>Tax Year<br/>Paid Over</b> | <b>Calendar<br/>Date Received</b> | <b>Amount</b> | <b>Accumulated<br/>Total Tax</b> |
|------------------------------|-------------------------------|-----------------------------------|---------------|----------------------------------|
| 2009/2010                    | 2010/2011                     | 3/17/2011                         | \$ 1,221.26   | \$ 1,221.26                      |
| 2009/2010                    | 2011/2012                     | 7/18/2011                         | \$ 1,704.30   | \$ 2,925.56                      |
| 2010/2011                    | 2012/2013                     | 7/18/2012                         | \$ 7,128.22   | \$ 10,053.78                     |
| 2011/2012                    | 2012/2013                     | 6/6/2013                          | \$ 17,577.24  | \$ 27,631.02                     |
| 2012/2013                    | 2013/2014                     | 5/16/2014                         | \$ 22,395.72  | \$ 50,026.74                     |
| 2013/2014                    | 2014/2015                     | 5/5/2015                          | \$ 24,566.39  | \$ 74,593.13                     |
| 2014/2015                    | 2015/2016                     | 11/4/2016                         | \$ 25,509.87  | \$ 100,103.00                    |
| 2015/2016                    | 2016/2017                     | 10/5/2017                         | \$ 25,285.95  | \$ 125,388.95                    |
| 2016/2017                    | 2017/2018                     | 6/13/2018                         | \$ 25,012.55  | \$ 150,401.50                    |



|           |           |            |              |               |
|-----------|-----------|------------|--------------|---------------|
| 2017/2018 | 2018/2019 | 10/22/2019 | \$ 27,581.17 | \$ 177,982.67 |
| 2018/2019 | 2019/2020 | 10/15/2020 | \$ 27,450.29 | \$ 205,432.96 |
| 2019/2020 | 2020/2021 | 5/8/2021   | \$ 25,934.25 | \$ 231,367.21 |
| 2020/2021 | 2021/2022 | 10/8/2021  | \$ 12,367.91 | \$ 243,735.12 |
| 2021/2022 | 2022/2023 | 4/12/2023  | \$ 12,828.18 | \$ 256,563.30 |
| 2022/2023 | 2023/2024 | 10/12/2023 | \$ 13,071.71 | \$ 269,635.01 |
| 2023/2024 | 2024/2025 | 6/18/2024  | \$ 13,406.88 | \$ 283,041.89 |

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

**Not applicable.**

16. The status of the development or redevelopment plan and projects therein:

**The Avery Court Project is complete. The TIF portion of the project was completed in the summer of 2008. A total of 68 (one, two and three bedroom) units were built. Construction on the other (non-TIF) portion of the site was completed in 2012, creating an additional 12 units. A total of 80 units have been developed within walking distance of the central business district, 90 percent of which are occupied at the present time.**

17. The amount of outstanding tax increment financing obligations:

**\$1,768,632.79**

18. Any additional information the County Commission or the Municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.

**None at this time**



# Putnam County Commission

## **Project Descriptions & Annual Reports**

### Section 20:

- TIF District #1, Project #1, Greater Teays Valley
- TIF District #1, Project #2, Public Park & Sewerage System
- TIF District #1, Project #3, Public Parks and Recreation
- TIF District #1, Project #4, Infrastructure Improvement
- TIF District #2, Putnam Business Park

# **Putnam County Commission**

## **TIF District #1, Phase 1, Putnam County**

### **The TIF District:**

The TIF District includes certain properties in Putnam County, West Virginia and was created by an Order of the County Commission duly enacted in December of 2004. The County Commission has found and determined that approval of the TIF Project Application and financing of the costs of the TIF Project will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

### **The TIF Project:**

The County is proposing to develop certain projects in the TIF District to generally include all or some of the following: Acquisition and construction of a sewer transmission line, and all appurtenant facilities along Route 35, and professional services fees, together with costs of preparation of the project plan and related costs. See Section II.C and Section II.D for details.

## **TIF District #1, Project #2, Teays Interceptor**

### **The TIF District:**

The TIF District include certain properties in Putnam County, West Virginia and was created by an Order of the County Commission duly enacted in December of 2004. The County Commission has found and determined that approval of the TIF Project Application and issuance of the TIF Obligations (defined herein) will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development herein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

### **Project Plans of the TIF District**

The County is proposing to develop certain projects in the TIF District, which include the Putnam County Development Project No. 2 (the "TIF Project") and the Putnam County Development Project No. 1 (the "TIF Project No. 1"). TIF obligations to be issued for the TIF Project are planned to be secured by the first lien on TIF Funds (defined herein) of the TIF District. The project plan for TIF Project No. 1 is being prepared separately from the TIF Project. The County has set a public hearing date for TIF Project No. 1 for April 24, 2008. A copy of the resolution approved by the County on March 11, 2008 is provided in Attachment 6.

### **The TIF Project:**

The County is proposing to develop certain projects in the TIF District to generally include all or some of the following: permanent financing of the repair and replacement of a sewer transmission main and

pump station in Teays Valley through the pay-off of the outstanding principal of, and interest on, the Putnam Public Service District Bond Anticipation Notes, Series 2005 A, and professional services fees, together with costs of preparation of the project plan and related costs. The TIF Project has been constructed by Putnam Public Services District. See Section II.C and Section II.D for details.

### **TIF Project No. 1 (Putnam County Development Project No. 1)**

The TIF Project No. 1 is expected to include all or some of the following: the design, acquisition, construction and equipping all or some of the following public improvements generally located in the vicinity of the intersection of Teays Valley Road and Hedrick Road: road and intersection improvements (including utility relocation, utility extensions, lighting, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sewer lines, sewer pump stations, sanitary facilities, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure improvements, and other related public infrastructure and professional services fees, together with costs incurred in preparation of the Project Plan and related costs and reimbursement of costs of the Project incurred after the date of the West Virginia Development Office's approval of the Project Plan.

## **TIF District #1, Project #2, Sewer Project – Amendment**

### **The TIF District:**

The TIF District currently includes the properties which are described in the Order of the County Commission duly enacted in December of 2004 which created the TIF District, a copy of which is included herein in Attachment 6. The County Commission has found and determined that approval of the TIF Project Application and modification of the boundaries of the TIF District will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the TIF District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

The TIF District currently includes all real and personal property (excluding personal motor vehicles) located on the following tax maps of Putnam County, West Virginia (or the successors or subdivisions thereof):

| TAX MAP  | TAX DISTRICTS                  |
|----------|--------------------------------|
| 203      | 10 – Scott                     |
| 212      | 11 – Teays Valley / 10 – Scott |
| 213, 214 | 10 – Scott                     |
| 221      | 11 – Teays Valley              |
| 223, 224 | 10 – Scott                     |

The County Commission desires to modify the existing boundaries of the TIF District by removing the following tax parcels from the TIF District:

| TAX MAP       | TAX DISTRICTS |
|---------------|---------------|
| 203, 214, 223 | 10 – Scott    |

## **Project Plans of the TIF District**

The County has previously obtained the approval of the West Virginia Development Office, pursuant to a letter dated November 1, 2004, of Putnam County Development Project No. 1 ("Project Plan No. 1") for the TIF District. The County formally approved Project Plan No. 1 for the TIF District pursuant to its Order entered on July 22, 2008. Project Plan No. 1 provides for the use of tax increment financing for the design, acquisition, construction and equipping of improvements in the vicinity of the intersection of Teays Valley Road and Hedrick Road (road and intersection improvements including utility relocations, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sewer lines, sewer pump stations, sanitary facilities, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure and professional services fees (the "Devonshire Project").

The County has previously issued the following tax increment financing obligations to finance costs of the Devonshire Project and costs relating thereto (the Prior Bonds"): (i) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and (ii) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000.

The County now proposes approval of Putnam County Development Project No. 2 for the TIF District and desires to modify the existing boundaries of the TIF District by removing certain tax parcels which are currently located in the TIF District. The County adopted a Resolution on October 11, 2011, which set a public hearing to be held before the County on November 22, 2011, for the purpose of entertaining all comments and questions from the citizens of Putnam County relating to the proposed modification of the boundaries and the proposed approval of Project Plan No. 2. A copy of this Resolution is provided in Attachment 6.

### **TIF Project No. 2**

Project Plan No. 2 is composed of two projects. One of such projects consists of the acquisition of land by the Putnam County Parks and Recreation Commission (the "Commission") and the design, acquisition, construction and equipping by the Commission, or its designated agents and/or assignees of public recreation facilities, structures, public infrastructure improvements, amenities, and all necessary appurtenances for a public recreation complex to be located near Hurricane, West Virginia (the "Public Park Project"). The Public Park Project may include but not be limited to the following: site demolition, site preparation, road and parking facility construction, fencing, storm water facilities, landscaping, signage, bridge construction, construction and acquisition of public park amenities, construction of walking trails, public utility installation and improvement, together with all necessary appurtenances. The County will grant proceeds of tax increment revenues generated in the TIF District on a "pay as you go" basis to the Commission for the purpose of paying costs of the Public Park Project. There will be no tax increment financing obligations issued to finance the Public Park Project.

The other project which is included in Project Plan No. 2 consists of the design, acquisition, construction and equipping by the Putnam Service District (the "District") of improvements to its existing public sewerage collection system in Putnam County, consisting of the following (collectively, the "Sewer Project"): (i) construction of new gravity sewer lines together with all necessary appurtenances to serve approximately 277 new customers in a previously unserved area along WV Route 33, (ii) construction of new gravity sewer lines together with all necessary appurtenances to serve approximately 163 new customers in the previously unserved Rocky Step Road and Kilgore Road areas of the District, (iii) construction of new gravity sewer lines to replace the existing deteriorated gravity sewer in the Marina Mobile Home Park, (iv) construction of new gravity sewer lines together with all necessary

appurtenances to serve approximately 56 new customers in a previously unserved area along WV Route 60, and (v) rehabilitate 11 existing brick manholes in the Lexington Estates subdivision using a cement mortar lining. The County will grant proceeds of tax increment revenues generated in the TIF District and on deposit in the TIF Fund on a “pay as you go” basis to the District for the purpose of paying costs of the Sewer Project. There will be no tax increment financing obligations issued to finance the Sewer Project.

See Section II.C and Section II.D for details.

## **TIF District #1, Phase 3, Putnam County**

### **The TIF District:**

The TIF District currently includes the properties which are described in the Order of the County Commission duly enacted in December of 2004 which created the TIF District, as modified by the Order of the County Commission enacted on February 14, 2012, copies of which are included herein in Attachment 6. The County Commission has found and determined that approval of the Putnam County Development Project #3 of the TIF District will benefit the County and its residents by facilitating the need for family friendly recreational facilities, promoting the physical activity of the County’s youth, creating a more attractive environment for retention and attraction of business and industry and increasing the value of property located in the TIF District which will encourage increase employment and business activity within such area and all of which serves a public purpose of the County.

The TIF District currently includes all real and personal property (excluding personal motor vehicles) located on the real property in the following tax maps of Putnam County, West Virginia (or the successors or subdivisions thereof):

| TAX MAP | TAX DISTRICTS                  |
|---------|--------------------------------|
| 212     | 11 – Teays Valley / 10 – Scott |
| 213     | 10 – Scott                     |
| 221     | 11 – Teays Valley              |
| 224     | 10 – Scott                     |

### **The TIF Project:**

The County has previously obtained the approval of the West Virginia Development Office, pursuant to a letter dated November 1, 2004, of Putnam County Development Project No. 1 (“Project Plan No. 1”) for the creation of the TIF District. The County formally approved Project Plan No. 1 for the TIF District pursuant to its Order entered on July 22, 2008. Project Plan No. 1 provides for the use of tax increment financing for the design, acquisition, construction and equipping of certain infrastructure improvements for the development known as Devonshire at Teays Valley in Putnam County, West Virginia, consisting of the design, acquisition, construction and equipping of improvements in the vicinity of the intersection of Teays Valley Road and Hedrick Road (road and intersection improvements including utility relocations, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, culverts and facilities, sewer lines, sewer pump installation of public infrastructure improvements, and other related public infrastructure and professional services fee (the “Devonshire Project”).

The County has previously issued the following tax increment financing obligations to finance costs of the Devonshire Project and costs relating there to (the “Prior Bonds”): (i) Tax Increment Revenue bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal

amount of \$2,840,000, and (ii) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000.

By Order enacted February 14, 2012, following prior approval of the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 2. Putnam County Development Plan No. 2 was comprised of two projects. First, the design, acquisition, construction and equipping of public park improvements at Valley Park. Second, the provision of grant proceeds to Putnam Public Service District to pay a portion of the costs associated with construction of sewer improvement in the District's system. Both projects were funded with monies available in the TIF Fund and no bonds were issued.

The County now proposes approval of Putnam County Development Project No. 3 for the TIF. The County adopted a Resolution on September 10, 2013, which authorized a public hearing, which will be held before the County on November 12, 2013, for the purpose of entertaining all comments and questions from the citizens of Putnam County relating to the proposed approval of Project Plan No. 3. A copy of this Resolution is provided in Attachment 6.

### **Putnam County Development Project No. 3**

Putnam County Development Project No. 3 consists of (a) the design, acquisition, construction, rehabilitation, renovation and equipping by the Commission, or its designed agents and/or assignees, of certain public recreation facilities, specifically of the Wave Pool located near Hurricane, West Virginia; and (b) the preparation of a professional master plan for the parks in Putnam County (collectively, the "Public Parks and Recreation Project" or the "Project"). The improvements at the Wave Pool may include but not be limited to the road paving, pool basin resurfacing, pool fence replacement/expansion, bathhouse facility refurbishment, entrance road paving, circulation and pump system refitting and construction of a gazebo on commons green, together with all necessary appurtenances. The County will utilize tax increment revenues generated in the TIF District on a "pay as you go" for the purpose of paying costs of the Project. There will be no tax increment financing obligations issued to finance the Project.

### **Putnam County Development Project No. 4**

#### **The TIF District:**

The TIF District currently includes the properties which are described in the Order of the County Commission duly entered in December of 2004 which created the TIF District, as modified by the Order of the County Commission duly entered on February 14, 2012. The County Commission obtained the approval of the West Virginia Development Office, pursuant to a letter dated November 1, 2004, for the creation of the TIF District.

The TIF District currently includes all real and personal property (excluding personal motor vehicles) located on the real property located in the tax maps of Putnam County, West Virginia (or the successors or subdivisions thereof).

#### **Prior Project Plans for the TIF District**

By Order entered on July 22, 2008, following prior approval by the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 1. Putnam County Development Plan No. 1 provided for the use of tax increment revenues to finance design, acquisition, construction and equipping of certain infrastructure improvements for the commercial development known as Devonshire at Teays Valley in

Putnam County, West Virginia. Such infrastructure improvements specifically included, but were not limited to, road improvements in the vicinity of the intersection of Teays Valley Road and Hedrick Road (road and intersection improvements including utility relocations, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sanitary sewer lines, sanitary sewer pump stations, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure and professional fees associated therewith (collectively, the "Devonshire Project").

As approved in Putnam County Development Plan No. 1, the County issued the following tax increment financing obligations to finance costs of the Devonshire Project and costs relating thereto (collectively, the "Prior Bonds"): (i) Tax Increment Revenue Bonds (Devonshire Project No. I), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and (ii) Tax Increment Revenue Bonds (Devonshire Project No. I), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000. The debt service on the Prior Bonds is secured solely from the tax increment generated for the parcels of real property on which the Devonshire Project is located, and the improvements and personal property (excluding personal motor vehicles) thereon.

By Order entered on February 14, 2012, following prior approval by the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 2. Putnam County Development Plan No. 2 approved a project (collectively, "Putnam County Development Project No. 2") which was comprised of two components. The first component of Putnam County Development Project No. 2 was the design, acquisition, construction and equipping of certain improvements at Valley Park. The second component of Putnam County Development Project No. 2 was a grant by the County Commission to Putnam Public Service District to pay a portion of the costs associated with construction of sewer improvements for the District's **7085534** sanitary collection and treatment system. Putnam County Development Project No. 2 was funded with monies available in the TIF Fund and no debt secured by the tax increment revenues of the District was issued.

By Order entered on November 12, 2013, following prior approval by the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 3. Putnam County Development Plan No. 3 approved a project (collectively, "Putnam County Development Project No. 3") which was comprised of two components. The first component of Putnam County Development Project No. 3 was the design, acquisition, construction, rehabilitation, renovation and equipping by the Commission, or its designated agents and/or assignees, of improvements at the Putnam County Wave Pool, specifically including, but not limited to, the following: pool basin resurfacing, pool fence replacement/expansion, bathhouse facility refurbishment, entrance road paving, circulation and pump system refitting and construction of a gazebo on commons green, together with all necessary appurtenances. The second component was the preparation of a professional master plan for the Putnam County Park System. Putnam County Development Project No. 3 was funded with monies available in the TIF Fund and no debt secured by the tax increment revenues of the District was issued.

#### **Putnam County Development Project No. 4**

The County now proposes approval of Putnam County Development Project No. 4 for the TIF District. The County adopted a Resolution on January 26, 2016, which authorized a public hearing, which will be held before the County on March 8, 2016, for the purpose of entertaining all comments and questions from the citizens of Putnam County relating to the proposed approval of Putnam County Development Project No. 4. Copies of both Resolutions are provided in Attachment 6.

Putnam County Development Project No. 4 consists of two components:



I. Design, acquisition, construction, rehabilitation, renovation and equipping by the Commission, or its designated agents and/or assignees, of facilities at Valley Park, specifically including, but not limited to, the following: baseball/softball tri-plex, amphitheater improvements, soccer field improvements, new bazaar/farmer's market, new common's plaza and multipurpose field, entrance, road and parking improvements, and all necessary appurtenances (collectively, the "Valley Park Improvements"); and

2. A grant to Putnam Public Service District in the amount of \$699,000.00 to pay a portion of the cost of water system storage improvements to ensure continuity of water service not only along Interstate 64 in Putnam County, but also along new Route 35 (collectively, the "Water System Storage Improvements").

The County Commission has found and determined that approval of the Putnam County Development Project #4 for the TIF District will benefit the County and its residents by expanding tourism opportunities, facilitating the availability of family focused recreational facilities, promoting the physical activity of the County's citizens, creating a more attractive environment for retention and attraction of business and industry and increasing the value of property located in, and adjacent to, the TIF District which will encourage increased employment and business activity within such area and all of which serves a public purpose of the County.

## **TIF District #2, Putnam Business Park**

### **The TIF District:**

The TIF District includes certain properties in Putnam County, West Virginia and was created by an Order of the County Commission duly enacted in December of 2004. The County Commission has found and determined that approval of the TIF Project Application and issuance of the TIF Obligations (defined herein) will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will results in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

### **Devonshire Development**

The Devonshire Development ("Devonshire") is a 110-acre site located within the TIF District and less than a mile off the interchange on Interstate 64 that is currently under construction in Putnam County. Devonshire is a 837 unit planned development that the Project Developer plans to develop over the next ten years into a total of 537 apartments, 70 for sale condominiums, 174 for sale town houses and 59 single family lots. Based on market research, Devonshire will provide affordable for-sale housing opportunities not found in the area with opening prices ranging from \$140,000 to \$350,000 plus for the various product types. Additionally, the research has identified the severe lack of first class rental apartments with amenities that can be found in other areas of the country but not in this area of West Virginia.

Several key facts about the Devonshire Development are as follows: (i) it is projected to generate in excess of \$29,000,000 in tax revenue over the next 20 years; (ii) it is projected to have a minimal impact on the existing school system as it will only add 14 students per year to the school system over the ten year build out; (iii) it is planned to provide necessary affordable for-sale housing and much desire luxury rental options for the community, which will in turn help support further business growth for the area. Corporations such as Toyota and the Tri State Racetrack and Gaming Center are all in need of housing options for their valued employees.

The private development investment for Devonshire is projected to exceed one hundred million dollars (\$100,000,000). These projected development costs are not part of the costs of the TIF Project. This projected private investment amount includes the cost of land development costs, sticks and bricks construction of both the rental and for sale housing product, as well as all related marketing, financing and soft costs related to the development.

The projected private development costs will be funded by financing from private lending institutions that will be guaranteed by the Developer.

### **Project Plans of the TIF District**

The County is proposing to develop certain projects in the TIF District, which include the Putnam County Development Project No. 1 (the “TIF Project”) and Putnam County Development Project No. 2 (the “TIF Project No. 2”).

#### **The TIF Project No. 1:**

The TIF Project is expected to include all or some of the following: the design, acquisition, construction and equipping all or some of the following public improvements generally located in the vicinity of the intersection of Teays Valley Road and Hedrick Road: road and intersection improvements (including utility relocation, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sewer lines, sewer pump stations, sanitary facilities, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure and professional services fees, together with costs incurred in preparation of the Project Plan and related costs of the Project Plan and reimbursement of costs previously incurred for such purposes (except that the reimbursement of costs shall not include construction related costs incurred before the date of the West Virginia Development Office’s approval of the Project Plan). See Section II.C and Section II.D for additional detail.

#### **The TIF Project No. 2:**

The County is proposing to develop certain projects in the TIF District to generally include all or some of the following: permanent financing of the repair and replacement of a sewer transmission main and pump station in Teays Valley, and other related public infrastructure and professional services fees, together with costs of preparation of the project plan and related costs. The County plans to hold a public hearing date for the Putnam County Development Project No. 2 (the “TIF Project No. 2”) on or about April 15, 2008. A copy of the resolution approved by the County on March 11, 2008 is provided in Attachment 6.

## **TIF District #2, Putnam Business Park – Amendment**

#### **The TIF District:**

The Putnam County Development Authority (the “PCDA”) proposes that The County Commission of Putnam County (the “County Commission”) create the “Putnam County TIF District No. 2 (Putnam County Business Park)” the “TIF District”). The proposed TIF District is comprised of a number of individual parcels of contiguous real property located generally at or near U.S. Route 35 and Putnam Business Park Drive situate in Putnam County, West Virginia, including the entirety of the Putnam

County Business Park (the “Business Park”) and a number of adjacent properties thereto. A map of the proposed TIF District and a list of the included parcels of real property, as identified by Tax Map and Parcel Number, are provided in Attachment 2. The PCDA proposes that the TIF District be created by the County Commission for the purpose of facilitating planning, acquisition, construction and equipping of infrastructure improvements within the TIF District, as well as the land contiguous thereto, and the potential acquisition of additional property for inclusion in the Business Park, in an effort to attract new investments in the development and redevelopment of the land and properties within the TIF District and surrounding areas.

### **The TIF Project:**

The PCDA (the “Developer”) proposes to serve as master developer for the development of an archeological study of the Business Park, a comprehensive Business Park plan and certain infrastructure improvements within the TIF District, including, with limitations, earthwork, roads, curbing, sidewalks, water lines, sanitary sewer lines, stormwater facilities, natural gas lines, electric lines, telephone lines, cable lines, data transmission lines, and other related infrastructure and utility improvements all within or benefitting the proposed TIF District, specifically including, but not limited to, the infrastructure and utility improvements set forth and more particularly indicated on the map provided in Attachment 2 (collectively, the “Initial TIF Project”). To the extent that additional TIF revenues and/or TIF bond proceeds are available, the Developer proposes to (i) construct additional infrastructure and utility improvements within the Business Park; and/or (ii) acquire additional land for the Business Park and design, acquire and construct infrastructure and utility improvements consistent with the description of the TIF Project, but which are not depicted on the map provided in Attachment 2 (collectively with the Initial TIF Project, the “TIF Project”).

# **TAX INCREMENT FINANCING ANNUAL REPORT**

**FILED WITH THE EXECUTIVE DIRECTOR OF THE  
WEST VIRGINIA DEVELOPMENT OFFICE AND PUBLISHED AT  
[WWW.PUTNAMCOUNTYGOV.COM](http://WWW.PUTNAMCOUNTYGOV.COM)**

**The County Commission of Putnam County**

**Putnam County TIF DISTRICT #1**

**Fiscal Year Ending June 30, 2024**

**Submitted By:**

**The County Commission of Putnam County  
12093 Winfield Road  
Winfield, West Virginia 25213**

## Section I. TIF District and Project Information

- 1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

Total Real and Personal Property Tax Deposited in TIF Fund from inception:  
\$20,064,170 (as of June 30, 2024)

- 2) The amount and purpose of expenditures from the tax increment financing fund:

During the 2023-2024 Fiscal Year, a total of \$2,548,242.38 was expended from the TIF Fund. The funds were allocated to the following purposes.

- A. \$281,569.03 was transferred to United Bank, Inc., as bond trustee for the TIF Bonds (hereinafter defined), for application to payment of the Administrative Expenses of the TIF District and the debt service on the TIF Bonds.
- B. \$2,266,673.35 was transferred to Wesbanco, Inc., as bond trustee for the TIF Bonds associated with Putnam County Development Project No. 4.

- 3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

The County Commission of Putnam County (the "County Commission") has issued its Tax Increment Revenue Bonds (Devonshire Project No. 1) in two series in the aggregate principal amount of \$3,440,000 (collectively, the "TIF Bonds"). The TIF Bonds are secured by the increment generated only from the properties involved in the Devonshire Project.

The County Commission of Putnam County (the "County Commission") has issued its Tax Increment Revenue Bonds (Putnam County Development Project No. 4) in two series in the aggregate principal amount of \$9,160,000 (collectively, the "TIF Bonds") secured by revenue generated from TIF District #1.

The Putnam County Building Commission has issued its Lease Revenue Bonds (Putnam County Development Project No. 4) in the principal amount of \$8,405,000 secured by excess revenue generated from TIF District #1.

- 4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:

The base assessed value of the taxable real and personal property (excluding personal motor vehicles) in the TIF District, including the properties involved in the Devonshire Project, is \$221,090,872.

- 5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

The assessed value of the taxable real and personal property (excluding personal motor vehicles) located in the TIF District as of June 30, 2024 was \$497,285,490.

- 6) The assessed value added to base assessed value of the development or redevelopment project of the taxable property having a tax situs in the development or redevelopment district, as the case may be:

|                              |                              |
|------------------------------|------------------------------|
| June 30, 2024 Assessed Value | \$497,285,490                |
| Less: Base Assessed Value    | <u>&lt;\$221,090,872&gt;</u> |
| Incremental Assessed Value   | \$276,194,618                |

- 7) Payments made in lieu of taxes received and expended:

There have been no payments made in lieu of taxes for property in the TIF District.

- 8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

In connection with the Devonshire Project, the County Commission had previously entered into a Development Agreement with Devonshire Associates LLC (as Developer) and Cathcart Construction LLC (as Construction Contractor). All construction of the Devonshire Project was completed prior to July 1, 2014.

The County Commission completed Development Project No. 2 prior to July 1, 2015.

The County Commission completed Development Project No. 3 prior to July 1, 2018.

The County Commission completed Development Project No. 4 prior to July 1, 2020.

- 9) A copy of any development or redevelopment plan, which shall include the required finding and cost-benefit analysis:

Previously submitted to the WV Development Office with the applications.

- 10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

No costs are associated during the 2023-24 Fiscal Year.

- 11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:

There have been no parcels of land in the TIF District which have been acquired pursuant to eminent domain proceedings during the 2023-24 Fiscal Year.

- 12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid to persons filling those jobs:

Please refer to the Project Plans for Putnam County Development Project No. 1, 2, 3 & 4 which have been provided in conjunction with previous and current Annual Reports for the Putnam County TIF District #1.

- 13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

Putnam County Development Project No. 1.

Devonshire Associates, LLC, the developer of the Devonshire Project approved in Putnam County Development Project No. 1, currently employs the following positions which are associated with the Devonshire Development:

Property Manager - \$51,500  
Asst Property Manager - \$31,000  
Maintenance - \$52,000

Putnam County Development Project No. 2.

Putnam County Development Project No. 2 did not result in the creation of any direct new jobs.

Putnam County Development Project No. 3.

Putnam County Development Project No. 3 did not result in the creation of any direct new jobs.

Putnam County Development Project No. 4.

Putnam County Development Project No. 4 created new positions for Putnam County Parks and Recreation.

Marketing Director - \$40,000

Sports Coordinator - \$31,200

Maintenance Staff – Various hourly rates

Wave Pool Staff – Various hourly rates

- 14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of the West Virginia Development Office may require:

\$2,548,242.38 was expended from the TIF Fund during the 2023-24 Fiscal Year. These funds were expended for the purposes outlined in the response to Question 2, above.

- 15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

No payments made in lieu of taxes for property in the TIF District during the 2023-24 Fiscal Year.

- 16) The status of the development or redevelopment plan and projects therein:

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 1 was completed prior to July 1, 2014.

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 2 was completed prior to July 1, 2015.

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 3 was completed prior to July 1, 2018.

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 4 was completed prior to July 1, 2020.

- 17) The amount of outstanding tax increment financing obligations:



### Project #1

The County Commission has issued two series of bonds payable from the tax increment attributable to only the portion of the properties in the TIF District involved in the Devonshire Project:

1. Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and outstanding as of June 30, 2024 in the aggregate principal amount of \$2,840,000.
2. Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000, and outstanding as of June 30, 2024 in the aggregate principal amount of \$600,000.

### Project #4

1. Tax Increment Revenue Bonds (Putnam County Development Project #4) Series 2017A, dated July 13, 2017, issued in the original aggregate principal amount of \$7,760,000 and outstanding as of June 30, 2024 in the aggregate principal amount of \$5,065,000.
2. Tax Increment Revenue Bonds (Putnam County Development Project #4) Series 2017B, dated July 13, 2017, issued in the original aggregate principal amount of \$1,400,000 and outstanding as of June 30, 2024 in the aggregate principal amount of \$945,000.
3. Lease Revenue Bonds Series 2018A, dated February 13, 2018, issued in the original aggregate principal amount of \$8,405,000 and outstanding as of June 30, 2024 in the aggregate principal amount of \$7,515,000.

- 18) Any additional information the County Commission preparing the report deems necessary or that the Executive Director of the Development Office may by procedural rule require:

The County Commission has nothing additional to report at this time.

## **Section II. Attachments**

A copy of the Project Plan for Putnam County Development Project No. 1 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 2 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 3 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 4 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)



# Raleigh County Commission

## **Project Description & Annual Report**

### Section 21:

- TIF District #1, Glade Springs Village Project

# **Raleigh County Commission**

## **TIF District #1, Glade Springs Village Project**

### **The TIF District:**

Cooper Land Development is currently developing Glade Springs Village, a planned recreational/ retirement community located in Raleigh County, West Virginia. The developer has approval to construct two (2) golf courses, a 69-acre lake, and over 3,000 homesites on approximately 3,000 acres. However, due to adverse site conditions, the continuation of the project is subject to the use of Tax Increment Financing as a means to offset future development cost overruns.

Cooper Land Development is requesting the use of Tax Increment Financing for the specific purpose of utility installation at Glade Springs Village. The utility package for which Cooper Land Development has made either contractual obligations or other agreements include the water system, sewer system, electrical system, telephone system, and natural gas system. The phasing of the utility installation will correspond to the phasing of our sales operation and is expected to be performed over an either (8) year period.

As a result of the Tax Increment Financing for the installation of utilities, Cooper Land Development will expect to increase the assessed value of the "Development Area" from approximately \$55 million in Year 2002 to \$250 million within the next 30 years. The culmination of our core business lot sales program and the projected home starts at Glade Springs Village provide the foundation for such a dramatic increase in the tax base. The TIF program will allow Cooper Land Development an opportunity to sell 2,332 additional residential lots over the next six to eight (6-8) years.

### **The TIF Project:**

Utility construction at Glade Springs Village is very challenging due to the abundance of rock and the depth of bury requirements of the various utilities. To further complicate the installation, common trenches are used to place all the utilities in an attempt to minimize the total amount of rock removed. The following is a brief overview of the current requirements for installation of each utility. The installation of utilities are subject to State specifications in addition to specific requirements made by utility companies.

**Water and Sewer System:** The work associated with the water and sewer systems consists of furnishing all labor, equipment, and materials, as well as performing all operations necessary to construct the water and sewer main and service extensions. The water system is buried with a minimum of 36 inches of cover for services and pipes greater than 6-inches in diameter. For pipes less than 6-inches, 42 inches of cover is required. The sewer line is constructed with a minimum of 30 inches of cover.

**Electrical System:** The work associated with the installation of the electrical conduit consists of furnishing all labor, equipment, and materials necessary to provide the trenching and backfill for the electrical conduit. The electrical conduit must be buried deeper than any other utility for future safety concerns. At a minimum, the primary system must have 36 inches of cover and the secondary system must have 30 inches of cover. Additional fees may be applied at a future date based on underground vs. overhead cost ratios.

**Natural Gas System:** The work associated with the natural gas system consists of providing a trench of adequate depth and backfill of the gas system. The natural gas provider contracts with an independent contractor to ensure proper installation of the gas line.

**Telephone System:** The telephone provider has the right to utilize an open trench to install the telephone cable. However, the telephone contractor may choose to trench their own utility to avoid timing conflicts associated with multiple utilities using a common trench.

**WEST VIRGINIA  
TAX INCREMENT FINANCING**

**ANNUAL REPORT OF  
STATUS OF PROJECT PLAN(S) AND PROJECT(S)**

**Date of Report:** September 22, 2024

**SECTION I. COVER SHEET**

1. Name of County or Municipality which established District: Raleigh County
2. Contact Person/Title: County Administrator
3. Address: 116-1/2 North Heber Street  
Beckley, WV 25802-2836
4. Telephone Number: ( 304 ) 255-9146  
Fax Number: ( 304 ) 255-9166  
Email Address: ralcom@raleighcounty.com
5. Name of development or redevelopment district: Raleigh County Tax Increment Financing District  
No. 1 – Glade Springs Village District
6. Name of development or redevelopment project(s): Glade Springs Village Project
7. Name of Developer or Agency: Justice Holdings, LLC
8. Contact Person/Title: Stacey Arthur, Accountant
9. Address: Justice Holdings, LLC  
255 Resort Drive  
Daniels, WV 25832
10. Telephone Number: (304) 763-2000  
Fax Number: (304) 763-4990  
Email Address: sarthur@gladesprings.com

## SECTION II. DISCLOSURES

The following information is provided on the attached worksheets:

1. The aggregate amount and the amount by source of revenue in the tax increment financing fund.
2. The amount and purpose of expenditures from the tax increment financing fund.
3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness.
4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate.
5. The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate.
6. The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be.
7. Payments made in lieu of taxes received and expended.
8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.
9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.
10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.
11. The number of parcels of land acquired by or through initiation of eminent domain proceedings.
12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs.
13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid.
14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year.
16. The status of the development or redevelopment plan and projects therein.
17. The amount of outstanding tax increment financing obligations.
18. Any additional information the county commission or the municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.
19. Annual Report published on municipality/county website.
20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued.]
21. Annual Statement to be published in a qualified newspaper, to include:
  - (a) A summary of receipts and disbursements, by major category, of moneys in the tax increment financing fund during that fiscal year;
  - (b) A summary of the status of the development or redevelopment plan and each project therein;
  - (c) The amount of tax increment financing principal outstanding as of the close of the fiscal year; and
  - (d) Any additional information the county commission or municipality deems necessary or appropriate to publish.
22. The name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state.

1. The aggregate amount and the amount by source of revenue in the tax increment financing fund.

|                         |                |
|-------------------------|----------------|
| Revenue Fund            | \$ 132,592.83  |
| 2016 Reserve Fund       | 806,991.00     |
| TIF Excess Fund         | 0.78           |
| 2016 Admin Expense Fund | 2,558.68       |
| 2016A Bond Fund         | 114,409.03     |
| 2016B Bond Fund         | 0.00           |
| 2016C Bond Fund         | 5.08           |
| 2016 Escrow Fund        | 0.00           |
| 2016 Bond Redemption    | .04            |
| TOTAL                   | \$1,056.557.44 |



2. The amount and purpose of expenditures from the tax increment financing fund.

| <u>Period</u>  | <u>Subdivision/Block</u> | <u>Description of Expenditure</u> | <u>Expenditures Submitted</u> | <u>TIF Reimbursements</u> | <u>Remaining</u> |
|--|--------------------------|-----------------------------------|-------------------------------|---------------------------|------------------|
| Total Expenditures Submitted as of 2023 Report         |                          |                                   | \$ 17,115,796.73              |                           |                  |
| Total TIF Reimbursements as of 2023 Report             |                          |                                   |                               | \$ 12,311,528.73          |                  |
| Total TIF Reimbursements Remaining O/S as of 6/30/2023 |                          |                                   |                               |                           | \$ 4,804,268.00  |

Fiscal Year Activity

|  |                  |                  |                 |
|--|------------------|------------------|-----------------|
| Total Expenditures Submitted                           | \$ 17,115,796.73 |                  |                 |
| Total TIF Reimbursements                               |                  | \$ 12,311,528.73 |                 |
| Total TIF Reimbursements Remaining O/S as of 6/30/2024 |                  |                  | \$ 4,804,268.00 |

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness.

The Commission of Raleigh County  
Tax Increment Revenue Bonds  
(Glade Springs Village Project)  
Series 2016

Issued: May 19, 2016

|    |           |              |
|----|-----------|--------------|
| A: | Principal | \$4,570,000  |
|    | Interest  | \$1,298,179  |
| B: | Principal | \$ 0         |
|    | Interest  | \$ 0         |
| C: | Principal | \$ 0         |
|    | Interest  | <u>\$ 0</u>  |
|    | Total     | \$ 5,868,179 |

Maturity Date: May 1, 2032

Maturity Date: May 1, 2018

Maturity Date: May 1, 2032

4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate.

|                   |              |
|-------------------|--------------|
| Real Property     | \$49,991,000 |
| Personal Property | \$ 2,715,424 |

5. The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate.

|                   |               |
|-------------------|---------------|
| Real Property     | \$166,739,790 |
| Personal Property | \$ 2,258,233  |

6. The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be.

|                   |                |
|-------------------|----------------|
| Real Property     | \$ 116,748,790 |
| Personal Property | \$ (457,191)   |

7. Payments made in lieu of taxes received and expended.

None

8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.

None

9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.

Filed with the Development Office, September 2, 2003.



10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.

Not applicable to project.

11. The number of parcels of land acquired by or through initiation of eminent domain proceedings.

None

12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs.

**Summary of Estimated Job Creation:**

|   | <b>Full or Part<br/>Time Jobs</b> | <b>Job<br/>Duration<br/>(Yrs)</b> | <b>Gross<br/>Estimated<br/>Annual<br/>Wages</b> |
|---|-----------------------------------|-----------------------------------|---|
| Non-Permanent Projects / Jobs:          |                                   |                                   |   |
| One-Time Projects                       | 66.0                              | .75 to 1.5                        |   |
| Site Development                        | 43.0                              | 8                                 |   |
| Sales Administration                    | 28.5                              | 8                                 |   |
| Construction / Engineering              | 1.5                               | 8                                 |   |
| <b>TOTAL</b>                            | <b>139.0</b>                      |                                   | <b>3,800,000</b>                                |
| Permanent or Long-Term Projects / Jobs: |                                   |                                   |   |
| Home Construction                       | 45.0                              |                                   |   |
| Property Owner's Association            | 29.0                              |                                   |   |
| <b>TOTAL</b>                            | <b>74.0</b>                       |                                   | <b>3,000,000</b>                                |

13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid.

**Summary of Estimated Job Creation:**

|  | ORIGINAL ESTIMATES            |                           |                                     | RESULTS  |
|--|-------------------------------|---------------------------|-------------------------------------|--|
|  | <u>Full or Part Time Jobs</u> | <u>Job Duration (Yrs)</u> | <u>Gross Estimated Annual Wages</u> | <u>Comments to Results to Date</u>   |
| <b>Non-Permanent Projects/ Jobs:</b>           |                               |                           |                                     |  |
| One-Time Projects                              | 66.0                          | .75 to 1.50               |                                     | First golf course, lake and sales center are complete. Second golf course is complete (wage info not available). |
| Site Development                               | 43.0                          | 8.00                      |                                     | Utility installation complete<br>For 1566 lots (wage info not available)   |
| Sales Administration                           | 28.5                          | 8.00                      |                                     | FY June 2024 – 6 Jobs:<br>Wages/Commissions \$516,093  |
| Construction/Engineering                       | 1.5                           | 8.00                      |                                     |  |
| <b>TOTAL</b>                                   | <b>139.0</b>                  |                           | <b>\$3,800,000</b>                  |  |
| <b>Permanent or Long-Term Projects / Jobs:</b> |                               |                           |                                     |  |
| Home Construction                              | 45.0                          |                           |                                     | 376 homes are complete and an additional 22 are under construction (wage info not available)                     |
| Multi-Family Residential Construction          | 0.0                           |                           |                                     | 5 multi-family buildings are complete (wage info not available)  |
| Property Owners Association                    | 29.0                          |                           |                                     | FY June 2024 – approx 77 Jobs:<br>Approx. Wages \$2,438,370  |
| <b>TOTAL</b>                                   | <b>74.0</b>                   |                           | <b>\$3,000,000</b>                  |  |

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

|                | <b><u>Expenditure<br/>Submitted</u></b> | <b><u>TIF<br/>Reimbursement</u></b> | <b><u>Remaining</u></b> |
|----------------|---|-------------------------------------|-------------------------|
| <b>Summary</b> | <b>\$ 0.00</b>                          | <b>\$ 0.00</b>                      | <b>\$4,804,268.00</b>   |

*Note: For full disclosure, see response to question no. 2.*

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year.

None

16. The status of the development or redevelopment plan and projects therein.

| Utility Installation Status | # of Lots    |
|-----------------------------|--------------|
| Completed                   | 1,566        |
| In-Progress                 | 0            |
| Remaining (estimated)       | 211          |
| <b>Total (estimated)</b>    | <b>1,777</b> |

17. The amount of outstanding tax increment financing obligations.

**Expenditures incurred but not reimbursed from the TIF fund:**

|   |                     |
|---|---------------------|
| (A) Unreimbursed amounts from previously submitted drawdown applications (see response to question no. 2) | 4,789,621.06        |
| (B) Items paid by developer but reimbursement not yet requested   | 575,198.76          |
| <b>TOTAL</b>  | <b>5,364,819.82</b> |



18. Any additional information the county commission or the municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.

None

19. Annual Report published on municipality/county website.

[www.raleighcounty.org](http://www.raleighcounty.org)

20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued.]

21. Annual Statement to be published in a qualified newspaper, to include:

- (A) A summary of receipts and disbursements, by major category, of moneys in the tax increment financing fund during the fiscal year:

|  |              |
|--|--------------|
| Balance in Tax Increment Financing Fund at June 30, 2023 | 1,059,186.48 |
|--|--------------|

Receipts

|  |            |
|--|------------|
| Tax Increment Revenue                    | 969,183.32 |
| Bond Proceeds                            | 0.00       |
| Earnings on Balance Held by Bond Trustee | 73,062.98  |

|                |              |
|----------------|--------------|
| Total Receipts | 1,042,246.30 |
|----------------|--------------|

Disbursements

|                         |              |
|-------------------------|--------------|
| Reimbursed to Developer | 0.00         |
| Cost of Bond Issuance   | 0.00         |
| Debt Service on Bonds   | 1,042,362.50 |
| Administration Fee      | 2,500.00     |
| Bond Redemption         | 12.84        |

|                     |              |
|---------------------|--------------|
| Total Disbursements | 1,044,875.34 |
|---------------------|--------------|

|  |              |
|--|--------------|
| Balance in Tax Increment Financing Fund at June 30, 2024 | 1,056,557.44 |
|--|--------------|

- (B) A summary of the status of the development or redevelopment plan and each project therein:

Glade Springs Village is a planned recreational/retirement community located in Raleigh County. The developer has approval to construct two golf courses, a 69-acre lake, and over 3,000 homesites on approximately 3,000 acres. Due to adverse site conditions, the continuation of the project was subject to the use of Tax Increment Financing as a means to offset future development cost overruns. Tax Increment Financing is being utilized for the specific purpose of utility installation at Glade Springs Village.

|                                    |                  |
|------------------------------------|------------------|
| <u>Utility Installation Status</u> | <u># of lots</u> |
| Completed                          | 1,566            |
| In-Progress                        | 0                |
| Remaining (estimated)              | 211              |
| Total (estimated)                  | 1,777            |

- (C) The amount of tax increment financing principal outstanding as of the close of the fiscal year:

2016 Series: \$4,570,000 (A); \$0 (B); \$0 (C)

- (D) Any additional information the county commission or municipality deems necessary or appropriate to publish.

None

22. The name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state.

None.



**City of St. Albans**

# **Project Description & Annual Report**

Section 22:

- TIF District #1, Project #1, Coal Riverfront Park

# City of St. Albans

## TIF District #1, Project No. 1, Coal Riverfront Park

### The TIF District:

The City of St. Albans (the “City”) proposes the creation of the “City of St. Albans Development District No. 1 – Coal Riverfront Park” (the “TIF District”). The proposed TIF District is in the City of St. Albans and is generally located at the confluence of the Coal River and Kanawha River. The proposed TIF District begins in the general vicinity of the corner of Kanawha Terrace and the Coal River and continues north along the Coal River boundary until moving east along US Route 60. The proposed boundary turns north at 3rd street for one block until moving east on 1st Avenue for two blocks then turning south on 5th Street for one block and then veering east along US Route 60 until turning south and following the boundary of the tax parcel identified as District 17, Tax Map 3, Parcel 117.4 to 3rd Avenue, then turning west and following 3rd Avenue to B Street and then south along B Street to 6th Avenue, then following 6th Avenue until turning south on 3rd Street to Kanawha Terrace, then turning West along Kanawha Terrace until reaching the place of beginning. The proposed TIF District is in the 17th (St. Albans) property tax district of Kanawha County. A map of the TIF District boundaries is provided in **Attachment 1**. The TIF District is being created by the City for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District.

### The TIF Project:

The proposes to develop certain projects (the “TIF Projects”) within the TIF District and which serve the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the design, permitting, acquisition, construction and equipping of site, infrastructure and other public improvements, including, but not limited to, the following:

- Design, permitting, acquisition, construction and equipping of a riverfront park on the Coal River, including demolition and earthwork, utility improvements, site work and landscaping, and site amenities and structures and related infrastructure;
- Road and intersection improvements, including utility relocation, pedestrian ways, lighting, land and right-of-way acquisition, and related infrastructure;
- Water lines, storm water culverts and facilities, sewer lines, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure; and
- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

The initial phases of the TIF Projects which are currently contemplated for the TIF District are more particularly indicated on the maps provided in **Attachment 2**. The proposed TIF Projects and the capital improvements and expenditures currently contemplated pursuant to such phases are presented by way of example only and the actual capital improvements and expenditures for each phase may differ substantially from those described herein so long as such improvements and expenditures are included within the description of the TIF Projects described herein.

The TIF Project also includes all professional services fees, together with costs incurred in preparation of the Project Plan, and related costs and reimbursement of costs of the TIF Project incurred after the date of the West Virginia Development Office's approval of the Project Plan.

The City reserves the right to enter into arrangements from time to time with other parties, including both other public bodies and private firms, for assistance in the undertaking of all or any portion of this Project Plan and the TIF Projects contemplated thereby.





Ashley, Dawn E <dawn.e.ashley@wv.gov>

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**RE: 2024 Annual TIF Report**

1 message

**Molly Quentrill** <mquentrill@stalbanswv.com>  
To: "Ashley, Dawn E" <dawn.e.ashley@wv.gov>  
Cc: "saeclerk@suddenlinkmail.com" <saeclerk@suddenlinkmail.com>

Fri, Aug 23, 2024 at 3:07 PM

No TIF funding has been received for FY 2024.

Thanks,

**Molly Quentrill**

City Treasurer

City of St. Albans

[1499 MacCorkle Ave.](#)

[St. Albans, WV 25177](#)

(304) 722-3391

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**From:** Ashley, Dawn E <dawn.e.ashley@wv.gov>  
**Sent:** Friday, August 23, 2024 3:05 PM  
**To:** saeclerk@suddenlinkmail.com  
**Subject:** 2024 Annual TIF Report

Good afternoon,

Please accept this email as a reminder of the TIF annual reports due to our office for the following districts/projects:

St. Albans, City of:  
District #1/Project 1, Coal Riverfront Park

Reports should be emailed to Dawn Ashley, Administrative Assistant, Department of Economic Development,  
at [Dawn.e.ashley@wv.gov](mailto:Dawn.e.ashley@wv.gov).

Attached is a letter with the TIF requirements.

Please respond to this email by October 1, 2024.

Thank You.



**City of South Charleston**

# **Project Description & Annual Report**

Section 23:

- TIF District #1, Park Place EORP

# **City of South Charleston**

## **TIF District #1, Project #1, South Charleston Park Place Economic Opportunity Development District**

### **The TIF District:**

The City of South Charleston (the “City”) proposes to create the EOD District to be designated as the “South Charleston Park Place Economic Opportunity Development District”. The proposed EOD District includes approximately 3,100 acres located in the City. A more detailed description of the EOD District and EOD Project is provided in Attachment 1. A map of the proposed EOD District is provided in Attachment 2.

### **The TIF Project:**

The City proposes a project plan consisting of (i) reimbursing the West Virginia State Road Fund for the expansion and improvements to Jefferson Road – WV 601, from U.S. 60 (MacCorkle Avenue) to WV 214 (U.S. 119 Corridor); (ii) reimbursing the West Virginia State Road Fund for the construction of the RHL Boulevard extension from the South Charleston Ice Rink to Jefferson Road; (iii) site and infrastructure work to the West Virginia Regional Technology Park (“Tech Park”); (iv) creation of a community Wellness Center in partnership with Thomas Hospitals; (v) a sewer improvement project from roughly Little Creek Village through Alum Creek; (vi) creation of an educational complex at the Tech Park; and (vii) paying engineering, administrative, financing, and professional costs related to the aforementioned, which is to be designated as the “South Charleston Park Place Economic Opportunity Development Project” (the “EOD Project”), which will be within the EOD District, as set forth and more particularly indicated on the map provided in Attachment 2.

# **City of South Charleston - District 1 – Park Place Tax Increment Financing Annual Report**

**For the Fiscal Year That Ended June 30, 2024**

In accordance with the provisions of West Virginia Code § 7-11B-15(a) and the West Virginia Tax Increment Financing Act, the City of South Charleston hereby submits this annual report:

1. The tax increment financing fund (“Fund”) received Property Tax receipts of \$176,326.01 during the fiscal year ending June 30, 2024.
2. There have been no expenditures from the Fund.
3. There are no pledged funds or any outstanding tax increment financing indebtedness.
4. The base value of the District when established was \$1,342,380.00.
5. The assessed value of the property situs in the District is \$9,430,380.00
6. The assessed value of property situs in the District has increased by \$5,274,280.00 during the fiscal year ending June 30, 2024, and \$8,088,000.00 since the creation of the district.
7. There have been no payments in lieu of taxes received in fiscal year that ended June 30, 2024.
8. The South Charleston Municipal Building Commission has entered into a contract with J. F. Allen, Inc. to complete the public infrastructure development of the project, and the City of South Charleston has received an Economic Enhancement Grant from the West Virginia Water Development Authority in the amount of \$5,000,000.00 in March 2024.
9. No changes from the 2022 Annual Report of the District.
10. The South Charleston Municipal Building Commission sold a 16.5-acre tract situs in the District to Menard Inc. for \$7,000,000.00 on February 1, 2022. The South Charleston Municipal Building Commission has entered into a Purchase and Sale Agreement with Interstate Realty to purchase the remainder of the development for \$175,000.00 per acre. Closing is projected to be completed in the spring of 2025.
11. There have been no parcels acquired by eminent domain.
12. The number of jobs projected to be created by the developer for the Menard store is 250 jobs at an average annual salary of \$35,000.00.
13. There were no permanent jobs created in the District in the fiscal year that ended June 30, 2024.
14. There have not been any disbursements from the Fund for the fiscal year that ended June 30, 2024.
15. No payments in lieu of taxes were received during the fiscal year that ended June 30, 2024.
16. The redevelopment of the property in the District was 95% complete as of June 30, 2024.



City of South Charleston  
Park Place Opportunity Development District

For the Fiscal Year ending June 30, 2024

## **South Charleston Park Place Economic Opportunity Development District Report for Fiscal Year 2024**

Pursuant to W. Va. Code § 8-38-1, *et seq.* (the “Act”), economic opportunity development district boards are to report annually on activities within the economic opportunity development district and upon proposed activities for the upcoming year. This report for Fiscal Year 2024 (“FY 2024 report”) is for the activities within the South Charleston Park Place Economic Opportunity Development District (the “EOD District”).

### **DESCRIPTION OF ACTIVITIES IN FISCAL YEAR 2023**

#### **Jefferson Road and Trace Fork Connector**

Kokosing, the contractor selected by the West Virginia Division of Highways for the Jefferson Road project has made substantial progress on this project. The flyover bridge that will eliminate the at grade crossing of the CSX railroad and the signalized intersections with Kanawha Turnpike has been erected and paving of the bridge deck is complete. Earth moving work on the project is complete as of June 30, 2024. The sub-grade for northbound lanes of the project is complete. Paving and reconstruction of the southbound lanes will be completed during the fiscal year of 2025 and scheduled to open to traffic in late spring 2025.

Triton Construction, contractor for the Trace Fork Connector, has completed the project as of June 30, 2024 and the bridge was opened to traffic in November 2023. Upon completion of the projects, the SCMBBC will issue a bond to the West Virginia Department of Transportation for the refund the WVDOT for costs outlined in the Memorandum of Understanding (MOU) between the City of South Charleston and the WVDOT, dated March 7, 2018 and the MOU First Amendment dated May 24, 2022.

#### **West Virginia Regional Technology Park**

The City’s contractor JF Allen completed the work on the site development of a 14-acre site at the Tech Park. Work completed in first quarter of FY 2024 included final grading, conversion of temporary construction storm water management controls to permanent controls and general clean up on the site including over seeding the final grade. The site was announced as the future location of the West Virginia Consolidated Labs, a 125,000 sq ft state of the art laboratory that will house, the West Virginia State Police, West Virginia Health Department, West Virginia Medical Examiner and space for higher education research and training. Design work for the building is ongoing during FY 2025 and it is planned to place the project to bid in the 4<sup>th</sup> quarter of FY 2025.

### **Park Place Site Development**

The City's contractor, J. F. Allen, transported excess material from the Tech Park Site to use as fill at the Park Place Development. The fill was placed in accordance with the specifications developed by Potesta and Associates, and the fill is monitored by Potesta inspectors is performing within the design parameters, established in the bid specifications. Excess fill was placed on the proposed building pads to surcharge the pads in anticipation of building construction. The main waterline for the site was connected to the West Virginia American Water line on the northside of MacCorkle Ave and installed to the site.

The City applied for and received an Economic Enhancement Grant from the West Virginia Water Development Authority in the amount of \$5,000,000.00. The funds will be used to complete the internal public infrastructure in the project area.

Chick-fil-A was completed and opened for business in late March 2023. The business is generating substantial excise tax revenue for the district. Starbucks began construction on the 1 acre outparcel located to the east of CFA in June of 2023, and opened in early July 2024.

The South Charleston Municipal Building Commission, which holds title to the remaining property in the Park Place Development entered into a Real Estate Purchase and Sale Agreement (PSA) with Interstate Realty (Interstate) for the sale of the remaining development at a price of \$175,000.00 per acre. Interstate is in final lease negotiations with major national retail tenants for the site. The sale is expected to take place in the late winter of 2025, with construction beginning in the Spring of 2025. Opening of the businesses located in this phase of the development will open from 5 to 12 months after initial construction begins.

### **Property Purchase and Sales**

The South Charleston Municipal Building Commission (SCMBC) purchased property in the Jefferson Park Redevelopment Project which includes a total of 85 houses. As of June 30, 2024, the SCMBC has acquired 78 houses at a total cost of \$13,418,782.56.

### **Jefferson Park Site Development**

The City and the Municipal Building Commission (SCMBC) issued one lease revenue bond series in the amount of \$16,500,000.00 for the acquisition and preliminary site improvement for the Jefferson Park Redevelopment Project (Jefferson Park)). The SCMBC has acquired 78 houses in the project area and has plans to acquire the remaining 7 houses in the fiscal year 2025. Once the acquired houses are vacated the SCMBC has demolished the structures in preparation for site development.

The South Charleston Development Authority, the City's economic development agency, has entered preliminary discussions with a major national retailer that has expressed interest in the site.

## **Financing Activities**

The South Charleston Development Authority issued a one-year term note to Huntington National Bank in the amount of \$6,000,000.00 to provide funding to complete site development and improvements at the Park Place Development. The Term Note was issued in March of 2024 and matures on March 30, 2025.

## **Proposed Capital Improvements for District in Fiscal Year 2025 and Budget to Complete**

The City's contractor, J. F. Allen, will continue to finish the infrastructure work of utility service and internal roads for the site.

The City anticipates finalizing the sale of the remaining acreage in the Park Place Site in fiscal year 2025. The purchase price for the remaining property will be used to pay off a portion of the SCMBBC Lease Revenue Bond Series 2022 A.

The amount of funds on hand in the project fund of \$857,214.12 will be used to continue to pay the contractor for the remaining work on the project. A term loan was Issue in the amount of \$6,000,000.00 in March 2024 which was used to pay for site improvement work and the MacCorkle Ave improvements.

The Project Fund for the Jefferson Park Site Development Project balance on June 30, 2024 was \$1,242,822.90. These funds will be used to complete the property acquisition, preliminary site engineering and site preparation including building demolition.

The City of South Charleston submitted an application for an Economic Enhancement Grant with the West Virginia Water Development Fund to complete infrastructure at the Park Place Development and was awarded a \$5,000,000.00 grant. As of June 30, 2024 the full balance of the grant funds are available.

The City of South Charleston submitted an application for an Economic Enhancement Grant with the West Virginia Water Development Fund to build an access road and develop a buildable site in the West Virginia Regional Tach Park in the amount of \$8,000,000.00. The grant was awarded in the amount of \$8,000,000.00 on August 15, 2024.



**Park Place Economic Opportunity Development District  
Receipts and Disbursements FY 2024**

**Park Place**

|                          |                     |
|--------------------------|---------------------|
| <b>Beginning Balance</b> | <b>4,977,850.04</b> |
|--------------------------|---------------------|

**Receipts**

|  |              |
|--|--------------|
| Interest                                       | 243,435.75   |
| Dividends                                      | 11.15        |
| TIFF Sales Tax Deposits                        | 822,060.44   |
| Transfer in from SC Building Commission 2023A  | 3,725,992.77 |
| Transfer in from SC Building Commission 2023B  | 3,054,749.30 |
| Transfer in from SC EDA Huntington Taxable     | 3,509,758.58 |
| Transfer in from SC EDA Huntington Non-Taxable | 1,672,926.37 |

|                     |                      |
|---------------------|----------------------|
| <b>Net Proceeds</b> | <b>13,028,934.36</b> |
|---------------------|----------------------|

**Disbursements**

|                             |               |
|-----------------------------|---------------|
| Park Place Site Development | 12,410,205.70 |
| SDEX 2022A Interest Payment | 1,036,162.50  |
| SDEX 2022B Interest Payment | 636,875.00    |

|              |                      |
|--------------|----------------------|
| <b>Total</b> | <b>14,083,243.20</b> |
|--------------|----------------------|

|                                    |                     |
|------------------------------------|---------------------|
| <b>Park Place Balance 06-30-23</b> | <b>3,923,541.20</b> |
|------------------------------------|---------------------|

**Amounts Held in Capitalized Interest and Debt Service Reserve Funds**

|                           |              |
|---------------------------|--------------|
| Debt Service Reserve Fund | 3,271,795.40 |
| Capitalized Interest Fund | 119.51       |

|  |                     |
|--|---------------------|
| <b>Total Funds Held in Capitalized Interest and Debt Service Reserve Funds</b> | <b>3,271,914.91</b> |
|--|---------------------|

|                                    |            |
|------------------------------------|------------|
| Restricted TIFF Sales Tax Deposits | 271,300.15 |
|------------------------------------|------------|

|  |                   |
|--|-------------------|
| <b>Park Place Funds Available for Project 06-30-23</b> | <b>380,326.14</b> |
|--|-------------------|

**Park Place Economic Opportunity Development District  
Receipts and Disbursements FY 2024**

**Jefferson Park**

|  |  |                     |
|--|--|---------------------|
| <b>Beginning Balance</b>                                   |  | <b>5,185,399.15</b> |
| <b>Receipts</b>  |  |                     |
| Interest   |  | 159,218.13          |
| Transfer from EDA for Payment                              |  | 410,427.50          |
| <b>Total Receipts</b>                                      |  | <b>569,645.63</b>   |
| <b>Uses of Proceeds</b>                                    |  |                     |
| <b>Disbursements</b>                                       |  |                     |
| Land Purchases   |  | 3,579,135.96        |
| Property Taxes   |  | 54,384.58           |
| Site Development   |  | 468,273.84          |
| SCMBC 2022B Interest Payment                               |  | 410,427.50          |
| <b>Total Disbursements</b>                                 |  | <b>4,512,221.88</b> |
| <b>Jefferson Park Funds Available for Project 06-30-23</b> |  | <b>1,242,822.90</b> |
| <b>Total EODD Funds Remaining as of 06/30/23</b>           |  | <b>5,166,364.10</b> |
| <b>Total Less Restricted Amounts as of 06/30/23</b>        |  | <b>1,623,149.04</b> |

### SC SDEX 22A - "NON-TAXABLE"

| Account Number | Purpose                   | Beginning Balance   | Transfers         | Interest          | Dividends   | Disbursements         | Ending Balance      |
|----------------|---------------------------|---------------------|-------------------|-------------------|-------------|-----------------------|---------------------|
| 1085015076     | Capitalized Interest Fund | 541,536.83          | (556,055.98)      | 14,592.42         | 0.09        |                       | 73.36               |
| 1085015156     | Debt Service Reserve Fund | 2,162,355.36        | (179,123.60)      | 111,683.12        | 5.52        |                       | 2,094,920.40        |
| 1085015058     | Debt                      | -                   | 1,215,286.10      | 1,218.67          |             | (1,036,162.50)        | 180,342.27          |
| 1085015085     | Project Fund              | 2,774.89            |                   | 84.52             |             | (2,845.23)            | 14.18               |
| <b>Total</b>   |                           | <b>2,706,667.08</b> | <b>480,106.52</b> | <b>127,578.73</b> | <b>5.61</b> | <b>(1,039,007.73)</b> | <b>2,275,350.21</b> |

### SC SDEX 22B - "TAXABLE"

| Account Number | Purpose                   | Beginning Balance   | Transfers         | Interest         | Dividends   | Disbursements         | Ending Balance      |
|----------------|---------------------------|---------------------|-------------------|------------------|-------------|-----------------------|---------------------|
| 1085015129     | Capitalized Interest Fund | 333,376.91          | (342,325.72)      | 8,994.90         | 0.06        |                       | 46.15               |
| 1085015165     | Debt Service Reserve Fund | 1,214,758.32        | (100,627.26)      | 62,740.84        | 3.10        |                       | 1,176,875.00        |
| 1085015094     | Debt                      | -                   | 737,502.26        | 749.05           |             | (636,875.00)          | 101,376.31          |
| 1085015101     | Project Fund              | 414,758.46          |                   | 12,633.25        | 0.01        | (425,272.64)          | 2,119.08            |
| 1085015361     | Priority Project Fund     | 18,199.45           |                   | 554.35           |             | (18,660.81)           | 92.99               |
| <b>Total</b>   |                           | <b>1,981,093.14</b> | <b>294,549.28</b> | <b>85,672.39</b> | <b>3.17</b> | <b>(1,080,808.45)</b> | <b>1,280,509.53</b> |

### SC SDEX 22

| Account Number | Purpose                  | Beginning Balance | Deposits          | Transfers           | Interest         | Dividends   | Disbursements | Ending Balance    |
|----------------|--------------------------|-------------------|-------------------|---------------------|------------------|-------------|---------------|-------------------|
| 1085015147     | Admin                    | 22,938.53         |                   |                     | 1,184.81         |             |               | 24,123.34         |
| 1085015174     | Debt Service Contingency | -                 |                   |                     |                  |             |               | -                 |
| 1085015138     | Revenue                  | 267,130.20        | 749,823.41        | (774,655.65)        | 28,999.82        | 2.37        |               | 271,300.15        |
| <b>Total</b>   |                          | <b>290,068.73</b> | <b>749,823.41</b> | <b>(774,655.65)</b> | <b>30,184.63</b> | <b>2.37</b> | <b>-</b>      | <b>295,423.49</b> |

### SC BUILDING COMMISSION 22A - REFUNDING FROM 2022

| Account Number | Purpose   | Beginning Balance | Deposits          | Transfers | Interest    | Disbursements       | Ending Balance |
|----------------|-----------|-------------------|-------------------|-----------|-------------|---------------------|----------------|
| 1085015021     | Interest  | 21.09             | 470,988.29        |           | 1.04        | (470,988.29)        | 22.13          |
| 1085015030     | Principal | -                 |                   |           |             |                     | -              |
| <b>Total</b>   |           | <b>21.09</b>      | <b>470,988.29</b> | <b>-</b>  | <b>1.04</b> | <b>(470,988.29)</b> | <b>22.13</b>   |

### SC BUILDING COMMISSION 22B - JEFFERSON PARK

| Account Number | Purpose      | Beginning Balance   | Deposits          | Transfers | Interest          | Dividends   | Disbursements         | Ending Balance      |
|----------------|--------------|---------------------|-------------------|-----------|-------------------|-------------|-----------------------|---------------------|
| 1085015487     | Interest     | 54.39               | 410,427.50        |           | 2.80              |             | (410,427.50)          | 57.19               |
| 1085015502     | Principal    | -                   |                   |           |                   |             |                       | -                   |
| 1085015520     | Project Fund | 5,185,344.76        |                   |           | 159,210.37        | 4.96        | (4,101,794.38)        | 1,242,765.71        |
| 1085015539     |              | -                   |                   |           |                   |             |                       | -                   |
| <b>Total</b>   |              | <b>5,185,399.15</b> | <b>410,427.50</b> | <b>-</b>  | <b>159,213.17</b> | <b>4.96</b> | <b>(4,512,221.88)</b> | <b>1,242,822.90</b> |

### SC BUILDING COMMISSION 23A - PARK PLACE

| Account Number | Purpose          | Beginning Balance | Deposits            | Transfers | Interest        | Dividends | Disbursements         | Ending Balance  |
|----------------|------------------|-------------------|---------------------|-----------|-----------------|-----------|-----------------------|-----------------|
| 6002           | Cost of Issuance | -                 | 110,000.00          |           | 58.14           |           | (108,330.00)          | 1,728.14        |
| 5968           | Interest         |                   | 130,657.39          |           |                 |           | (130,657.39)          | -               |
| 5986           | Principal        | -                 |                     |           |                 |           |                       | -               |
| 6020           | Project Fund     | -                 | 3,723,000.00        |           | 3,239.34        |           | (3,725,992.77)        | 246.57          |
| 6048           | Redemption       | -                 |                     |           |                 |           | -                     | -               |
| <b>Total</b>   |                  | <b>-</b>          | <b>3,963,657.39</b> | <b>-</b>  | <b>3,297.48</b> | <b>-</b>  | <b>(3,964,980.16)</b> | <b>1,974.71</b> |

### SC BUILDING COMMISSION 23B - PARK PLACE

| Account Number | Purpose          | Beginning Balance | Deposits            | Transfers | Interest         | Dividends | Disbursements         | Ending Balance   |
|----------------|------------------|-------------------|---------------------|-----------|------------------|-----------|-----------------------|------------------|
| 6011           | Cost of Issuance | -                 | 90,000.00           |           | 115.96           |           | (86,670.00)           | 3,445.96         |
| 5977           | Interest         | -                 | 136,600.64          |           |                  |           | (136,600.64)          | -                |
| 5995           | Principal        | -                 |                     |           |                  |           |                       | -                |
| 6039           | Project Fund     | -                 | 3,077,000.00        |           | 14,129.09        |           | (3,054,749.30)        | 36,379.79        |
| 6057           | Redemption       | -                 |                     |           |                  |           |                       | -                |
| <b>Total</b>   |                  | <b>-</b>          | <b>3,303,600.64</b> | <b>-</b>  | <b>14,245.05</b> | <b>-</b>  | <b>(3,278,019.94)</b> | <b>39,825.75</b> |

### SC EDA HUNTINGTON NOTE

| Account Number | Beginning Balance | Deposits            | Transfers | Interest        | Dividend | Disbursements         | Ending Balance    |
|----------------|-------------------|---------------------|-----------|-----------------|----------|-----------------------|-------------------|
| Taxable        | -                 | 1,775,659.00        |           | 220.35          |          | (1,672,977.52)        | 102,901.83        |
| Non-taxable    | -                 | 4,224,341.00        |           | 1,021.40        |          | (3,509,809.73)        | 715,552.67        |
| <b>Total</b>   | <b>-</b>          | <b>6,000,000.00</b> | <b>-</b>  | <b>1,241.75</b> |          | <b>(5,182,787.25)</b> | <b>818,454.50</b> |

# **City of South Charleston - District 1 – Park Place Tax Increment Financing Annual Report**

**For the Fiscal Year That Ended June 30, 2024**

In accordance with the provisions of West Virginia Code § 7-11B-15(a) and the West Virginia Tax Increment Financing Act, the City of South Charleston hereby submits this annual report:

1. The tax increment financing fund (“Fund”) received Property Tax receipts of \$176,326.01 during the fiscal year ending June 30, 2024.
2. There have been no expenditures from the Fund.
3. There are no pledged funds or any outstanding tax increment financing indebtedness.
4. The base value of the District when established was \$1,342,380.00.
5. The assessed value of the property situs in the District is \$9,430,380.00
6. The assessed value of property situs in the District has increased by \$5,274,280.00 during the fiscal year ending June 30, 2024, and \$8,088,000.00 since the creation of the district.
7. There have been no payments in lieu of taxes received in fiscal year that ended June 30, 2024.
8. The South Charleston Municipal Building Commission has entered into a contract with J. F. Allen, Inc. to complete the public infrastructure development of the project, and the City of South Charleston has received an Economic Enhancement Grant from the West Virginia Water Development Authority in the amount of \$5,000,000.00 in March 2024.
9. No changes from the 2022 Annual Report of the District.
10. The South Charleston Municipal Building Commission sold a 16.5-acre tract situs in the District to Menard Inc. for \$7,000,000.00 on February 1, 2022. The South Charleston Municipal Building Commission has entered into a Purchase and Sale Agreement with Interstate Realty to purchase the remainder of the development for \$175,000.00 per acre. Closing is projected to be completed in the spring of 2025.
11. There have been no parcels acquired by eminent domain.
12. The number of jobs projected to be created by the developer for the Menard store is 250 jobs at an average annual salary of \$35,000.00.
13. There were no permanent jobs created in the District in the fiscal year that ended June 30, 2024.
14. There have not been any disbursements from the Fund for the fiscal year that ended June 30, 2024.
15. No payments in lieu of taxes were received during the fiscal year that ended June 30, 2024.
16. The redevelopment of the property in the District was 95% complete as of June 30, 2024.

17. There were no outstanding tax increment financing obligations in the District as of June 30, 2024.
18. The Annual Report of the Park Place Economic Development District for the fiscal year that ended on June 30, 2024 will detail more information on the development.



**City of Vienna**

# **Project Description & Annual Report**

Section 24:

- TIF District #1, Project #1, Grand Central Redevelopment

# City of Vienna

## TIF District #1, Grand Central Redevelopment

### The TIF District:

The City of Vienna (the "City"), a Class II municipality located in Wood County, West Virginia, proposes to create the TIF District to be designated as the "City of Vienna Redevelopment District No. 1." The proposed TIF District includes approximately 69.77 acres located in the City and includes all of parcel 10-46-1 of the Wood County Tax Map, Vienna Tax District, commonly known as Grand Central Mall (the "Mall"). A map of the proposed TIF District is provided in Attachment 2.

The Mall, owned by Grand Central Parkersburg, LLC, a subsidiary of Washington Prime Group (the "Developer"), opened in 1972 and is the only enclosed mall within 35 miles of its location. Since its opening, the Mall has been continually operated and, in recent years, been subject to the same economic issues facing malls across the country, such as changing consumer preferences and loss of anchor stores. The most recent anchor store closure at the Mall occurred in December 2018, when Sears closed its location.

Although loss of anchor stores in malls has been an issue for several years, it continues to be a challenge for developers to quickly find new tenants to fill such spaces or to find alternative, productive uses for space that has been tailored to the needs of a specific tenant who likely has operated in such space for decades. In the event a new tenant or productive use for the location cannot be attained, such closures often have ripple effects that impact not only the immediate mall property, but also the economy of the surrounding region. Loss of anchor stores often leads to other retailers vacating a mall premises and can further depress consumer interest in a particular mall, as fewer shopping options become available. This downward spiral can affect the community, putting pressure on other local businesses.

In the face of such challenges, and even in times of economic downturn, the Developer has invested substantial amounts in improvements to the Mall. In the past three years alone, the Developer has spent over \$11 million on redevelopment initiatives at the Mall, including in connection with locating new tenants in vacated anchor store locations.

The primary purpose of establishing the TIF District is to offset certain costs associated with demolition, remediation and site preparation necessary for redevelopment of the former Sears box at the Mall, to allow for new tenants and otherwise provide the groundwork for additional improvements at the Mall. Without the ability to offset certain costs, the Developer, as a subsidiary of a publicly traded company, will not be able to justify the level of its proposed investment into the Mall redevelopment project, based on a commercially reasonable rate of return. Further, without being able to offset certain costs, the costs for new tenants to locate at the Mall in the redeveloped space will become uncompetitive with the costs for such tenants to locate in other developments outside of the City, resulting in a loss of potential tax revenues to the City.

To continue to be a viable asset to the Mid-Ohio Valley, the Developer proposes a \$3.2 million redevelopment project for the Mall that will not only make-up for the loss of the Sears store, but also improve the quality of life in the local area. In this proposal, the former Sears box will be demolished and remediated, due to the presence of asbestos and contamination resulting from the prior Sears auto center on the premises, and the site prepared for redevelopment.

Such redevelopment project will then allow the Developer, making an additional investment of nearly \$20 million, to construct and buildout a multi-tenant facility on the site. This facility will house four national tenants, all of which will have exterior entrances apart from the Mall, as well as one tenant also having a conventional indoor mall entrance. The Developer also plans to make other improvements to the Mall entrance abutting the



proposed multi-tenant facility, as well as to the Mall's parking areas and other common areas.

To help make this redevelopment project a reality, Vienna and the Developer request authorization to create the TIF District, and that the increment generated be approved for use in connection with the redevelopment project. Particularly, it is requested that costs of demolition, remediation and site preparation, be approved to be financed with TIF funds, as well as costs associated with creation of the TIF District.

The TIF District and the TIF Project, described herein, are designed to assure the mall remains a vital and viable asset to the Mid-Ohio Valley and to provide for job growth, offsetting job losses due to the Sears closure. The redevelopment project will lead directly to a growth in tax revenue: the remediated and improved property will be redeveloped for new retail investment, which will increase the taxable value of the property, result in increased sales tax collections and create new jobs, which will in turn generate additional income taxes.

The importance of this redevelopment project cannot be overstated, given the implications for maintaining the region's only indoor mall, which provides not only jobs and entertainment to the area, but also ensures that moneys earned in the local area are spent there, and do not end up being spent in Ohio, right across the river. Further, with the growth of the oil and gas industry in the area, it is anticipated that demand for local shopping options will increase. Without the ability to offset some of the costs of the redevelopment project, it is likely that potential tenants will locate elsewhere, in a location that does not require demolition and remediation beforehand. If these potential tenants were to locate elsewhere, the outlook for the Mall's future viability may be dimmed.

There is an aesthetic element to the TIF Project as well. Redevelopment of the vacated Sears box will prevent such location from becoming an eyesore or blight on the area. The Developer's commitment to making substantial improvements to the site, once prepared for redevelopment, will help ensure the Mall property continues to be visually appealing and a sign of the continuing economic strength of the local area.

### **The TIF Project:**

The City proposes a project plan consisting of reimbursing the Developer on a pay-as-you-go basis for (i) certain costs associated with the redevelopment of the former Sears box, particularly demolition, remediation and site preparation to prepare the site for redevelopment by the Developer; and ( ii) paying administrative, legal, accounting, and professional costs related to the aforementioned, which is to be designated as the "Vienna Grand Central Redevelopment Project" (the "TIF Project"), which will be within the TIF District, as set forth and more particularly indicated on the map provided in Attachment 2.



## **2024 Annual Report**

**City of Vienna**

**TIF**

**Redevelopment District No. 1**

**Submitted by:**

**Amy Roberts  
Finance Director  
City of Vienna  
P O Box 5097  
Vienna, WV 26105**

TIF District/Annual Report  
2023/24 Fiscal Year  
(July 1, 2023 – June 30, 2024)  
(Pursuant to WV Code 7-11B-15)

Municipality: *City of Vienna*  
*609 29<sup>th</sup> Street*  
*Vienna, WV 26105*

Contact: *Amy Roberts, Finance Director*  
*(304) 295-5070 ext. 341*  
*amyroberts@vienna-wv.com*

District: *City of Vienna Redevelopment District No. 1*

Project: *Vienna Grand Central Redevelopment Project*

1) Aggregate amount and amount by source of revenue:

|   |                    |
|---|--------------------|
| Property taxes – Current Reporting Period | <b>\$87,423.85</b> |
| Property taxes – Prior Periods            |                    |
| Interest and penalties on taxes           |                    |
| Interest earned on deposits               |                    |
| <b>Total</b>                              | <b>\$87,423.85</b> |

2) Amount and purpose of expenditures:

*A total of \$87,423.85 in TIF revenues were distributed to reimburse costs associated with the Approved Development.*

3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

*None*

*The subject TIF contemplates a “pay as you go” structure. Developer is to fund 100% of project costs and directly seek recovery/reimbursement of qualified expenses from the TIF District – all pursuant to the Development Agreement and TIF Creation Ordinance. No bonds have been or will be issued, nor has any third-party indebtedness been secured in whole or part by a pledge of TIF District disbursements. The sole party with any expectancy right relative to TIF District revenues is Developer, which is entitled to seek/obtain recovery/reimbursement of qualified Project expenses pursuant to the Development Agreement.*

4) Base-assessed value of the development/redevelopment project area:

|                   |              |
|-------------------|--------------|
| Real Property     | \$22,549,260 |
| Personal Property | \$12,610,664 |

- 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:

|                   |              |
|-------------------|--------------|
| Real Property     | \$26,236,620 |
| Personal Property | \$12,610,664 |

- 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: \$3,687,360

- 7) Payments made in lieu of taxes received and expended: \$87,423.85

- 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project:

***No new Contracts have been entered during the subject Fiscal Year.***

- 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:

***Developer hereby verifies the continued accurateness of the material information (including development plans, findings and cost-benefit analysis) contained within Developer's Tax Incremental Financing Application, dated August 21, 2020 (the "Application"), in connection with the creation of City of Vienna Redevelopment District No. 1.***

- 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:

***Developer incurred all costs for the project prior to the reporting period identified above.***

- 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:

***None***

- 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs:

***Developer hereby verifies the continued accurateness of the material information (including projections relating to job and wage creation) contained within Developer's Tax Incremental Financing Application, dated August 21, 2020, in***

***connection with the creation of City of Vienna Redevelopment District No. 1. See, Application, at Schedule B(2).***

- 13) Number, type and duration of jobs created and annualized wages and benefits paid:

***Developer hereby verifies the continued accurateness of the material information (including projections relating to job and wage creation) contained within Developer's Tax Incremental Financing Application, dated August 21, 2020, in connection with the creation of City of Vienna Redevelopment District No. 1. See, Application, at Schedule B(2).***

- 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: **\$87,423.85**

- 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

***The annual statement will be completed and submitted with this report.***

- 16) Status of the development/redevelopment project:

***The Developer reported that the Project was substantially completed on November 11, 2021.***


- 17) Amount of outstanding tax increment financing obligations: **\$3,178,462.64**

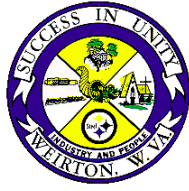
***Developer submitted a Request for Reimbursement from TIF Fund on or about November 16, 2021 identifying a total of \$3,311,095.17 in qualified Project Costs. To date, \$132,632.53 has been distributed to the Developer leaving \$3,178,462.64 to reimburse all eligible project costs.***

- 18) Additional information: **None**

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9/26/2024  
Date

  
Amy Roberts, Finance Director



**City of Weirton**

# **Project Description & Annual Report**

## **Section 25:**

- TIF District #1, Three Springs Drive, Project #1, Park Drive Extension
- TIF District #1, Three Springs Drive, Project #2 Park Drive Development

# **City of Weirton**

## **TIF District #1, Three Springs Drive, Project No. 1, Park Drive Extension**

### **The TIF District:**

The TIF District was previously created and established pursuant to an ordinance duly enacted by the City Council on December 13, 2004. The District is located south of State Route 22 and west of colliers Way and can be accessed via the Three Springs Drive Exit. The District contains the Dee Jay's Restaurant property; the area commonly known as the Three Springs Drive Business and Industrial Park (the "Park"), consisting of 140.12 acres, including the former P. A. Fashions property, now known as the Rue 21 property; the property including the former Weirton Steel, now known as ISG Weirton, general office and research and development buildings, consisting of approximately 177 acres; and an additional 532.31 acres of land contiguous to the Park.

### **The TIF Project:**

The City Council proposes a Project Plan which will consist of paving and installing curbs, sidewalks, culverts and a permanent cul-de-sac on Park Drive located within the TIF District (the "TIF Project" or "Project"). This Project Plan will complete the road that runs throughout the Park that will aid in making the sites within the Park more marketable. After the Project is completed, the City will deed the road to the West Virginia Division of Highways.

Implementation of the Project Plan will benefit the City and its residents by facilitating the orderly development and economic stability of the City, will encourage investment in job-producing, private development within the TIF District, will expand the public tax base of the City and will encourage increased employment and business activity within the District and will serve a public purpose of the City.

## **TIF District #1, Three Springs Drive, Project No. 2, Park Drive Development**

### **The TIF District:**

The TIF District is located south of the TIF District is provided in Attachment 1. The Affidavit of Publication of the Notice of Public Hearing is provided (and the results of the Public Hearing will be provided) in Attachment 6. The TIF District was previously created and established pursuant to an ordinance duly enacted by the City Council on December 13, 2004. The District contains the Dee Jay's Restaurant property; the area commonly known as the Three Springs Drive Business and Industrial Park (the "Park"), consisting of 140.12 acres, including the former P. A. Fashions property, now known as the Rue 21 property; the property including the former Weirton Steel, now known as ISG Weirton, general office and research and development buildings, consisting of approximately 177 acres; and an additional 532.31 acres of land contiguous to the Park.

### **TIF Project No. 2:**

The City is proposing a project plan, Park Drive Development, to develop certain improvements within the TIF District, including, without limitation, the design, construction and equipping of the new Weirton Conference and Event Center (22,120 square feet), with a full service kitchen, lobby, break out meeting rooms and event space, as well as the design and construction of associated site work for the Weirton Conference and Event Center, utility line extensions and relocations, access roads, parking, sidewalks and curbing, signage, landscaping and lighting on approximately 10.93 acres, all within or benefitting the proposed TIF District (the “TIF Project No. 2”) as set forth and more particularly indicated on the map provided in Attachment 2. A Resolution was approved by the City on June 26, 2018, establishing the public hearing date and other matters in connection with TIF Project No. 2 and is provided in Attachment 3. The Weirton Conference and Event Center will be public purpose of the City.

Implementation of TIF Project No. 2 will benefit the City and its residents by facilitating economic development in the City and serving as a catalyst for additional investment from private development of the remaining approximate 61 acres available in the Park. Further, TIF Project No. 2 and the additional private investment will encourage job-producing private development within the TIF District and expand the public tax base of the City.

### **TIF Project No. 1**

The City Council enacted an ordinance on December 12, 2005, approving the “Public Infrastructure Project No. 1 – Park Drive Extension” project plan, which consisted of paving and installing curbs, sidewalks, culverts and a permanent cul-de-sac on Park Drive located within the TIF District (“TIF Project No. 1”). To date, the City has completed the following improvements: awarded the contract for the design and construction management of the Park Drive Roadway Extension to Thrasher Engineering, detailed more particularly as a part of Attachment 2.





# CITY OF WEIRTON

## OFFICE OF PLANNING AND DEVELOPEMENT

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MARK A. MILLER  
DIRECTOR OF PLANNING AND DEVELOPMENT

200 MUNICIPAL PLAZA  
WEIRTON, WEST VIRGINIA, 26062  
TELEPHONE: 304-797-8509  
FAX: 304-797-8519  
MMILLER@CITYOFWEIRTON.COM

September 27, 2024

Mr. Todd Hooker  
West Virginia Development Office  
1900 Kanawha Blvd East  
Charleston, WV 25305

**RE: 2024 Weirton TIF Report**

Mr. Hooker,

In accordance with West Virginia Code §7-11B-15, the City of Weirton is submitting our Annual Tax Increment Financing District #1 Report.

If you have any further questions or need any additional information, please do not hesitate to contact me at 304-797-8500, ext. 1020.

Sincerely,

*mark miller*

Mark Miller  
Director of Planning and Development

Cc: Dawn E. Ashley, R. Marple

West Virginia  
Tax Increment Financing  
Annual West Virginia Development Office Report

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- |                                 |  |
|---------------------------------|--|
| 1. County or Municipality:      | The City of Weirton (the “City”)   |
| 2. Contact Person/Title         | Michael Adams, City Manager  |
| 3. Address:                     | 200 Municipal Plaza<br>Weirton, WV 26062   |
| 4. Telephone Number:            | 304-797-8500 Ext: 1001   |
| 5. Fax Number:                  | 304-797-8598   |
| 6. E-mail Address:              | <a href="mailto:citymanager@cityofweirton.com">citymanager@cityofweirton.com</a>   |
| 7. Name of District:            | The City of Weirton Three Springs Drive Tax<br>Increment Financing District No. 1 (the<br>“district”)  |
| 8. Name of Development Project: | Public Infrastructure Project No.1- Park Drive<br>Extension (the “Project”) Project No. 2-<br>Convention center, access roads, utilizes<br>extension, parking sidewalks, landscaping,<br>curbs, signage, and lighting. |

**Attachment 1**

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The aggregate amount and the amount by source of revenue un the tax increment financing fund.

**Attachment 2**

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The amount and purpose of expenditures from the tax increment financing fund.

Please see the following attachments for 1, 2, and 14.

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2024**

| <u>Account</u>                       | <u>Date</u> | <u>Source</u> | <u>JE Reference</u> | <u>Description</u>   | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|--------------------------------------|-------------|---------------|---------------------|--|--------------|---------------|----------------|
| 004 000 1010 Operating Cash TIF Fund |             |               |                     | Beginning Balance  |              |               | 1,750,464.25   |
|                                      | 7/06/2023   | A/P           | 0001112             | PROFESSIONAL SERVICE INDUSTRIES, INC (PSI)                           |              | 1,496.30      | 1,748,967.95   |
|                                      | 7/06/2023   | A/P           | 0001113             | PARK PLACE COMMONS ST EXT PROFESSIONAL SERVICE INDUSTRIES, INC (PSI) |              | 494.15        | 1,748,473.80   |
|                                      | 7/31/2023   | A/P           | 0001114             | PARK PLACE COMMONS ST EXT JAMES WHITE CONSTRUCTION COMPANY           |              | 77,260.50     | 1,671,213.30   |
|                                      | 7/31/2023   | A/P           |                     | PARK DR DEVELOPMENT SITE PLAN APP #15                                |              |               |                |
|                                      | 7/31/2023   | A/P           |                     | Interest Earned  | 2,451.69     |               | 1,673,664.99   |
|                                      | 8/15/2023   | C/R           | 0031706             | JULY TAXES   | 51,232.21    |               | 1,724,897.20   |
|                                      | 8/31/2023   | A/P           |                     | Interest Earned  | 2,391.79     |               | 1,727,288.99   |
|                                      | 9/12/2023   | A/P           | 0001115             | JAMES WHITE CONSTRUCTION COMPANY                                     |              | 72,292.50     | 1,654,996.49   |
|                                      |             |               |                     | PARK DRIVE DEVELOPMENT SITE PLAN APPLICATION #16                     |              |               |                |
|                                      | 9/12/2023   | C/R           | 0031707             | AUGUST 2023 TAX  | 196,010.10   |               | 1,851,006.59   |
|                                      | 9/30/2023   | A/P           |                     | Interest Earned  | 2,458.55     |               | 1,853,465.14   |
|                                      | 10/12/2023  | C/R           | 0031708             | SEPT 2023 TAXES  | 65,423.09    |               | 1,918,888.23   |
|                                      | 10/16/2023  | A/P           | 0001116             | PROFESSIONAL SERVICE INDUSTRIES, INC (PSI)                           |              | 1,538.30      | 1,917,349.93   |
|                                      | 10/30/2023  | A/P           | 0001117             | PARK PLACE COMMONS EXT JAMES WHITE CONSTRUCTION COMPANY              |              | 279,175.14    | 1,638,174.79   |
|                                      |             |               |                     | PARK DR DEVELOPMENT SITE PLAN APP #17                                |              |               |                |
|                                      | 10/31/2023  | A/P           |                     | Interest Earned  | 2,655.92     |               | 1,640,830.71   |
|                                      | 11/15/2023  | A/P           | 0001118             | JAMES WHITE CONSTRUCTION COMPANY                                     |              | 366,380.47    | 1,274,450.24   |
|                                      |             |               |                     | PARK DRIVE SITE APPLICATION #18                                      |              |               |                |
|                                      | 11/28/2023  | C/R           | 0031709             | EDA TREAS 310 MISC PAY FEDERAL GRANTS TIFF                           | 265,751.76   |               | 1,540,202.00   |
|                                      | 11/30/2023  | A/P           |                     | Interest Earned  | 2,029.40     |               | 1,542,231.40   |
|                                      | 12/07/2023  | A/P           | 0001119             | JAMES WHITE CONSTRUCTION COMPANY                                     |              | 97,811.68     | 1,444,419.72   |
|                                      |             |               |                     | PARK DR DEVELOPMENT SITE PAY APP #19                                 |              |               |                |
|                                      | 12/13/2023  | C/R           | 0031710             | NOV 2023 TAXES   | 4,164.49     |               | 1,448,584.21   |
|                                      | 12/31/2023  | A/P           |                     | Interest Earned  | 2,071.77     |               | 1,450,655.98   |
|                                      | 1/16/2024   | A/P           | 0001120             | JAMES WHITE CONSTRUCTION COMPANY                                     |              | 155,281.32    | 1,295,374.66   |
|                                      |             |               |                     | PARK DR DEVELOPMENT SITE AND INFRACTURE APPLICATION #20              |              |               |                |
|                                      | 1/22/2024   | C/R           | 0031711             | DEC TAXES  | 5,537.46     |               | 1,300,912.12   |
|                                      | 1/31/2024   | A/P           |                     | Interest Earned  | 1,935.16     |               | 1,302,847.28   |
|                                      | 1/31/2024   | C/R           | 0031712             | REIMBURSEMENT CK FROM OVERPAYMENT CK#1120 APP#20                     | 73,418.29    |               | 1,376,265.57   |
|                                      | 2/15/2024   | C/R           | 0031713             | JAN TAXES  | 4,657.08     |               | 1,380,922.65   |
|                                      | 2/29/2024   | A/P           |                     | Interest Earned  | 1,802.44     |               | 1,382,725.09   |
|                                      | 3/15/2024   | C/R           | 0031714             | FEB 2024   | 46,882.34    |               | 1,429,607.43   |
|                                      | 3/31/2024   | A/P           |                     | Interest Earned  | 1,962.01     |               | 1,431,569.44   |
|                                      | 4/22/2024   | A/P           | 0001121             | WV DEPARTMENT OF ENVIRONMENTAL PROTECTION (DWWW)                     |              | 550.00        | 1,431,019.44   |
|                                      |             |               |                     | GROUNDWATER PROTECTION FEE/WVNPDES ANNUAL PERMIT FEE                 |              |               |                |
|                                      | 4/22/2024   | C/R           | 0031715             | MARCH 2024 TAXES   | 32,339.53    |               | 1,463,358.97   |
|                                      | 4/23/2024   | A/P           | 0001122             | WEIRTON LUMBER COMPANY   |              | 84.00         | 1,463,274.97   |
|                                      |             |               |                     | TREATED 6X6X10 TREATED GROUND CONTACT                                |              |               |                |
|                                      | 4/30/2024   | A/P           |                     | Interest Earned  | 1,949.19     |               | 1,465,224.16   |
|                                      | 5/31/2024   | A/P           |                     | Interest Earned  | 2,047.72     |               | 1,467,271.88   |

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2024**

| <u>Account</u>                                      | <u>Date</u> | <u>Source</u> | <u>JE Reference</u> | <u>Description</u>   | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|---|-------------|---------------|---------------------|--|--------------|---------------|----------------|
|   | 8/07/2024   | A/P           | 0001123             | JAMES WHITE CONSTRUCTION<br>COMPANY<br>PARK DR DEVELOPMENT SITE PAY<br>APP #21 |              | 149,164.07    | 1,318,107.81   |
|   | 6/26/2024   | C/R           | 0031716             | MAY TAXES  | 2,045.63     |               | 1,320,153.44   |
|   | 6/30/2024   | A/P           |                     | Interest Earned  | 1,857.12     |               | 1,322,010.56   |
| 004 000 1010 Operating Cash TIF Fund Ending Balance |             |               |                     |  | 773,074.74   | 1,201,528.43  | 1,322,010.56   |
| 004 000 1090 Taxes Receivable Beginning Balance     |             |               |                     |  |              |               | 15,926.67      |
| 004 000 1090 Taxes Receivable Ending Balance        |             |               |                     |  | 0.00         | 0.00          | 15,926.67      |
| 004 000 1091 Grants Receivable Beginning Balance    |             |               |                     |  |              |               | 158,023.39     |
| 004 000 1091 Grants Receivable Ending Balance       |             |               |                     |  | 0.00         | 0.00          | 158,023.39     |
| 004 000 2010 Accounts Payable Beginning Balance     |             |               |                     |  |              |               | (399,990.67)   |
|   | 07/2023     | A/P           |                     | Summary  | 79,250.95    | 77,260.50     | (398,000.22)   |
|   | 08/2023     | A/P           |                     | Summary  | 0.00         | 72,292.50     | (470,292.72)   |
|   | 09/2023     | A/P           |                     | Summary  | 72,292.50    | 0.00          | (398,000.22)   |
|   | 10/2023     | A/P           |                     | Summary  | 280,713.44   | 280,713.44    | (398,000.22)   |
|   | 11/2023     | A/P           |                     | Summary  | 366,380.47   | 366,380.47    | (398,000.22)   |
|   | 12/2023     | A/P           |                     | Summary  | 97,811.68    | 97,811.68     | (398,000.22)   |
|   | 01/2024     | A/P           |                     | Summary  | 155,281.32   | 155,281.32    | (398,000.22)   |
|   | 04/2024     | A/P           |                     | Summary  | 634.00       | 634.00        | (398,000.22)   |
|   | 06/2024     | A/P           |                     | Summary  | 149,164.07   | 149,164.07    | (398,000.22)   |
| 004 000 2010 Accounts Payable Ending Balance        |             |               |                     |  | 1,201,528.43 | 1,199,537.98  | (398,000.22)   |
| 004 000 2400 Unearned Revenue Beginning Balance     |             |               |                     |  |              |               | (14,559.94)    |
| 004 000 2400 Unearned Revenue Ending Balance        |             |               |                     |  | 0.00         | 0.00          | (14,559.94)    |
| 004 000 2990 Fund Balance Beginning Balance         |             |               |                     |  |              |               | (1,509,863.70) |
| 004 000 2990 Fund Balance Ending Balance            |             |               |                     |  | 0.00         | 0.00          | (1,509,863.70) |
| 004 000 3011 Ad Valorem Tif Beginning Balance       |             |               |                     |  |              |               | 0.00           |
|   | 8/15/2023   | C/R           | 0002127             | SHERIFF OF BROOKE CO<br>JULY TAXES   |              | 50,148.81     | (50,148.81)    |
|   | 8/15/2023   | C/R           | 0002128             | SHERIFF OF BROOKE CO<br>JULY TAXES   |              | 1,083.40      | (51,232.21)    |
|   | 9/11/2023   | C/R           | 0002158             | SHERIFF OF BROOKE CO<br>AUGUST TAXES   |              | 182,125.87    | (233,358.08)   |
|   | 9/11/2023   | C/R           | 0002159             | SHERIFF OF BROOKE CO<br>AUGUST TAXES   |              | 13,884.23     | (247,242.31)   |
|   | 10/12/2023  | C/R           | 0002177             | SHERIFF OF BROOKE CO<br>SEPT TIF TAXES   |              | 62,057.74     | (309,300.05)   |
|   | 10/12/2023  | C/R           | 0002178             | SHERIFF OF BROOKE CO<br>SEPT TIF TAXES   |              | 3,365.35      | (312,665.40)   |
|   | 12/13/2023  | C/R           | 0002215             | SHERIFF OF BROOKE CO<br>NOV 2023 TAXES   |              | 3,720.99      | (316,386.39)   |
|   | 12/13/2023  | C/R           | 0002216             | SHERIFF OF BROOKE CO<br>NOV 2023 TAXES   |              | 443.50        | (316,829.89)   |
|   | 1/22/2024   | C/R           | 0002233             | SHERIFF OF BROOKE CO<br>DEC TAXES  |              | 4,947.78      | (321,777.67)   |
|   | 1/22/2024   | C/R           | 0002234             | SHERIFF OF BROOKE CO<br>DEC TAXES  |              | 589.68        | (322,367.35)   |
|   | 2/15/2024   | C/R           | 0002253             | SHERIFF OF BROOKE CO<br>JAN TAXES  |              | 4,161.11      | (326,528.46)   |
|   | 2/15/2024   | C/R           | 0002254             | SHERIFF OF BROOKE CO<br>JAN TAXES  |              | 495.97        | (327,024.43)   |
|   | 3/15/2024   | C/R           | 0002275             | SHERIFF OF BROOKE CO<br>FEB 2024   |              | 45,190.01     | (372,214.44)   |
|   | 3/15/2024   | C/R           | 0002276             | SHERIFF OF BROOKE CO<br>FEB 2024   |              | 1,692.33      | (373,906.77)   |
|   | 4/22/2024   | C/R           | 0002308             | SHERIFF OF BROOKE CO<br>MARCH 2024 TAXES                                       |              | 29,442.73     | (403,349.50)   |
|   | 4/22/2024   | C/R           | 0002309             | SHERIFF OF BROOKE CO<br>MARCH 2024 TAXES                                       |              | 2,896.80      | (406,246.30)   |
|   | 6/26/2024   | C/R           | 0002347             | SHERIFF OF BROOKE CO<br>MAY TAXES  |              | 1,827.79      | (408,074.09)   |
|   | 6/26/2024   | C/R           | 0002348             | SHERIFF OF BROOKE CO<br>MAY TAXES  |              | 217.84        | (408,291.93)   |
| 004 000 3011 Ad Valorem Tif Ending Balance          |             |               |                     |  | 0.00         | 408,291.93    | (408,291.93)   |

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2024**

| <u>Account</u>  | <u>Date</u> | <u>Source</u> | <u>JE Reference</u> | <u>Description</u>  | <u>Debit</u> | <u>Credit</u> | <u>Balance</u> |
|---|-------------|---------------|---------------------|---|--------------|---------------|----------------|
| 004 000 3650 Federal Grants - TIF Project Beginning Balance                 |             |               |                     |   |              |               | 0.00           |
| 11/28/2023  | C/R         |               |                     | EDA TREAS 310 MISC PAY FEDERAL GRANTS TIFF  |              | 265,751.76    | (265,751.76)   |
| 004 000 3650 Federal Grants - TIF Project Ending Balance                    |             |               |                     |   | 0.00         | 265,751.76    | (265,751.76)   |
| 004 000 3800 Interest Earned Beginning Balance                              |             |               |                     |   |              |               | 0.00           |
| 7/31/2023   | A/P         |               |                     | Interest Earned   |              | 2,451.69      | (2,451.69)     |
| 8/31/2023   | A/P         |               |                     | Interest Earned   |              | 2,391.79      | (4,843.48)     |
| 9/30/2023   | A/P         |               |                     | Interest Earned   |              | 2,458.55      | (7,302.03)     |
| 10/31/2023  | A/P         |               |                     | Interest Earned   |              | 2,655.92      | (9,957.95)     |
| 11/30/2023  | A/P         |               |                     | Interest Earned   |              | 2,029.40      | (11,987.35)    |
| 12/31/2023  | A/P         |               |                     | Interest Earned   |              | 2,071.77      | (14,059.12)    |
| 1/31/2024   | A/P         |               |                     | Interest Earned   |              | 1,935.16      | (15,994.28)    |
| 2/29/2024   | A/P         |               |                     | Interest Earned   |              | 1,802.44      | (17,796.72)    |
| 3/31/2024   | A/P         |               |                     | Interest Earned   |              | 1,962.01      | (19,758.73)    |
| 4/30/2024   | A/P         |               |                     | Interest Earned   |              | 1,949.19      | (21,707.92)    |
| 5/31/2024   | A/P         |               |                     | Interest Earned   |              | 2,047.72      | (23,755.64)    |
| 6/30/2024   | A/P         |               |                     | Interest Earned   |              | 1,857.12      | (25,612.76)    |
| 004 000 3800 Interest Earned Ending Balance                                 |             |               |                     |   | 0.00         | 25,612.76     | (25,612.76)    |
| 004 001 1990 Due (to) from General Beginning Balance                        |             |               |                     |   |              |               | 0.00           |
| 08/2023   | C/R         |               |                     | Summary   | 51,232.21    | 51,232.21     | 0.00           |
| 09/2023   | C/R         |               |                     | Summary   | 196,010.10   | 196,010.10    | 0.00           |
| 10/2023   | C/R         |               |                     | Summary   | 65,423.09    | 65,423.09     | 0.00           |
| 11/2023   | C/R         |               |                     | Summary   | 265,751.76   | 265,751.76    | 0.00           |
| 12/2023   | C/R         |               |                     | Summary   | 4,164.49     | 4,164.49      | 0.00           |
| 01/2024   | C/R         |               |                     | Summary   | 78,955.75    | 78,955.75     | 0.00           |
| 02/2024   | C/R         |               |                     | Summary   | 4,657.08     | 4,657.08      | 0.00           |
| 03/2024   | C/R         |               |                     | Summary   | 46,882.34    | 46,882.34     | 0.00           |
| 04/2024   | C/R         |               |                     | Summary   | 32,339.53    | 32,339.53     | 0.00           |
| 06/2024   | C/R         |               |                     | Summary   | 2,045.63     | 2,045.63      | 0.00           |
| 004 001 1990 Due (to) from General Ending Balance                           |             |               |                     |   | 747,461.98   | 747,461.98    | 0.00           |
| 004 402 6230 TIF-Professional Services-Park Drive Project Beginning Balance |             |               |                     |   |              |               | 0.00           |
| 10/16/2023  | A/P         | 898289        |                     | PROFESSIONAL SERVICE INDUSTRIES, INC (PSI)  | 1,538.30     |               | 1,538.30       |
| 4/22/2024   | A/P         | 490086        |                     | PARK PLACE COMMONS EXT WV DEPARTMENT OF ENVIRONMENTAL PROTECTION (DWWM)   | 50.00        |               | 1,588.30       |
| 4/22/2024   | A/P         | 490086        |                     | GROUNDWATER PROTECTION FEE/WVNPDES ANNUAL PERMIT FEE WV DEPARTMENT OF ENVIRONMENTAL PROTECTION (DWWM)             | 500.00       |               | 2,088.30       |
| 4/23/2024   | A/P         | 598759        |                     | GROUNDWATER PROTECTION FEE/WVNPDES ANNUAL PERMIT FEE WEIRTON LUMBER COMPANY TREATED 6X6X10 TREATED GROUND CONTACT | 84.00        |               | 2,172.30       |
| 004 402 6230 TIF-Professional Services-Park Drive Project Ending Balance    |             |               |                     |   | 2,172.30     | 0.00          | 2,172.30       |
| 004 402 6300 TIF Contractual Services-Park Drive Project Beginning Balance  |             |               |                     |   |              |               | 0.00           |
| 7/31/2023   | A/P         | 14094         |                     | JAMES WHITE CONSTRUCTION COMPANY PARK DR DEVELOPMENT SITE PLAN APP #15  | 77,260.50    |               | 77,260.50      |
| 8/31/2023   | A/P         | 14124         |                     | JAMES WHITE CONSTRUCTION COMPANY PARK DRIVE DEVELOPMENT SITE PLAN APPLICATION #16                                 | 72,292.50    |               | 149,553.00     |
| 10/30/2023  | A/P         | 14138         |                     | JAMES WHITE CONSTRUCTION COMPANY PARK DR DEVELOPMENT SITE PLAN APP #17  | 279,175.14   |               | 428,728.14     |
| 11/15/2023  | A/P         | 14147         |                     | JAMES WHITE CONSTRUCTION COMPANY PARK DRIVE SITE APPLICATION #18  | 366,380.47   |               | 795,108.61     |

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2024**

| <u>Account</u>   | <u>Date</u> | <u>Source</u> | <u>JE Reference</u> | <u>Description</u>   | <u>Debit</u>        | <u>Credit</u>       | <u>Balance</u> |
|--|-------------|---------------|---------------------|--|---------------------|---------------------|----------------|
|  | 12/07/2023  | A/P           | 14161               | JAMES WHITE CONSTRUCTION<br>COMPANY<br>PARK DR DEVELOPMENT SITE PAY<br>APP #19                           | 97,811.68           |                     | 892,920.29     |
|  | 1/16/2024   | A/P           | 19019.01            | JAMES WHITE CONSTRUCTION<br>COMPANY<br>PARK DR DEVELOPMENT SITE AND<br>INFRASTRUCTURE<br>APPLICATION #20 | 155,281.32          |                     | 1,048,201.61   |
|  | 1/31/2024   | C/R           | 0054633             | JAMES WHITE CONSTRUCTION<br>COMPANY<br>REIMBURSEMENT CK FROM<br>OVERPAYMENT CK#1120 APP#20               |                     | 73,418.29           | 974,783.32     |
|  | 6/07/2024   | A/P           | 14223               | JAMES WHITE CONSTRUCTION<br>COMPANY<br>PARK DR DEVELOPMENT SITE PAY<br>APP #21                           | 149,164.07          |                     | 1,123,947.39   |
| 004 402 6300 TIF Contractual Services-Park Drive Projecyt Ending Balance |             |               |                     |  | 1,197,365.68        | 73,418.29           | 1,123,947.39   |
| <b>Report Total</b>  |             |               |                     |  | <b>3,921,603.13</b> | <b>3,921,603.13</b> | <b>0.00</b>    |

**City of Weirton**

Run date 8/02/2024 @ 10:57 AM

**Revenue and Expense MTD and YTD  
June 30, 2024**

**TIF Fund**

|   | M-T-D<br>Actual | Y-T-D<br>Actual | Encumbrances | Total        | Annual<br>Budget | Variance    | % Used |
|---|-----------------|-----------------|--------------|--------------|------------------|-------------|--------|
| <b>Revenues</b>   |                 |                 |              |              |                  |             |        |
| 004 000 3011 Ad Valorem Tif                               | 2,045.63        | 408,291.93      | 0.00         | 408,291.93   | 0                | 408,292     | 0.00   |
| 004 000 3650 Federal Grants - TIF Project                 | 0.00            | 265,751.76      | 0.00         | 265,751.76   | 0                | 265,752     | 0.00   |
| 004 000 3800 Interest Earned                              | 1,857.12        | 25,612.76       | 0.00         | 25,612.76    | 0                | 25,613      | 0.00   |
| Total Revenues  | 3,902.75        | 699,656.45      | 0.00         | 699,656.45   | 0                | 699,656     | 0.00   |
| <b>Expenses</b>   |                 |                 |              |              |                  |             |        |
| 004 402 6230 TIF-Professional Services-Park Drive Project | 0.00            | 2,172.30        | 0.00         | 2,172.30     | 0                | (2,172)     | 0.00   |
| 004 402 6300 TIF Contractual Services-Park Drive Projesyt | 149,164.07      | 1,123,947.39    | 0.00         | 1,123,947.39 | 0                | (1,123,947) | 0.00   |
| Total Expenses  | 149,164.07      | 1,126,119.69    | 0.00         | 1,126,119.69 | 0                | (1,126,120) | 0.00   |
| Excess Revenue Over (Under) Expenditures                  | (145,261.32)    | (426,463.24)    | 0.00         | (426,463.24) | 0                | 426,463     | 0.00   |



**City of Weirton**  
**Trial Balance**

|   | TIF Fund | Debits             | Credits            |
|---|----------|--------------------|--------------------|
| 004 000 1010 Operating Cash TIF Fund                      |          | 1,322,010.56       | 0.00               |
| 004 000 1090 Taxes Receivable                             |          | 15,926.67          | 0.00               |
| 004 000 1091 Grants Receivable                            |          | 158,023.39         | 0.00               |
| 004 000 2010 Accounts Payable                             |          | 0.00               | 398,000.22         |
| 004 000 2400 Unearned Revenue                             |          | 0.00               | 14,559.94          |
| 004 000 2990 Fund Balance                                 |          | 0.00               | 1,509,863.70       |
| 004 000 3011 Ad Valorem Tif                               |          | 0.00               | 408,291.93         |
| 004 000 3650 Federal Grants - TIF Project                 |          | 0.00               | 265,751.76         |
| 004 000 3800 Interest Earned                              |          | 0.00               | 25,612.76          |
| 004 402 6230 TIF-Professional Services-Park Drive Project |          | 2,172.30           | 0.00               |
| 004 402 6300 TIF Contractual Services-Park Drive Projecyt |          | 1,123,947.39       | 0.00               |
| Total   |          | <hr/> 2,622,080.31 | <hr/> 2,622,080.31 |

### **Attachment 3**

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The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing Indebtedness.

There are no outstanding tax increment financing obligations in connection with this District or Project.

#### **Attachment 4**

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The base assessed value of the development or redevelopment project or the development or redevelopment district as appropriate.

Please see the following attachments.

~~Phyllis J. Siskini, Brooke County #11551007~~

68312001 STREET, WHEELERS, WEST VIRGINIA 26070  
TELEPHONE 264 7467867

August 19, 2004

Attached are the certified base assessed values for Real Estate and Personal Property as of July 1, 2003, for parcels located within the City of Weirton in the area referred to as the City of Weirton Three Spring Drive TIF District.

Sincerely,

*Phyllis J. Siskini*

Phyllis J. Siskini

F Siskini

4 attachments

|    | NAME                        | ACRES     | MARK  | PARCEL | ASSESSED     | APPAISED     |
|----|-----------------------------|-----------|-------|--------|--------------|--------------|
| 1  | WERTON STEEL                | 170.0 AC  | WV3   |        | \$84,063.40  | \$87,790.00  |
| 2  | WERTON STEEL                | 188.5 AC  | WV37  |        | \$82,100     | \$86,980     |
| 3  | WERTON STEEL                | 389.2 AC  | WV37  |        | \$419,150    | \$467,100    |
| 4  | TASVAC                      | 22.1 AC   | WV372 |        | \$223,500    | \$267,500    |
| 5  | TASVAC                      | 144.1 AC  | WV373 |        | \$223,500    | \$267,500    |
| 6  | WERTON STEEL                | 150.3 AC  | WV35  |        | \$23,900     | \$23,500     |
| 7  | WERTON STEEL                | 133.1 AC  | WV34  |        | \$22,200     | \$23,100     |
| 8  | WERTON STEEL                | 26.5 AC   | WV34  |        | \$4,600      | \$4,700      |
| 9  | WERTON STEEL                | 30.1 AC   | WV36  |        | \$3,500      | \$3,600      |
| 10 | PERSONAL PROPERTY           |           |       |        |              |              |
| 11 | PERSONAL PROPERTY           |           |       |        |              |              |
| 12 | RUE 21                      |           |       |        | \$788,850    | \$1,220,000  |
| 13 | GENERAL OFF.                |           |       |        | \$12,000     | \$15,000     |
| 14 | R&D                         |           |       |        | \$27,740     | \$27,200     |
| 15 |                             |           |       |        |              |              |
| 16 | REAL & PERSONAL TOTAL       | 708.91 AC |       |        | \$85,332,000 | \$89,220,000 |
| 17 | EXEMPT PROPERTY & BUILDINGS |           |       |        |              |              |
| 18 | DEV. (RUE 21)               | 128.6 AC  | W3    |        | \$5,500,000  | \$6,433,000  |
| 19 | WV ECG. DEV.                | 0.62 AC   | W35   |        | \$100,100    | \$300,000    |
| 20 |                             |           |       |        |              |              |
| 21 |                             |           |       |        |              |              |
| 22 |                             |           |       |        |              |              |
| 23 |                             |           |       |        |              |              |
| 24 |                             |           |       |        |              |              |
| 25 | EXEMPT PROPERTY TOTAL       | 140.12 AC |       |        | \$4,000,000  | \$6,733,000  |

#### **Attachment 5**

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The assessed value for the current tax year of the development or redevelopment project property or of the table property having a tax situs in the development or redevelopment district, as appropriate.

#### **Attachment 6**

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The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be.

Please see the following attachment for 5 & 6.

# **ASSESSED VALUES FOR CALCULATING REDUCED (ROLLED BACK) LEVY RATES**

**City of Weirton**

(Levying Body)

**Brooke**

(County)

TO:

**Kimberly Long, Clerk**

(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County, do hereby certify the assessed value of the various classes of real estate, personal property and public utility property FOR THE CALCULATION OF THE REDUCED (ROLLED BACK) LEVY RATE for the assessment year 2023

|                               | Column A<br>Assessed Valuation<br>For Tax Purposes<br>(w/o Homestead & Exempt) | Column B<br>New Property and<br>Back Tax Property<br>(Excluding TIF) | Column C<br>TIF<br>Tax Incremental<br>Financing<br>Value | Column D<br>Assessed Valuation<br>For Tax Purposes<br>Minus New Property,<br>Back Tax Property & TIF<br>Col A Minus Col B and C |
|-------------------------------|--|--|--|---|
| <b>Class I</b>                |  |  |  |   |
| Personal Property             | 0  |  |  | 0   |
| Public Utility Property       | 0  | 0  | 0  | 0   |
| <b>Total Class I</b>          | 0  | 0  | 0  | 0   |
| <b>Class II</b>               |  |  |  |   |
| Real Estate                   | 70,729,430   | 23,820   |  | 70,705,610  |
| Personal Property             | 0  |  |  | 0   |
| <b>Total Class II</b>         | 70,729,430   | 23,820   | 0  | 70,705,610  |
| <b>Class III</b>              |  |  |  |   |
| Real Estate                   | 0  |  |  | 0   |
| Personal Property             | 0  |  |  | 0   |
| Public Utility Property       | 0  |  |  | 0   |
| <b>Total Class III</b>        | 0  | 0  | 0  | 0   |
| <b>Class IV</b>               |  |  |  |   |
| Real Estate                   | 83,610,420   | 46,500   | 10,040,640   | 73,523,280  |
| Personal Property             | 108,851,996  | 15,483,137   | 11,455,947   | 81,912,912  |
| Public Utility Property       | 12,081,589   | 841,259  |  | 11,240,330  |
| <b>Total Class IV</b>         | 204,544,005  | 16,370,896   | 21,496,587   | 166,676,522   |
| <b>TOTAL FOR LEVYING BODY</b> | 275,273,435  | 16,394,716   | 21,496,587   | 237,382,132   |

Given under our hands this 28 day of February, 2023

County Clerk

Assessor

The valuations above do not include values attributable to back-tax property, homestead property, new construction and improvements or new personal property.

THE VALUATIONS ARE TO BE USED ONLY FOR THE CALCULATION OF A REDUCED LEVY RATE as required by W.Va. Code § 11-8-6e and 6f. This rate must be applied to the CERTIFICATE OF VALUATIONS (enclosed) for budgeting purposes. These values, like the Certificate of Valuation, are to be in the hands of the levying body not later than March 3.

Print on BLUE paper - Levying Body

Photocopy - Tax Dept.

Photocopy - Auditor's Office

Photocopy - Retain

Photocopy -

Board of Ed. Only - State Dept. of Education

When completed, submit blue copy to the levying body, photocopy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, photocopy to the State Auditor's Office, Local Government Services Division, 153 W Main St, Suite C Clarksburg, WV 26301, and retain a photocopy for your office file. Only a photocopy of the Board of Ed. page should be forwarded to the State Dept. of Education.

**RESOLUTION**

**TO ADOPT THE CITY OF WEIRTON OFFICIAL LEVY RATES 2024-2025**

**STATE OF WEST VIRGINIA,  
MUNICIPALITY OF WEIRTON, to-wit;**

**WHEREAS**, in accordance with West Virginia State Code §11-8-10a and §11-8-14a, with the Levy Estimate (Budget) now being approved for the fiscal year beginning July 1, 2024, by the State Auditor, the Levying Body of the City of Weirton (City Council) must meet on the third Tuesday in April to officially Lay the Levy; and,

**WHEREAS**, the Levying Body has met to hear and consider public objections in accordance with West Virginia State Code provisions; and,

**WHEREAS**, the clerk/recording officer, in accordance with West Virginia State Code §11-8-15, within three (3) days of such meeting, shall prepare and forward to the State Auditor the officially adopted Levy Rates and Levy Order.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEIRTON, BROOKE AND HANCOCK COUNTIES, WEST VIRGINIA**, that the Levy Rates for the Fiscal Year 2024-2025 are:

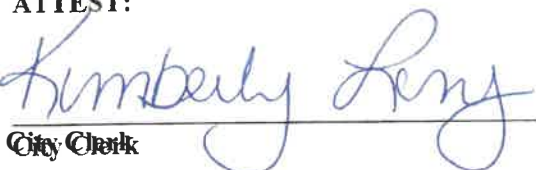
|               |                |
|---------------|----------------|
| Class I Rate  | \$ .1250/\$100 |
| Class II Rate | \$ .2500/\$100 |
| Class IV Rate | \$ .5000/\$100 |

And these rates which, were approved in writing by the State Auditor by letter dated April 4, 2024, are hereby officially adopted by the Weirton City Council (the Levying Body of the City of Weirton), and the Weirton City Clerk shall prepare and forward to the State Auditor this Resolution which officially adopts these Levy Rates.

**DATE: April 16, 2024**

  
\_\_\_\_\_  
Mayor

**ATTEST:**

  
\_\_\_\_\_  
City Clerk

Recommended by Weirton City Manager, Michael A. Adams  
Sponsored by Mayor Harold E. Miller  
Document form reviewed and approved by the City Attorney





**MUNICIPALITY OF WEBSTER, WEST VIRGINIA**  
**LEVY ORDER AND RATE SHEET**  
**2024 - 2025**

The following is a true copy from the record of orders entered by this entity  
on the 16 day of April, 2024

SIGNATURE: \_\_\_\_\_

Municipal Clerk or Recorder

|   |                                 | Column E                 |                     |
|---|---------------------------------|--------------------------|---------------------|
|   |                                 | Certificate of Valuation |                     |
| Current Year  | Assessed Value for Tax Purposes | Levy Rate/\$100          | Taxes Levied        |
| <b>Class I</b>  |                                 |                          |                     |
| Personal Property   | \$ 0                            | 12.50                    | \$ 0                |
| Public Utility  | 0                               |                          | 0                   |
| <b>Total Class I</b>  | <b>\$ 0</b>                     |                          | <b>\$ 0</b>         |
| <b>Class II</b>   |                                 |                          |                     |
| Real Estate   | \$ 333,620,890                  | 25.00                    | \$ 834,052          |
| Personal Property   | 26,100                          |                          | 65                  |
| <b>Total Class II</b>   | <b>\$ 333,646,990</b>           |                          | <b>\$ 834,117</b>   |
| <b>Class IV</b>   |                                 |                          |                     |
| Real Estate   | \$ 210,072,240                  | 50.00                    | \$ 1,050,361        |
| Personal Property   | 240,815,428                     |                          | 1,204,077           |
| Public Utility  | 38,796,462                      |                          | 193,982             |
| <b>Total Class IV</b>   | <b>\$ 489,684,130</b>           |                          | <b>\$ 2,448,420</b> |
| <b>Total Value &amp; Projected Revenue</b>  | <b>\$ 823,331,120</b>           |                          | <b>\$ 3,282,537</b> |
| Less Delinquencies, Exonerations & Uncollectable Taxes  |                                 | 5.00%                    | 164,127             |
| Less Tax Discounts  |                                 | 2.00%                    | 62,368              |
| Less Allowance for Tax Increment Financing - see worksheet<br>(Subtracted from regular current expense taxes levied only) |                                 |                          | 98,502              |
| <b>Total Projected Property Tax Collection</b>  |                                 |                          | <b>2,957,540</b>    |
| Less Assessor Valuation Fund<br>(Subtracted from regular current expense taxes levied only)                               |                                 | 0.0175 and 0.02          | 56,676              |
| <b>Net Amount to be Raised by Levy of Property Taxes<br/>For Budget Purposes</b>  |                                 |                          | <b>\$ 2,900,864</b> |

# MUNICIPALITY OF WEIRTON, WEST VIRGINIA

## CALCULATING REDUCED LEVY RATE

### 2024 - 2025

### WEIRTON in Brooke and Hancock

| Brooke  | ROLL BACK VALUE |   |           |   | WEIGHTED       |
|---------|-----------------|---|-----------|---|----------------|
| CLASS   | (Column D)      | X | WEIGHTING | = | ASSESSED VALUE |
| Class 1 | \$ 0            | X | 0.01      | = | \$ 0           |
| Class 2 | 72,677,900      | X | 0.02      | = | 1,453,558      |
| Class 4 | 175,817,186     | X | 0.04      | = | 7,032,687      |

**Total All Classes Brooke**      \$ 248,495,086      (Total WAV)      \$ 8,486,245

| Hancock | ROLL BACK VALUE |   |           |   | WEIGHTED       |
|---------|-----------------|---|-----------|---|----------------|
| CLASS   | (Column D)      | X | WEIGHTING | = | ASSESSED VALUE |
| Class 1 | \$ 0            | X | 0.01      | = | \$ 0           |
| Class 2 | 259,399,730     | X | 0.02      | = | 5,187,995      |
| Class 4 | 290,899,958     | X | 0.04      | = | 11,635,998     |

**Total All Classes Hancock**      \$ 550,299,688      (Total WAV)      \$ 16,823,993

**GRAND TOTAL Brooke AND Hancock**      \$ 25,310,238

Previous year's projected tax revenue X 101% + % for Assessor 1.75%  
 Brooke      \$ 1,199,544      102.75%      %      \$ 1,232,531

Previous year's projected tax revenue X 101% + % for Assessor 2.00%  
 Hancock      \$ 2,166,405      103.00%      %      \$ 2,231,397

**Total Previous year's projected tax revenue X 101% + % for Assessor**  
**Brooke and Hancock**      \$ 3,463,928

Divide by the **TOTAL WEIGHTED ASSESSED VALUE (Total WAV)**  
 (use 4 decimal places here)      \$ 0.1250

The result of this division is then multiplied x 100 (use 2 decimal places here)  
 and this will = the Class 1 Levy Rate in cents per \$100 of assessed value      12.50

The Class 2, 3, and 4 Levy Rates are determined by multiplying the Class 1 Rate as follows:

|              |       |   |     |   |                            |
|--------------|-------|---|-----|---|----------------------------|
| Class 1 Rate | 12.50 | ¢ | X 2 | = | Class 2 Rate:<br>25.00     |
| Class 1 Rate | 12.50 | ¢ | X 4 | = | Class 3 & 4 Rate:<br>50.00 |

**DO NOT USE RATES IN EXCESS OF 2 DECIMAL PLACES**

#### **Attachment 7**

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Payments made in lieu of taxes received and expended.

None.

#### **Attachment 8**

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Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.

The James White Construction Company

#### **Attachment 9**

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A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.

None.

#### **Attachment 10**

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The cost of any property of acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled.

None.

#### **Attachment 11**

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The number of parcels of land acquired by or through initiation of eminent domain proceedings.

None.

## Attachment 12

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The number and types of jobs protected by the project developer to created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs.

### Estimated Job Creation in the Tiff District

1. Job Category: Construction of the Project

Wages: Unknown\*  
Benefits: Unknown  
Construction Jobs: 30-35  
Temp or Seasonal: Unknown  
Part-Time: Unknown  
Full-Time: Unknown

2. Job Category: Light Manufacturing\*\*

Wages: \$12-\$15 per Hour  
Benefits: Health, 401(k)  
Construction Jobs: N/A  
Temp or Seasonal: No  
Part-Time: 20  
Full-Time: 300

3. Job Category: Commercial\*\*

Wages: Unknown  
Benefits: Unknown  
Construction Jobs: N/A  
Temp or Seasonal: N/A  
Part-Time: N/A  
Full-Time: 200 Plus

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\*The details of the construction jobs will be unknown until the project is bid out.

\*\* These jobs represent the jobs that will tentatively be created if four developments currently in negotiations to locate in the Park come to fruition. The completion of the TIF Project will assist in these notations.

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**Attachment 13**

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The number, type, and duration of the jobs created, if any, and the annualized wages and benefits paid.

See Attachment 12

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**Attachment 14**

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The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year. In the aggregate and in such detail as the executive director of the development office may require.

See attachment 1.

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**Attachment 15**

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An annual statement showing payments made in lieu of taxes received and expended during the fiscal year.

None.

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**Attachment 16**

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The status of the development or redevelopment plan and projects therein.

Project 1 has been completed. The completion of the road extends past Rue 21 to the Pietro Fiorentini facility.

Project 2 is starting to take shape. Drawings for the access road and sidewalks were submitted. The City has received a Transportation Alternative Grant from the State along with a EDA grant for the access road and utilities. Projects are under construction as planned.

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**Attachment 17**

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The amount of outstanding tax increment financing obligations.

None.

## **Attachment 18**

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Any additional information the country commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule.

None.

In accordance with West Virginia code §7-11B-15, The City of Weirton will hold a public hearing on September 26, 2024, in City Council Chambers of the City Building at 10:00 A.M. The Purpose of this public hearing is to determine if the development and the proposed project in “The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension” and “Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development” is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.

“The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension” has been completed. The road extension stops at a cul-de-sac at the Pietro Fiorentini facility.

“The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development” will open opportunities for new commercial development by undertaking a streetscape project in conjunction with roadway and infrastructure installations. This project is currently under construction.

Questions or comments concerning the hearing may be directed to Mark Miller, Director of Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062

In accordance with West Virginia code §7-11B15, the following is the annual statement for The City of Weirton Three Springs Drive Tax Increment Financing District No. 1 (the “District”)—Public Infrastructure No. 1 – Park Drive Extension (the “Project”) and The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development:

The public phase of the project is nearly complete and is reliant on private sector commitments to afford the City of Weirton the ability to amortize the debt that will be generated by the project. The following is a summary of receipts and disbursements of moneys in the Tax Increment Financing Fund (the “TIF Fund”) for 7/1/2023 thru 6/30/2024:

|  |                       |                              |
|--|-----------------------|------------------------------|
| Revenue from Brooke County Sheriff’s Office: | \$50,148.81           |                              |
|  | \$1,083.40            |                              |
|  | \$182,125.87          |                              |
|  | \$13,884.23           |                              |
|  | \$62,057.74           |                              |
|  | \$3,365.35            |                              |
|  | \$3,720.99            |                              |
|  | \$443.50              |                              |
|  | \$4,947.78            |                              |
|  | \$589.68              |                              |
|  | \$4,161.11            |                              |
|  | \$495.97              |                              |
|  | \$45,190.01           |                              |
|  | \$1,692.33            |                              |
|  | \$29,442.73           |                              |
|  | \$2,896.80            |                              |
|  | \$1,827.79            |                              |
|  | <u>\$217.84</u>       |                              |
|  | \$408,291.93          |                              |
| EDA Treasury – Misc. Pay                     | \$265,751.76          |                              |
| Interest Earned:                             | <u>\$25,612.76</u>    |                              |
|  | \$291,364.52          |                              |
| TIF Professional Services:                   | \$1,538.30            | Intertek PSI                 |
|  | \$550.00              | WV DEP NPDES Permit Fees     |
|  | <u>\$84.00</u>        | Weirton Lumber Company       |
| Expenditure:                                 | \$2,172.30            |                              |
| TIF Contractual Services:                    | <u>\$1,123,947.39</u> | James White Construction Co. |
| Expenditure:                                 | \$1,123,947.39        |                              |
| <b>TIF Fund Balance as of 6-30-21:</b>       | <b>\$1,322,010.56</b> |                              |

There is no tax increment financing principal outstanding as of the close of the fiscal year. Questions or comments concerning the District or Project may be directed to Mark Miller, Director of The Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062.



# CERTIFICATE OF VALUATION

|                        |               |
|------------------------|---------------|
| <b>City of Weirton</b> | <b>Brooke</b> |
| (Levying Body)         | (County)      |

TO: **Kimberly Long, Clerk**  
 (County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County do hereby certify the assessed value of the various classes of real estate, personal property and public utility property for the assessment year **2024**

|                         | <b>Column A</b><br><b>Assessed Value</b><br><b>Including Back Tax</b><br><b>And New Property</b><br><b>(Total)</b> | <b>Column B</b><br><b>All Other</b><br><b>Exempt Value</b><br><b>(excluding P U)</b> | <b>Column C</b><br><b>Gross Assessed</b><br><b>(Col A Plus Col B)</b><br><b>(County Classification</b><br><b>Purposes Only)</b> | <b>Column D</b><br><b>Homestead</b><br><b>Exempt Value</b> | <b>Column E</b><br><b>Assessed Valuation</b><br><b>For Tax Purposes</b><br><b>(w/o Homestead &amp; Exempt)</b><br><b>(Col A Minus Col D)</b> |
|-------------------------|--|--|---|--|--|
| <b>Class I</b>          |  |  |   |  |  |
| Personal Property       |  |  | 0   |  | 0  |
| Public Utility Property |  |  | 0   |  | 0  |
| <b>Total Class I</b>    | 0  | 0  | 0   |  | 0  |
| <b>Class II</b>         |  |  |   |  |  |
| Real Estate             | 82,143,420   | 1,840  | 82,145,260  | 9,370,660  | 72,772,760   |
| Personal Property       | 1,200  |  | 1,200   | 1,200  | 0  |
| <b>Total Class II</b>   | 82,144,620   | 1,840  | 82,146,460  | 9,371,860  | 72,772,760   |
| <b>Class III</b>        |  |  |   |  |  |
| Real Estate             |  |  | 0   |  | 0  |
| Personal Property       |  |  | 0   |  | 0  |
| Public Utility Property |  |  | 0   |  | 0  |
| <b>Total Class III</b>  | 0  | 0  | 0   |  | 0  |
| <b>Class IV</b>         |  |  |   |  |  |
| Real Estate             | 85,105,540   | 38,304,380   | 123,409,920   |  | 85,105,540   |
| Personal Property       | 99,790,455   |  | 99,790,455  |  | 99,790,455   |
| Public Utility Property | 12,574,477   |  | 12,574,477  |  | 12,574,477   |
| <b>Total Class IV</b>   | 197,470,472  | 38,304,380   | 235,774,852   |  | 197,470,472  |
| <b>TOTAL FOR</b>        |  |  |   |  |  |
| <b>LEVYING BODY</b>     | 279,615,092  | 38,306,220   | 317,921,312   | 9,371,860  | 270,243,232  |

Given under our hands this **27** day of **February**, 2024

  
 County Clerk

  
 Assessor

NOTE: The above certificate must be in the hands of the levying body no later than March 3. (Section 6, Article 3, Chapter 11, Code of 1931, as amended.) The Assessor is required to certify the valuation of real estate and personal property and the County Clerk is required to certify the value of public utility property as assessed by the Board of Public Works. This certificate contains the assessed value of industrial and natural resources property calculated and provided by the Tax Commissioner, and included as provided by state law.

When completed, submit original copy to the levying body, printed copy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, printed copy to the State Auditor's Office, Local Government Services Division, 200 W Main Street Clarksburg, WV 26301, and retain a printed copy for your office file. Only a printed copy of the Board of Education page should be forwarded to the State Department of Education.

Original signed copy - Levying Body  
 Photocopy - Tax Dept.

Photocopy - Auditor's Office  
 Photocopy - Retain

Photocopy - Board of Ed. Only - State Dept. of Education

**CERTIFICATE OF VALUATION****CITY OF WEIRTON****HANCOCK**

(Levying Body)

(County)

TO:

**CITY CLERK WEIRTON**

(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County do hereby certify the assessed value of the various classes of real estate, personal property and public utility property for the assessment year **2024**

|                         | <b>Column A</b><br><b>Assessed Value</b><br><b>Including Back Tax</b><br><b>And New Property</b><br><b>(Total)</b> | <b>Column B</b><br><b>All Other</b><br><b>Exempt Value</b><br><b>(excluding P U)</b> | <b>Column C</b><br><b>Gross Assessed</b><br><b>(Col A Plus Col B)</b><br><b>(County Classification</b><br><b>Purposes Only)</b> | <b>Column D</b><br><b>Homestead</b><br><b>Exempt Value</b> | <b>Column E</b><br><b>Assessed Valuation</b><br><b>For Tax Purposes</b><br><b>(w/o Homestead &amp; Exempt)</b><br><b>(Col A Minus Col D)</b> |
|-------------------------|--|--|---|--|--|
| <b>Class I</b>          |  |  |   |  |  |
| Personal Property       |  |  | 0   |  | 0  |
| Public Utility Property |  |  | 0   |  | 0  |
| <b>Total Class I</b>    | 0  | 0  | 0   |  | 0  |
| <b>Class II</b>         |  |  |   |  |  |
| Real Estate             | 300,328,400  | 2,346,120  | 302,674,520   | 39,480,270   | 260,848,130  |
| Personal Property       | 26,100   |  | 26,100  |  | 26,100   |
| <b>Total Class II</b>   | 300,354,500  | 2,346,120  | 302,700,620   | 39,480,270   | 260,874,230  |
| <b>Class III</b>        |  |  |   |  |  |
| Real Estate             |  |  | 0   |  | 0  |
| Personal Property       |  |  | 0   |  | 0  |
| Public Utility Property |  |  | 0   |  | 0  |
| <b>Total Class III</b>  | 0  | 0  | 0   |  | 0  |
| <b>Class IV</b>         |  |  |   |  |  |
| Real Estate             | 124,966,700  | 57,127,650   | 182,094,350   |  | 124,966,700  |
| Personal Property       | 141,024,973  |  | 141,024,973   |  | 141,024,973  |
| Public Utility Property | 26,221,985   |  | 26,221,985  |  | 26,221,985   |
| <b>Total Class IV</b>   | 292,213,658  | 57,127,650   | 349,341,308   |  | 292,213,658  |
| <b>TOTAL FOR</b>        |  |  |   |  |  |
| <b>LEVYING BODY</b>     | 592,568,158  | 59,473,770   | 652,041,928   | 39,480,270   | 553,087,888  |

Given under our hands this **1ST** day of **MARCH**, **2024**

  
County Clerk

  
Assessor

NOTE: The above certificate must be in the hands of the levying body no later than March 3. (Section 6, Article 3, Chapter 11, Code of 1931, as amended.) The Assessor is required to certify the valuation of real estate and personal property and the County Clerk is required to certify the value of public utility property as assessed by the Board of Public Works. This certificate contains the assessed value of industrial and natural resources property calculated and provided by the Tax Commissioner, and included as provided by state law.

When completed, submit original copy to the levying body, printed copy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, emailed copy to the State Auditor's Office @lgs@wvsao.gov or fax 304-340-5090, retain a printed copy for your office file. Only a printed copy of the Board of Education page should be forwarded to the State Department of Education.

Original signed copy - Levying Body  
Photocopy - Tax Dept.

Photocopy - Auditor's Office  
Photocopy - Retain

Photocopy - Board of Ed. Only - State Dept. of Education

# **ASSESSED VALUES FOR CALCULATING REDUCED (ROLLED BACK) LEVY RATES**

**CITY OF WEIRTON**

(Levying Body)

**HANCOCK**

(County)

TO:

**CITY CLERK WEIRTON**

(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County, do hereby certify the assessed value of the various classes of real estate, personal property and public utility property FOR THE CALCULATION OF THE REDUCED (ROLLED BACK) LEVY RATE for the assessment year 2024

|                               | Column A<br>Assessed Valuation<br>For Tax Purposes<br>(w/o Homestead & Exempt) | Column B<br>New Property and<br>Back Tax Property<br>(Excluding TIF) | Column C<br>TIF<br>Tax Incremental<br>Financing<br>Value | Column D<br>Assessed Valuation<br>For Tax Purposes<br>Minus New Property,<br>Back Tax Property & TIF<br>Col A Minus Col B and C |
|-------------------------------|--|--|--|---|
| <b>Class I</b>                |  |  |  |   |
| Personal Property             | 0  |  |  | 0   |
| Public Utility Property       | 0  | 0  | 0  | 0   |
| <b>Total Class I</b>          | 0  | 0  | 0  | 0   |
| <b>Class II</b>               |  |  |  |   |
| Real Estate                   | 260,848,130  | 1,474,500  |  | 259,373,630   |
| Personal Property             | 26,100   |  |  | 26,100  |
| <b>Total Class II</b>         | 260,874,230  | 1,474,500  | 0  | 259,399,730   |
| <b>Class III</b>              |  |  |  |   |
| Real Estate                   | 0  |  |  | 0   |
| Personal Property             | 0  |  |  | 0   |
| Public Utility Property       | 0  |  |  | 0   |
| <b>Total Class III</b>        | 0  | 0  | 0  | 0   |
| <b>Class IV</b>               |  |  |  |   |
| Real Estate                   | 124,966,700  | 1,313,700  |  | 123,653,000   |
| Personal Property             | 141,024,973  |  |  | 141,024,973   |
| Public Utility Property       | 26,221,985   |  |  | 26,221,985  |
| <b>Total Class IV</b>         | 292,213,658  | 1,313,700  | 0  | 290,899,958   |
| <b>TOTAL FOR LEVYING BODY</b> | 553,087,888  | 2,788,200  | 0  | 550,299,688   |

Given under our hands this 1ST day of MARCH, 2024

  
County Clerk

  
Assessor

The valuations above do not include values attributable to back-tax property, homestead property, new construction and improvements or new personal property.

THE VALUATIONS ARE TO BE USED ONLY FOR THE CALCULATION OF A REDUCED LEVY RATE as required by W.Va. Code § 11-8-6e and 6f. This rate must be applied to the CERTIFICATE OF VALUATIONS (enclosed) for budgeting purposes. These values, like the Certificate of Valuation, are to be in the hands of the levying body not later than March 3.

Print on **BLUE** paper - Levying Body

Photocopy - Tax Dept.

Photocopy - Auditor's Office

Photocopy - Retain

Photocopy -

Board of Ed. Only - State Dept. of Education

When completed, submit blue copy to the levying body, photocopy to the

Department of Tax and Revenue, Property Tax Division, P.O. Box 2389,

Charleston, WV 25328-2389, photocopy to the State Auditor's Office,

email at lgs@wvsao.gov or fax 304-340-5090

and retain a photocopy for your office file. Only a

photocopy of the Board of Ed. page should be forwarded to the State Dept. of Education.

**City of Weirton**  
**004 000 3011 Ad Valorem Tlf**

| <u>Activity Date</u> | <u>Source</u> | <u>Reference</u> | <u>Description</u>                               | <u>Units</u> | <u>Amount</u>     |
|----------------------|---------------|------------------|--|--------------|-------------------|
| 8/15/2023            | C/R           | 0002127          | [21563] SHERIFF OF BROOKE CO<br>JULY TAXES       |              | 50,148.81         |
| 8/15/2023            | C/R           | 0002128          | [21563] SHERIFF OF BROOKE CO<br>JULY TAXES       |              | 1,083.40          |
| 9/11/2023            | C/R           | 0002158          | [21563] SHERIFF OF BROOKE CO<br>AUGUST TAXES     |              | 182,125.87        |
| 9/11/2023            | C/R           | 0002159          | [21563] SHERIFF OF BROOKE CO<br>AUGUST TAXES     |              | 13,884.23         |
| 10/12/2023           | C/R           | 0002177          | [21563] SHERIFF OF BROOKE CO<br>SEPT TIF TAXES   |              | 62,057.74         |
| 10/12/2023           | C/R           | 0002178          | [21563] SHERIFF OF BROOKE CO<br>SEPT TIF TAXES   |              | 3,365.35          |
| 12/13/2023           | C/R           | 0002215          | [21563] SHERIFF OF BROOKE CO<br>NOV 2023 TAXES   |              | 3,720.99          |
| 12/13/2023           | C/R           | 0002216          | [21563] SHERIFF OF BROOKE CO<br>NOV 2023 TAXES   |              | 443.50            |
| 1/22/2024            | C/R           | 0002233          | [21563] SHERIFF OF BROOKE CO<br>DEC TAXES        |              | 4,947.78          |
| 1/22/2024            | C/R           | 0002234          | [21563] SHERIFF OF BROOKE CO<br>DEC TAXES        |              | 589.68            |
| 2/15/2024            | C/R           | 0002253          | [21563] SHERIFF OF BROOKE CO<br>JAN TAXES        |              | 4,161.11          |
| 2/15/2024            | C/R           | 0002254          | [21563] SHERIFF OF BROOKE CO<br>JAN TAXES        |              | 495.97            |
| 3/15/2024            | C/R           | 0002275          | [21563] SHERIFF OF BROOKE CO<br>FEB 2024         |              | 45,190.01         |
| 3/15/2024            | C/R           | 0002276          | [21563] SHERIFF OF BROOKE CO<br>FEB 2024         |              | 1,692.33          |
| 4/22/2024            | C/R           | 0002308          | [21563] SHERIFF OF BROOKE CO<br>MARCH 2024 TAXES |              | 29,442.73         |
| 4/22/2024            | C/R           | 0002309          | [21563] SHERIFF OF BROOKE CO<br>MARCH 2024 TAXES |              | 2,896.80          |
| 6/26/2024            | C/R           | 0002347          | [21563] SHERIFF OF BROOKE CO<br>MAY TAXES        |              | 1,827.79          |
| 6/26/2024            | C/R           | 0002348          | [21563] SHERIFF OF BROOKE CO<br>MAY TAXES        |              | 217.84            |
|                      |               |                  |  |              | <b>408,291.93</b> |

**City of Weirton**  
**004 000 3650 Federal Grants - TIF Project**

| <u>Activity Date</u> | <u>Source</u> | <u>Reference</u> | <u>Description</u>                         | <u>Units</u> | <u>Amount</u> |
|----------------------|---------------|------------------|--|--------------|---------------|
| 11/28/2023           | C/R           |                  | EDA TREAS 310 MISC PAY FEDERAL GRANTS TIFF |              | 265,751.76    |
|                      |               |                  |  |              | 265,751.76    |

**City of Weirton**  
**004 000 3800 Interest Earned**

| <u>Activity Date</u> | <u>Source</u> | <u>Reference</u> | <u>Description</u> | <u>Units</u> | <u>Amount</u>    |
|----------------------|---------------|------------------|--------------------|--------------|------------------|
| 7/31/2023            | A/P           |                  | Interest Earned    |              | 2,451.69         |
| 8/31/2023            | A/P           |                  | Interest Earned    |              | 2,391.79         |
| 9/30/2023            | A/P           |                  | Interest Earned    |              | 2,458.55         |
| 10/31/2023           | A/P           |                  | Interest Earned    |              | 2,655.92         |
| 11/30/2023           | A/P           |                  | Interest Earned    |              | 2,029.40         |
| 12/31/2023           | A/P           |                  | Interest Earned    |              | 2,071.77         |
| 1/31/2024            | A/P           |                  | Interest Earned    |              | 1,935.16         |
| 2/29/2024            | A/P           |                  | Interest Earned    |              | 1,802.44         |
| 3/31/2024            | A/P           |                  | Interest Earned    |              | 1,962.01         |
| 4/30/2024            | A/P           |                  | Interest Earned    |              | 1,948.19         |
| 5/31/2024            | A/P           |                  | Interest Earned    |              | 2,047.72         |
| 6/30/2024            | A/P           |                  | Interest Earned    |              | 1,857.12         |
|                      |               |                  |                    |              | <b>25,612.76</b> |

| <u>Activity Date</u> | <u>Source</u> | <u>Reference</u> | <u>Description</u>   | <u>Units</u> | <u>Amount</u> |
|----------------------|---------------|------------------|--|--------------|---------------|
| 10/16/2023           | A/P           | 898289           | [31298] PROFESSIONAL SERVICE INDUSTRIES, INC (PSI)<br>PARK PLACE COMMONS EXT                                     |              | 1,538.30      |
| 4/22/2024            | A/P           | 490086           | [21986] WV DEPARTMENT OF ENVIRONMENTAL PROTECTION (DWWM)<br>GROUNDWATER PROTECTION FEE/WVNPDES ANNUAL PERMIT FEE |              | 50.00         |
| 4/22/2024            | A/P           | 490086           | [21986] WV DEPARTMENT OF ENVIRONMENTAL PROTECTION (DWWM)<br>GROUNDWATER PROTECTION FEE/WVNPDES ANNUAL PERMIT FEE |              | 500.00        |
| 4/23/2024            | A/P           | 598759           | [05679] WEIRTON LUMBER COMPANY<br>TREATED 6X6X10 TREATED GROUND CONTACT  |              | 84.00         |
|                      |               |                  |  |              | 2,172.30      |

| <u>Activity Date</u> | <u>Source</u> | <u>Reference</u> | <u>Description</u>   | <u>Units</u> | <u>Amount</u>       |
|----------------------|---------------|------------------|--|--------------|---------------------|
| 7/31/2023            | A/P           | 14094            | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DR DEVELOPMENT SITE PLAN APP #15                          |              | 77,260.50           |
| 8/31/2023            | A/P           | 14124            | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DRIVE DEVELOPMENT SITE PLAN APPLICATION #16               |              | 72,292.50           |
| 10/30/2023           | A/P           | 14138            | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DR DEVELOPMENT<br>SITE PLAN APP #17                       |              | 279,175.14          |
| 11/15/2023           | A/P           | 14147            | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DRIVE SITE<br>APPLICATION #18                             |              | 366,380.47          |
| 12/07/2023           | A/P           | 14161            | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DR DEVELOPMENT SITE PAY APP #19                           |              | 97,811.68           |
| 1/16/2024            | A/P           | 19019.01         | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DR DEVELOPMENT SITE AND INFRASTRUCTURE<br>APPLICATION #20 |              | 155,281.32          |
| 1/31/2024            | C/R           | 0054633          | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>REIMBURSEMENT CK FROM OVERPAYMENT CK#1120 APP#20               |              | (73,418.28)         |
| 6/07/2024            | A/P           | 14223            | [05485] JAMES WHITE CONSTRUCTION COMPANY<br>PARK DR DEVELOPMENT SITE PAY APP #21                           |              | 149,164.07          |
|                      |               |                  |  |              | <b>1,123,947.38</b> |



## Ogden News Publishing of Ohio, Inc Print Ad Proof

ADNo: 191061 Customer Number: L01907

Customer Name: Company: CITY OF WEIRTON

Address: &amp; DEVELOPMENT

City/St/Zip: WEIRTON ,WV 26062

Phone: (304) 797-8500 Solicitor: PK

Category: 80 Class: 599 Rate: WL-0 Start: 9-4-2024 Stop: 9-25-2024

Lines: 50 Inches: 4.96 Words: 247

Credit Card:

Expire:

Order Number:

Cost: 224.25 Extra Charges: 10.00 Adjustments: .00

Payments: .00 Discount: .00

Balance: 234.25

**LEGAL NOTICE**

In accordance with West Virginia code Section 7-11B15, the following is the annual statement for The City of Weirton Three Springs Drive Tax Increment Financing District No. 1 (the "District")—Public Infrastructure No. 1 - Park Drive Extension (the "Project") and The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development:

The initial phase of the project has commenced and is reliant on private sector commitments to afford the City of Weirton the ability to amortize the debt that will be generated by the project. The following is a summary of receipts and disbursements of moneys in the Tax Increment Financing Fund (the "TIF Fund") for 7/1/2023 thru 6/30/2024:

Revenue from Brooke County  
Sheriff's Office:

\$50,148.81  
\$1,083.40  
\$182,125.87  
\$13,884.23  
\$62,057.74  
\$3,365.35  
\$3,720.99  
\$443.50  
\$4,947.78  
\$495.97  
\$45,190.01  
\$1,692.33  
\$29,442.73  
\$2,896.80  
\$1,827.79  
\$217.84  
**\$408,291.93**

EDA Treasury - Misc. Pay \$265,751.76  
Interest Earned: \$25,612.76  
**\$291,364.52**

TIF Professional Services: \$1,538.30  
\$550.00  
\$84.00  
Expenditure: \$2,172.30

Intertek PSI  
WV DEP NPDES Permit Fees  
Weirton Lumber Company

TIF Contractual Services \$1,123,947.39 James White Construction  
Expenditure 1,123,947.39

**TIF Fund Balance as of 6-30-24: \$1,322,010.56**

There is no tax increment financing principal outstanding as of the close of the fiscal year. Questions or comments concerning the District or Project may be directed to Mark Miller, Director of The Planning and Development, by calling

304-797-8500 Ext 1020  
or writing to 200 Municipal Plaza, Weirton, WV 26062.  
WDT Sept. 4, 11, 18, 25, 2024

Ogden News Publishing of Ohio, Inc Print Ad Proof

ADNo: 191062 Customer Number: L01907

Customer Name: Company: CITY OF WEIRTON

Address: & DEVELOPMENT

City/St/Zip: WEIRTON ,WV 26062

Phone: (304) 797-8500 Solicitor: PK

Category: 80 Class: 599 Rate: WL-0 Start: 9-4-2024 Stop: 9-25-2024

Lines: 45 Inches: 4.47 Words: 225

---

Credit Card:

Expire:

Order Number:

Cost: 100.91 Extra Charges: 10.00 Adjustments: .00

Payments: .00 Discount: .00

Balance: 110.91

---

**NOTICE**

In accordance with West Virginia code Section 7-11B-15, The City of Weirton will hold a public hearing on September 26, 2024, in City Council Chambers of the City Building at 10:00 A.M. The Purpose of this public hearing is to determine if the development and the proposed project in "The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension" and "Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development" is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.

"The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension" has been completed. The road extension stops at a cul-de-sac at the Pietro Fiorentini facility.

"The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development" will open opportunities for new commercial development by undertaking a streetscape project in conjunction with roadway and infrastructure installations. This project is currently under construction.

Questions or comments concerning the hearing may be directed to Mark Miller, Director of Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062

WDT Sept. 4, 11, 18, 25, 2024



## LEGAL NOTICE

In accordance with West Virginia Code Section 7-11B15, the following is the annual statement for the City of Weirton Three Springs Drive Tax Increment Financing District No. 1 (the "District") = Public Infrastructure No. 1 - Park Drive Extension (the "Project") and The City of Weirton Three Springs Drive Tax Increment Financing District No. 2, Park Drive Development. The initial phase of the project has commenced and is reliant on private sector commitments to allow the City of Weirton the ability to amortize the debt that will be generated by the project. The following is a summary of receipts and disbursements of moneys in the Tax Increment Financing Fund (the "TIF Fund") for 7/1/2023 thru 6/30/2024:

Revenue from Brooke County Sheriff's Office:

\$50,148.81  
\$1,083.40  
\$182,125.87  
\$19,884.29  
\$82,087.74  
\$3,985.35  
\$3,720.99  
\$443.50  
\$4,947.78  
\$ 4 9 5 . 9 7

\$45,100.01  
\$ 1 . 6 9 2 . 3 3

\$29,442.73  
\$2,895.80  
\$1,827.79  
\$217.84  
\$408,291.93

EDA Treasury - Misc. Pay \$265,751.78  
Interest Earned: \$25,612.76  
\$291,364.52

TIF Professional Services: \$1,538.30  
Intertek PSI

WV DEP NPDES Permit Fees \$550.00

Weirton Lumber Company Expenditure: \$2,172.30

TIF Contractual Services \$1,123,947.39  
James White Construction Expenditure 1,123,947.39

TIF Fund Balance as of 6-30-24: \$1,322,010.56

There is no tax increment financing principal outstanding as of the close of the fiscal year. Questions or comments concerning the District or Project may be directed to Mark Miller, Director of The Planning and Development, by calling 304-797-8500 Ext 1020

or writing to 200 Municipal Plaza, Weirton, WV 26062.  
WDT Sept. 4, 11, 18, 25, 2024

Type 'A' trench restoration; 1,825 LF of Type 'B' trench restoration; 1,740 LF of Type 'C' trench restoration; 2,820 SY of asphalt overlay; 8 LF of sidewalk restoration; 2,500 LF of rip rap ditch repair; 1 LS mobilization; 1 LS pre-construction video; 1 LS erosion and sedimentation control; 4,971 LF of WV DOH Inspection Fees (water); 825 LF of WV DOH inspection fees (sewer); and all necessary appurtenances.

Any contract or contracts awarded under this advertisement for bids are expected to be funded in part by grants and loans from: the West Virginia Department of Environmental Protection State Revolving Fund. Neither the United States, the State of West Virginia nor any of their departments, agencies or employees are or will be a party to this invitation to bid or any resulting contract.

No bid may be withdrawn for a period of ninety (90) days after the time of the opening of bids.

Obtaining the Bidding Documents

The Bidding Documents may be examined at the following locations:

Ghosh Engineers, Inc.  
1 Dunbar Plaza, Suite 200  
Dunbar, WV 26064

Tomlinson PSD  
2830 Sixth St  
New Cumberland, WV 26047

Contractor's Association of WV  
2114 Kanawha Blvd., East  
Charleston, WV 25311

Prospective Bidders may obtain the Bidding Documents at the Issuing Office (the office of Ghosh Engineers, Inc.) on Monday through Friday between the hours of 8:00 am to 4:00 pm. Partial sets of Bidding Documents will not be available from the Issuing Office. Neither Owner nor Engineer will be responsible for full or partial sets of Bidding Documents, including addenda, if any, obtained from sources other than the Issuing Office. All Bidders must be a registered holder of Bidding Documents with the Issuing Office.

Printed copies of the Bidding Documents may be obtained from the Issuing Office by paying a NON-REFUNDABLE payment of \$200.00 for Contract 1, and \$175.00 for Contract 2. Costs of shipping each request are included in this payment.

**Pre-bid Conference**  
A MANDATORY pre-bid conference for the Project will be held on September 20th, 2024, at 11:00 am local time for both Contracts at the Newell Lions Club, 510 Washington Street, Newell, WV 26050. Bids will not be accepted from Bidders that do not attend the mandatory pre-bid

requirement  
h. Disadvantaged Business Enterprise Certification  
Envelope No. 2

a. Bid Form

Contractor's License

All bidders are required to have a West Virginia Contractor's License per Section 21-11-11 of the West Virginia Code.

West Virginia Alcohol and Drug Free Workplace Act

West Virginia Code 21-1D-5 provides that any solicitation for a public improvement construction contract requires that each vendor that submits a bid for the work submits at the same time an affidavit of compliance with the bid. The enclosed Drug Free Workplace affidavit must be signed and submitted in the first envelope as evidence of the vendor's compliance with the provisions of Article 1D, Chapter 21 of the West Virginia Code. Failure to submit the signed Drug Free Workplace affidavit in the first envelope shall result in disqualification of such bid.

**Notice of Federal Wage Rates**

Contractors are required to comply with all federal wage rates issued in accordance with the Davis Bacon Act. The contractor will be required to pay the federal wage rates appropriate for each worker classification.

**Non-discrimination in Employment**

Bidders on this work will be required to comply with the President's Executive Order No. 11246. The requirements for bidders and contractors under this order are explained in the specifications.

**Suspension And Debarment**

Recipient shall not entertain the use of businesses that are listed on the 'System for Award Management (SAM)' at [www.sam.gov](http://www.sam.gov) in accordance with 2 CFR Part 1532 and Subpart B and C of 2 CFR Part 180.

**DBE Requirements**

Each bidder must fully comply with the Disadvantaged Business Enterprises, and Affirmative Action requirements, as identified in the contract documents.

The Bidder agrees to make "good faith efforts" to subcontract a portion of the total value of the contract to Disadvantaged Business Enterprises. This shall be done in compliance with the six (6) affirmative steps as outlined in 40 CFR 33.240. Failure to demonstrate positive efforts to do so may lead to rejection of bids. For this program, the term "subcontract" includes all construction, service, and modification work contracted for by the bidder in the execution of the work under this contract.

**Contractor's Sales Tax Exemption**

The Time of Completion for this Contract shall be 365 consecutive calendar days, for each Contract, beginning with the Award of Contract and written Notice to Proceed. Substantial completion shall be accomplished within 335 calendar days, and ready for final payment within 365 calendar days. Liquidated damages shall be assessed after that at the rate established in the agreement.

**Instructions to Bidders.**

For all further requirements regarding bid submittal, qualifications, procedures, and contract award, refer to the Instructions to Bidders that are included in the Bidding Documents.

Bids received after the scheduled closing time for the reception of bids will be returned unopened to the bidders.

The Tomlinson PSD reserves the right to reject all bids.

This Advertisement is issued by:

Owner: Tomlinson Public Service District  
By: Mr. John Yocina, Chairman  
September 4, 2024  
WDT Sep 4, 11, 2024

## LEGAL NOTICE

F.Y. 2024 - 2027 Transportation Improvement Program - Revision #7

The Brooke-Hancock-Jefferson Metropolitan Planning Organization is accepting public review and comment regarding a proposed Revision #7 of the Fiscal Year 2024 - 2027 Transportation Improvement Program (TIP), for the Brooke-Hancock-Jefferson Metropolitan Planning (BHJMP) Region.

The BHJMP Technical Advisory and Policy Committees will consider adoption of Revision #7 during the regularly scheduled meetings convening at 10:30 a.m. and 12:00 p.m. respectively on Wednesday September 18th, 2024. The BHJMP will conduct the meeting in person at the Brooke-Hancock-Jefferson Metropolitan Planning Commission Offices located at 124 North Fourth Street, Second Floor, Steubenville, Ohio.

Revision #7 includes removal of the following projects in Brooke and Hancock Counties, WV, for the Weirton Department of Transportation (WDOT):

- 1/2 Removal of Project Mobility Management 2024
- 1/2 Removal of Project Mobility Management 2025
- 1/2 Removal of Project Mobility Management 2026
- 1/2 Removal of Project Mobility Management 2027

Those persons wishing to review the complete proposed revision may request a copy of the program of projects by contacting the BHJMP

at "The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1, Park Drive Extension" and "Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development" is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.

"The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension" has been completed. The road extension stops at a cul-de-sac at the Pietro Fiorentini facility.

"The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development" will open opportunities for new commercial development by undertaking a streetscape project in conjunction with roadway and infrastructure installations. This project is currently under construction.

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WDT Sept. 4, 11, 18, 25, 2024



**Show & Sell**

**\$22.00**  
**4 Lines**  
**w/Photo**  
**\$32.00**



**Browse**

## 500 W. Va. Legals

ADVERTISEMENT FOR BIDS  
TOMLINSON PUBLIC SERVICE DISTRICT  
HANCOCK COUNTY,  
WEST VIRGINIA  
WATER SYSTEM  
IMPROVEMENTS  
Contracts 1 and 2  
General Notice

vice pumps; 45,150 gallon cast-in-place concrete, below ground Clearwell; chemical feed equipment; 23,697 gallon backwash water waste tank and pump station; plant piping and valves; office, lab, and bathroom; HVAC; electrical and lighting; emergency generator; SCADA system and instrumentation; site work; excavation and backfill; asphalt paving; perimeter site fence and gates; concrete sidewalks, tree protection, and all other





## LEGAL NOTICE

In accordance with West Virginia Code Section 7-11B-15, the following is the annual statement for the City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1—Park Drive Extension (the "Project") and the City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development. The initial phase of the project has commenced and is reliant on private sector commitments to afford the City of Weirton the ability to amortize the debt that will be generated by the project. The following is a summary of receipts and disbursements of moneys in the Tax Increment Financing Fund (the "TIF Fund") for 7/1/2023 through 6/30/2024:

|  |              |
|--|--------------|
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|  | \$13,884.23  |
|  | \$82,057.74  |
|  | \$3,365.35   |
|  | \$3,720.99   |
|  | \$443.50     |
|  | \$4,947.78   |
|  | \$495.97     |
|  | \$45,190.01  |
|  | \$1,692.33   |
|  | \$29,442.73  |
|  | \$2,896.80   |
|  | \$1,827.79   |
|  | \$217.84     |
|  | \$408,291.93 |
| EDA Treasury – Misc. Pay                     | \$265,751.76 |
| Interest Earned:                             | \$25,612.76  |
|  | \$291,364.52 |

TIF Professional Services:  
Intertek PSI \$ 1,538.30

WV DEP NPDES Permit Fees \$550.00  
Weirton Lumber Company \$84.00

Expenditure: \$2,172.30

TIF Contractual Services  
James White Construction \$1,123,947.39  
Expenditure 1,123,947.39

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WDT Sept. 4, 11, 18, 25, 2024

## 599 W. Va. Legals

## NOTICE

In accordance with West Virginia Code Section 7-11B-15, The City of Weirton will hold a public hearing on September 26, 2024, in City Council

Chambers of the City Building at 10:00 A.M. The Purpose of this public hearing is to determine if the development and the proposed project in "The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive

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WDT Sept. 4, 11, 18, 25, 2024



Support Our  
**LOCAL  
ECONOMY**

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Next**



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**[www.heraldstaronline.com](http://www.heraldstaronline.com)**  
**[www.weirtondailytimes.com](http://www.weirtondailytimes.com)**

## JANRIC CLASSIC SUDOKU

Fill in the blank cells using numbers 1 to 9. Each number can appear only once in each row, column and 3x3 block. Use logic and process elimination to solve the puzzle. The difficulty level ranges from Bronze (easiest) to Silver to Gold (hardest).

|   |   |   |   |  |   |   |   |   |
|---|---|---|---|--|---|---|---|---|
| 4 | 9 | 6 |   |  |   |   | 8 |   |
|   |   |   | 9 |  | 8 | 6 |   |   |
| 7 |   | 5 |   |  |   |   | 2 |   |
|   |   | 8 | 7 |  | 9 |   | 3 |   |
| 3 |   |   |   |  |   |   |   | 1 |
|   | 7 |   | 1 |  | 2 | 5 |   |   |
|   | 6 |   |   |  |   | 3 |   | 2 |
|   |   | 9 | 8 |  | 5 |   |   |   |
|   | 4 |   |   |  |   | 8 | 9 | 6 |

Rating: GOLD

Solution to 9/17/24

|   |   |   |   |   |   |   |   |   |
|---|---|---|---|---|---|---|---|---|
| 2 | 4 | 8 | 1 | 6 | 9 | 7 | 5 | 3 |
| 1 | 9 | 5 | 4 | 7 | 3 | 6 | 2 | 8 |
| 7 | 3 | 6 | 2 | 5 | 8 | 9 | 1 | 4 |
| 5 | 6 | 9 | 8 | 1 | 4 | 3 | 7 | 2 |
| 3 | 8 | 1 | 9 | 2 | 7 | 4 | 6 | 5 |
| 4 | 7 | 2 | 5 | 3 | 6 | 8 | 9 | 1 |
| 9 | 1 | 3 | 7 | 4 | 2 | 5 | 8 | 6 |
| 8 | 5 | 4 | 6 | 9 | 1 | 2 | 3 | 7 |
| 6 | 2 | 7 | 3 | 8 | 5 | 1 | 4 | 9 |

9/18/24

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## DT Sept. 4. 11. 18. 25. 2024

## DT Sept. 4, 11, 18, 25, 2024

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**5 lines 5 days** **\$24.<sup>75</sup>**  
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our newsletter?**





**2024 CITY OF WEIRTON  
ANNUAL TAX INCREMENT FINANCING DISTRICT #1 REPORT**

---

**September 26, 2024, at 10:00 AM**

**Council Chambers of the Weirton Municipal Building  
200 Municipal Plaza  
Weirton, WV 26062**

**Opening Remarks** – Mark Miller, Director of Planning and Development

**2024 Weirton TIF Report Discussion:**

- In accordance with West Virginia code §7-11B-15, The City of Weirton will hold a public hearing on September 26, 2024, in City Council Chambers of the City Building at 10:00 A.M. The Purpose of this public hearing is to determine if the development and the proposed project in “The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension” and “Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development” is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.
- “The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension” has been completed. The road extension stops at a cul-de-sac at the Pietro Fiorentini facility.
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**Public Comments**

**Closing Remarks**

**Adjournment**



**City of Weirton, West Virginia**  
**Annual TIF Report – Public Hearing**  
**City Council Chambers of the Weirton Municipal Building**  
**Thursday, September 26, 2024 at 10:00 A.M.**

| Name         | Organization        | Phone Number | Email Address             |
|--------------|---------------------|--------------|---------------------------|
| David Cline  |                     | 723-1712     | dcline1712@Frontier.com   |
| Craig Howell | Weirton Daily Times |              |                           |
| mark miller  | City of Weirton     |              | mmiller@cityofweirton.com |
|              |                     |              |                           |
|              |                     |              |                           |
|              |                     |              |                           |
|              |                     |              |                           |





# **Wetzel County Commission**

## **Project Description & Annual Report**

### **Section 26:**

- TIF District #1, Wetzel County  
Development

# **Wetzel County Commission**

## **TIF District #1**

### **The TIF District:**

The proposed Wetzel County Development District #1 includes approximately 41 acres comprised of approximately 41 acres of land situated in the City New Martinsville, Brooklyn District, Wetzel County, West Virginia otherwise known as the Wetzel County Industrial Park. This proposed Development District borders the east side of High Street located in the Brooklyn section of New Martinsville, the west side of the CSX right of way, the north side of Kappel Street in New Martinsville and the south side of the CSX right of way.



P.O Box 1029, Wheeling, WV 26003  
P: 304.232.7722 F: 304.232.7727  
[www.redp.org](http://www.redp.org)

October 30, 2024

Mr. Todd Hooker  
Deputy Executive Director  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Todd,

Pursuant to WV Code §7-11B-15, the Wetzel County Commission is providing the enclosed Annual Report on the Wetzel County Development District #1. As you are aware, the West Virginia Development Office established the base as \$0.00 upon creation in November 2004.

Unless otherwise noted, this report reflects the status as of September 2024.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in dark ink, appearing to read "C O'Leary", is written over a light blue horizontal line.

Craig O'Leary  
Regional Economic Development Partnership

Enclosure(s)

**Annual Report by Wetzel County Commission  
Wetzel County Development District #1**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of September 2024, the tax increment financing fund has a balance of \$43,419.98. The source of revenue in the accounts is Real/Personal property tax from the district.

(2) The amount and purpose of expenditures from the tax increment financing fund during last fiscal year:

The Wetzel County Commission reports \$0.00 in expenditures.

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

The Wetzel County Commission does not have any pledge of revenue to date.

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate.

The base assessed value of the Wetzel County Development District #1 established in November 2004 was \$0.

(5) The assessed value for the current tax year of the development or redevelopment project property, or of the taxable property having a tax situs in the development or redevelopment project area or district, as appropriate;

According to the Wetzel County Assessor, the current assessed value of the Wetzel County Development District #1, is:

Real estate: \$233,580

Personal: \$0

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment area or district, as the case may be.

There is a \$233,580 increase in the assessed value.

(7) Payments made in lieu of taxes received and expended.

As of the date of this report, there are no payments made in lieu of taxes in the district.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;

There is currently no redevelopment or project plan in place.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis; N/A.

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled

While current tenants and ownership did practical and necessary upkeep and maintenance, property acquisition has been limited in 2023.

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings.

No land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs;

The natural gas industry and affiliated companies have created jobs and investment for the surrounding region. National Lime and Stone, Antero and SPN Well Services are the largest and most permanent fixtures within the district. The job creation varies by company and the nature of work, while supporting significant numbers, would not be exclusive to within the district.

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid

The Wetzel County Commission and Chamber continue to focus on industrial related projects affiliated with the natural gas industry.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein.

The Wetzel County Development District #1 was approved by the West Virginia Development Office on November 10, 2004.

(17) The amount of outstanding tax increment financing obligations.

The Wetzel County Commission reports \$0.00 in outstanding TIF obligations.

(17) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This report will be available in the Wetzel County Commission office.

Wetzel County Commission  
Wetzel County Courthouse  
Main Street  
New Martinsville, WV 26055



**City of Wheeling**

# **Project Descriptions & Annual Reports**

Section 27:

- TIF District #1, City of Wheeling Dist. No. 1 and No. 2
- TIF Project #3, Downtown Redevelopment

# **City of Wheeling**

## **TIF Project #1, Redevelopment Project**

### **The TIF District:**

An ordinance creating the TIF District was enacted by the City on December 16, 2003. On June 21, 2005, the City adopted an ordinance providing for a minor amendment to the boundaries of the TIF District. The TIF District includes parts of Wheeling Island, Downtown, East Wheeling, Center Wheeling and South Wheeling, including Market Plaza as well as adjacent residential and commercial properties. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit in the form of public infrastructure and other public improvements from funds to be generated in the tax increment financing fund ("TIF Fund") over the 30-year life of the TIF District.

Over the past several years the City has focused much energy on development and re-development of the downtown business district culminating in a master plan, soon to be released, from an outside consulting firm with input from the public and the business community. This plan will include recommendations for clearing or rehabilitating areas of slum and blight in the 1100 block of Main and Market Streets and enhancing the accessibility and safety of the downtown in an effort to attract arts, leisure and entertainment venues as well as to maintain or attract other established types of businesses and professions in the downtown area.

### **1100 Block of Main and Market Streets**

The future successful marketing of the central business district in the downtown of the City and of the Stone Center is dependent on renovation, to bring structures into building code compliance, or removal of blighted structures in the 1100 block of Main and Market Streets, just south of the Stone Center. The deteriorating condition of these mostly vacant structures has become a hindrance to the overall marketing of the district, including the Stone Center and surrounding buildings. The acquisition, demolition and/or rehabilitation of various buildings within the Project site will allow for the site to be prepared for landscaping to compliment and link the nearby waterfront area or potentially for new construction, and a building or buildings which could be built or existing structures rehabilitated to comply with building codes and to complement the overall goals of this plan.

In October of 2001 the City of Wheeling adopted a resolution designating the area included in the Project as Slum and Blight. The TIF Project funds requested for the 1100 Block will eliminate the blight which is a clear impediment to growth in the downtown area.

### **Capitol Music Hall**

Further support of the existing tourism attraction will be achieved through acquisition, renovation and reopening of the Capitol Music Hall. The acquisition costs of the Capitol Music Hall are not part of the TIF Application or request. This once leading attraction has been closed and is in need of significant repair in order to comply with building and safety codes.

The Capitol Music Hall, located directly across Main Street from the Stone Center, closed and ceased operation in May 2007. The original plan for developing the Stone Center contemplated using existing tourism attractions to support possible destination retail in the Stone Center. The closing of the Capitol Music Hall has not only eliminated this potential use, but has turned a positive into a negative by leaving



an empty, deteriorating structure at the front door of the Stone Center and has deprived the City of Wheeling and the State of West Virginia of an historic country music landmark open to the public.

The TIF Project (described below) addresses these issues by providing a plan for renovation and operation of the Capitol Music Hall by the City of Wheeling and its partners. The City's plan is to address the life safety code compliance issues, Americans with Disabilities Act (ADA) accessibility issues and building code updates required to get the building back into a state of public use. The City has both a plan for needed renovations and operation of the facility.

### **The TIF Project:**

The City proposes to develop the Project within the TIF District and is expected to include all or some of the following: (1) acquisition, demolition, site preparation, infrastructure improvements, and redevelopment of buildings and properties in the 1100 block of Main and Market Streets and related infrastructure, and (2) renovation and rehabilitation of the Capitol City Music Hall, together with costs of preparation of the Project Plan and related costs. The City may enter into agreements with other entities to own, construct, operate or otherwise be involved in the Projects. See Section II.C and Section II.D for additional detail.

## **TIF Project #2, G.G.P.**

### **The TIF Project:**

The G.G.P. Wheeling 2003, LLC Project Area No. 1 involves the reimbursement to the City of Wheeling of the amount of \$2,250,000 paid to G.G.P. in conformity with an Interim Financing Agreement between the City and G.G.P. in conformity with an Interim Financing Agreement between the City and G.G.P. (the "TIF Project"). The purpose of this funding is for certain infrastructure improvements and related expenses necessary to the marketability and commercial viability of the land comprising the first three proposed project areas for a development by G.G.P. to be known as "Wheeling gateway Centre" (hereafter the "Development"). This first phase of the Development, known as "Project Area No. 1", will have total costs of approximately \$19,682,000. The Development began in response to a Request For Proposals from the City of Wheeling submitted on October 20, 2003. The Request for Proposals focused on the redevelopment of approximately 67 acres situate between the Ohio River to the west, West Virginia Route 2 to the east, Interstate 470 to the South, and 24th Street to the north.

The Development area was initially the focus of the Center Wheeling Revitalization and Redevelopment Plan prepared by the City of Wheeling in 1990 after that area was declared slum and blighted (provided in Exhibit 12 of this application). Attempts to improve this area by the City date back to 1981 and its Comprehensive Development Plan, which by 1984 focused primarily on property owned by CSX and the surrounding neighborhood for redevelopment. The CSX properties comprise the bulk of the land necessary for the Development and the area in which the Project will take place.

In conformity with the redevelopment and revitalization needs of the City of Wheeling, G.G.P. proposed the Development, Wheeling Gateway Centre. When Phase 1 of Wheeling Gateway Centre is complete, it will encompass approximately 14.48 acres of former slum and blighted properties, raise otherwise undesirable and unmarketable land approximately 14' from the flood plain of the Ohio River, replace and relocate obsolete infrastructure including sewer lines, be host to a Lowe's Home Improvement warehouse in excess of 116,000 square feet, and provide on a permanent basis an estimated 100 or

more full-time jobs. The entire area of the Development is located within the TIF District and the redevelopment area set out in 2003 Redevelopment Plan of the City of Wheeling.

Phase 1 affords G.G.P. and the City of Wheeling an excellent opportunity to create economic development in an area where economic development has failed since 1981. Given the poor elevation of the land, its deteriorating condition and obsolete infrastructure, development of this area had been impractical and therefore non-existent. Phase 1 further minimizes any disruption to the neighborhood and operating businesses as the majority of the land had been vacant. Phase 1 fits squarely within what was intended for this area since 1981, as refined by the 1990 Center Wheeling Revitalization Redevelopment Plan and its 1997 update, but which has not been economically feasible until the implementation of tax incremental financing. Phase 1 will serve the tri-state area and replace tax dollars formerly lost to the State of Ohio.

## **TIF Project #3, Downtown Redevelopment Project**

### **The TIF District:**

An ordinance creating the TIF District was enacted by the City on December 16, 2003. On June 21, 2005, the City adopted an ordinance providing for a minor amendment to the boundaries of the TIF District. The TIF District includes parts of Wheeling Island, Downtown, East Wheeling, Center Wheeling and South Wheeling, including Market Plaza as well as adjacent residential and commercial properties. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit from the form of public infrastructure and other public improvements from funds to be generated in the tax increment financing fund ("TIF Fund") over the 30-year life of the TIF District.

Over the past several years the City has focused much energy on development and re-development of the downtown business district culminating in a master plan, soon to be released, from an outside consulting firm with input from the public and the business community. This plan will include recommendations for clearing or rehabilitating areas of slum and blight in the 1100 block of Main and Market Streets and enhancing the accessibility and safety of the downtown in an effort to attract arts, leisure and entertainment venues as well as to maintain or attract other established types of businesses and professions in the downtown area.

### **1100 Block of Main and Market Streets**

The future successful marketing of the central business district in the downtown of the City and of the Stone Center is dependent on renovation, to bring structures into building code compliance, or removal of blighted structures in the 1100 block of Main and Market Streets, just south of the Stone Center. The deteriorating condition of these mostly vacant structures has become a hindrance to the overall marketing of the district, including the Stone Center and surrounding buildings. The acquisition, demolition and/or rehabilitation of various buildings within the Project site will allow for the site to be prepared for landscaping to compliment and link the nearby waterfront area or potentially for new construction, and a building or buildings which could be built or existing structures rehabilitated to comply with building codes and to complement the overall goals of this plan.

In October of 2001 the City of Wheeling adopted a resolution designating the area included in the Project as Slum and Blight. The TIF Project funds requested for the 1100 Block will eliminate the blight which is a clear impediment to growth in the downtown area.

## **Capitol Music Hall**

Further support of the existing tourism attraction will be achieved through acquisition, renovation and reopening of the Capitol Music Hall. The acquisition costs of the Capitol Music Hall are not part of the TIF Application or request. This once leading attraction has been closed and is in need of significant repair in order to comply with building and safety codes.

The Capitol Music Hall, located directly across Main Street from the Stone Center, closed and ceased operation in May 2007. The original plan for developing the Stone Center contemplated using existing tourism attractions to support possible destination retail in the Stone Center. The closing of the Capitol Music Hall has not only eliminated this potential use, but has turned a positive into a negative by leaving an empty, deteriorating structure at the front door of the Stone Center and has deprived the City of Wheeling and the State of West Virginia of an historic country music landmark open to the public.

The TIF Project (described below) addresses these issues by providing a plan for renovation and operation of the Capitol Music Hall by the City of Wheeling and its partners. The City's plan is to address the life safety code compliance issues, Americans with Disabilities Act (ADA) accessibility issues and building code updates required to get the building back into a state of public use. The City has both a plan for needed renovations and operation of the facility.

### **The TIF Project:**

The City proposes to develop the Project within the TIF District and is expected to include all or some of the following: (1) acquisition, demolition, site preparation, infrastructure improvements, and redevelopment of buildings and properties in the 1100 block of Main and Market Streets and related infrastructure, and (2) renovation and rehabilitation of the Capitol City Music Hall, together with costs of preparation of the Project Plan and related costs. The City may enter into agreements with other entities to own, construct, operate or otherwise be involved in the Projects. See Section II.C and Section II.D for additional detail.

## **TIF District #2, Project #1, Parking Garage**

### **The TIF District:**

Ohio Valley ADC, Inc. ("ADC") proposes that the City create the TIF District to be designated as "The City of Wheeling Development District No. 2". A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 11.5 acres of contiguous real property located in the City, south of 20<sup>th</sup> Street, west of West Virginia Route 2 and Eoff Street, north of Lane 19 and east of Lane C.

### **The TIF Project:**

The TIF District is being proposed by ADC for creation by the City for the purpose of financing the acquisition, repair, renovation and maintenance of the Center Wheeling Parking Garage (the "Garage"), and the acquisition, construction and equipping of other public infrastructure improvements, all located within or benefitting the proposed TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2.

The TIF Project will provide much needed parking and related facilities for the Alecto/Ohio Valley Medical Center acute care hospital located at 2000 Eoff Street, Wheeling, WV 26003.

The City of Wheeling is currently using, and will continue to use, a portion of the Garage for the City fire department. Pursuant to the terms of a purchase agreement and Memorandum of Understanding, ADC shall purchase the Garage from the City and make the improvements thereto. After the purchase of the Garage and completion of improvements thereto, the City shall be obligated by the Memorandum of Understanding to pay rent to ADC for the fire department usage.

Details about the anticipated use of TIF funds, including an estimated budget are detailed in Section II.C.

# CITY OF WHEELING



CITY COUNTY BUILDING  
1500 CHAPLINE STREET ROOM 305  
WHEELING, WEST VIRGINIA 26003

DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT  
Phone: (304) 234-3701 || Fax: (304) 234-3899 || [WheelingWV.gov](http://WheelingWV.gov)

October 16, 2024

Mr. Todd Hooker  
Deputy Executive Director  
West Virginia Development Office  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Pursuant to WV Code §7-11B-15, the City of Wheeling is providing the enclosed Annual Report on the City of Wheeling Redevelopment Project District No. 1, the Project Plan for The City of Wheeling Stone Building Renovation Project No. 1, and the Project Plan for G.G.P. Wheeling 2003, LLC Project Area No. 1 and the Project Plan for The City of Wheeling Downtown Redevelopment Project No. 3, Project Plan for The City of Wheeling Downtown Redevelopment Project No. 4, the City of Wheeling Redevelopment District No. 2 and Parking Garage Project No. 1.

Please note that on July 19, 2022, the merger of City of Wheeling Redevelopment Project District No. 1, and the City of Wheeling Redevelopment District No. 2 was approved by the West Virginia Department of Economic Development and will be referred to in this report as "City of Wheeling Combined Redevelopment District No. 1 and No. 2."

Unless otherwise noted, the report reflects the status as of June 30, 2024, which is the end of the most recent fiscal year.

If you have any additional questions, please do not hesitate to contact me.

Sincerely,

A handwritten signature in blue ink, appearing to read "R. Herron", is written over the typed name and title.

Robert Herron  
City Manager

**Annual Report by City of Wheeling  
as of June 30, 2024**

(1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

As of June 30, 2024, the City of Wheeling TIF Funds have a balance of \$ 6,807,072. The source of all revenue in the accounts is Real and Personal property tax from the district and proceeds from sale of bonds.

(2) The amount and purpose of expenditures from the tax increment financing fund during last fiscal year:

\$ 2,059,249 total expenditures.

(3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

\$9,167,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2016 were sold in 2016. \$3,387,080 in principal has been repaid, leaving a balance of \$5,779,920.

\$10,250,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2022 were sold in 2022. \$539,375 in principal has been repaid, leaving a balance of \$9,710,628.

(4) The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate.

The Base Assessed Value of the Combined TIF District is \$104,475,459.

(5) The assessed value for the current tax year of the development or redevelopment project property, or of the taxable property having a tax situs in the development or redevelopment project area or district, as appropriate;

As of July 1, 2024, the current assessed value of the City of Wheeling Combined Redevelopment District No. 1 and No. 2 is \$183,760,597.

(6) The assessed value added to base-assessed value of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment area or district, as the case may be.

The increase in the assessed value is \$79,285,138.

(7) Payments made in lieu of taxes received and expended.

As of the date of this report, there are no payments made in lieu of taxes in the district.

(8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;

The summary of construction contracts awarded for the Stone Center project, was submitted with the 2006 Annual Report.

The summary of construction contracts for G.G.P. Wheeling 2003, LLC Project Area No. 1 was submitted with the 2005 Annual Report. Phase I construction is complete. There are no new construction contracts for the GGP project at this time.

(9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis;

The Project Plan for The City of Wheeling Stone Building Renovation Project No. 1, as approved by the West Virginia Development Office on August 18, 2004, was submitted with the 2005 Annual report and has not changed.

The Project Plan for G.G.P. Wheeling 2003, LLC Project Area No. 1 as approved by the West Virginia Development Office on June 9, 2005, was submitted with the 2005 Annual report and has not changed.

The Project Plan for Downtown Redevelopment Project No. 3 as approved by the West Virginia Development Office on May 12, 2008, was submitted with the 2009 Annual report and has not changed.

The Project Plan for Redevelopment District No. 2 Parking Garage Project No. 1 was approved by the West Virginia Development Office on November 14, 2017.

Combined Project Plan No. 1 for City of Wheeling Combined Redevelopment District No. 1 and No. 2 was approved by the West Virginia Department of Economic Development on July 19, 2022.

(10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled

\$57,442.05 was used to acquire 1125 Market Street.

August 2015 paid \$155,000 for 1425, 1429, 1433 Market St.

March 2016, \$200,000 to purchase 1107 and 1109 Main St.

September 2016 \$140,000 for the 1437 Market St.

July 2017, \$300,000 for structural improvements to above properties

\$40,000 to tear down 1508 Market Street

(11) The number of parcels of land acquired by or through initiation of eminent domain proceedings.

As of the date of this report, no land has been acquired by or through initiation of eminent domain proceedings.

(12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs;

The project developers' projections for job creation are outlined in Section B(2) of the submitted Project Plans.

(13) The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid

For the Stone Project, 600 permanent jobs were created by the opening of Williams Lea.

For GGP, 155 jobs have been created- 79 full time- 47 part time- 29 temps by the opening of Lowe's.

(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require

See question #2.

(15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year

There were no payments made in lieu of taxes received and expended during the most recently completed fiscal year.

(16) The status of the development or redevelopment plan and projects therein.

The City of Wheeling Stone Building Renovation Project No. 1 was approved by the West Virginia Development Office on August 18, 2004. The developer has acquired the property, and completed renovation and construction as outlined in the Project Plan.

The Project Plan for G.G.P. Wheeling 2003, LLC Project Area No. 1 was approved by the West Virginia Development Office on June 9, 2005. The developer has acquired the property, obtained an occupancy permit in December 2005, and completed construction as outlined in the Project Plan.

The Project Plan for Redevelopment District No. 2 Parking Garage Project No. 11 was approved by the West Virginia Development Office on November 14, 2017. The construction has not started.

Combined Project Plan No. 11 for City of Wheeling Combined Redevelopment District No. 1 and No. 2 was approved by the West Virginia Department of Economic Development on July 19, 2022. Bonds are sold and the project started.



(17) The amount of outstanding tax increment financing obligations.

\$4,115,000 in City of Wheeling Tax Increment Revenue Bonds (Stone Building Renovation Project) Series 2005 A were sold in September 2005. All principal has been repaid, leaving a balance of \$0.

\$715,000 in City of Wheeling Tax Increment Revenue Bonds (Project No. 3 Series 2008) were sold in September 2008. All principal has been repaid, leaving a balance of \$0.

\$4,000,000 in City of Wheeling Tax Increment Revenue Bonds (Series 2011) were sold in 2011. All principal has been repaid, leaving a balance of \$0.

\$3,735,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2013 A were sold in 2014. All principal has been repaid, leaving a balance of \$0.

\$2,710,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2013 B were sold in 2014. All principal has been repaid, leaving a balance of \$0.

\$9,167,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2016 were sold in 2016. \$3,387,080 in principal has been repaid, leaving a balance of \$5,779,920.

\$6,263,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2018 were sold in 2018. \$6,263,000 in principal has been repaid, leaving a balance of \$0.

\$10,250,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2022 were sold in 2022. \$539,375 in principal has been repaid, leaving a balance of \$9,710,628.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This annual report will be published on the City of Wheeling web site:  
<http://www.wheelingwv.gov>



# Wood County Commission

## **Project Description & Annual Report**

Section 28:

- TIF District #1, Project #1, Emerson Commons

# **Wood County Commission**

## **TIF District #1, Project #1, Emerson Commons**

### **The TIF District:**

Emerson Commons LLC (the "Developer") proposes that the County Commission create the TIF District to be designated as the "County Commission of Wood County Development District No. 1." A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 383 acres and is located generally along the boundary of Union District and Williams District in Wood County, West Virginia, which extends across Interstate 77 to the East and Route 2 (Emerson Avenue) to the North. The tax parcels to be included in the proposed TIF District are provided in Attachment 4. The TIF District is being proposed for creation by the County Commission for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements within the TIF District in connection with the development of the land within the TIF District.

### **The TIF Project:**

The Developer proposes to develop certain public infrastructure improvements within or contiguous with the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, new road construction and road improvements, including without limitation intersection improvements, curbing, traffic control and lighting, and other related infrastructure and utilities improvements, all within or contiguous with the proposed TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2.



**Joe Gonzales**  
County Clerk

Office of the Wood County Clerk  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

November 4, 2024  
West Virginia Development Office  
1900 Kanawha Boulevard East  
Charleston, West Virginia 25305-0311

RE: Tax Increment Revenue Bonds

The Emerson Commons Project contains sixty-nine parcels, fifty in Class Two and nineteen in Class Three.

|              | 2015     | 2023      | Net Increase |
|--------------|----------|-----------|--------------|
| Taxes Levied | \$39,542 | \$131,342 | \$83,330     |
| Taxes Paid   | \$39,636 | \$128,402 | \$88,766     |

The 2022 taxes that were levied on Class 2 properties totaled \$43,200 and on Class 3 properties totaled \$88,142. All parcels have been paid.

The Grand Central Mall TIF contains sixty parcels in Class four.

|              | 2019        | 2023        | Net Increase |
|--------------|-------------|-------------|--------------|
| Taxes Levied | \$1,116,578 | \$1,171,760 | \$55,182     |
| Taxes Paid   | \$1,083,402 | \$1,138,176 | \$54,774     |

The 2023 taxes that were levied on Class 4 properties totaled \$1,171,760.

1. The aggregate amount and the amount by source of revenue in the tax increment financing fund:

Emerson Commons Project

|                                    |                     |
|------------------------------------|---------------------|
| Total Taxes Collected              | \$110,375.41        |
| Interest on Investments            | \$1,748.92          |
| <b>Total Revenues and Receipts</b> | <b>\$112,124.33</b> |

Grand Central Mall

|                                    |                    |
|------------------------------------|--------------------|
| Total Taxes Collected              | \$87,423.85 (Class |
| <b>Total Revenues and Receipts</b> | <b>\$87,423.85</b> |

2. The amount and purpose of expenditures from the tax increment financing fund:



**Joe Gonzales**  
County Clerk

Office of the Wood County Clerk  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

Emerson Commons Project

|                         |   |
|-------------------------|---|
| Amount of Expenditures: | \$236,750.00                                    |
| Purpose:                | Payment of administrative expenses and interest |

Grand Central Mall

|                         |  |
|-------------------------|--|
| Amount of Expenditures: | \$87,423.85  |
| Purpose:                | Payment of administrative expenses and support of the TIF District |

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

Emerson Commons Project

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to payment of the District's tax increment obligations.

Grand Central Mall

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to payment of the District's tax increment obligations.

4. The base assessed value of the development or redevelopment project or district, as appropriate:

Emerson Commons Project

|                                  |                    |
|----------------------------------|--------------------|
| <b>Total Base Assessed Value</b> | <b>\$3,034,840</b> |
|----------------------------------|--------------------|

Grand Central Mall

|                                  |                     |
|----------------------------------|---------------------|
| <b>Total Base Assessed Value</b> | <b>\$35,159,924</b> |
|----------------------------------|---------------------|

5. The assessed value for the current tax year of the development or redevelopment project or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:



**Joe Gonzales**  
County Clerk

Office of the Wood County Clerk  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

Emerson Commons Project

**Total Current Assessed Value** \$4,798,770

Grand Central Mall

**Total Current Assessed Value** \$26,178,180

6. The assessed value added to base assessed value of the development or redevelopment district project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

Emerson Commons Project

|  |                            |
|--|----------------------------|
| <b>Total Current Assessed Value</b>    | \$4,798,770                |
| <b>Less: Total Base Assessed Value</b> | <u>&lt;\$3,034,840&gt;</u> |
| <b>Increase in Assessed Value</b>      | \$1,763,930                |

Grand Central Mall

|  |                             |
|--|-----------------------------|
| <b>Total Current Assessed Value</b>          | \$26,178,180                |
| <b>Less: Total Base Assessed Value</b>       | <u>&lt;\$35,159,924&gt;</u> |
| <b>Increase/(Decrease) in Assessed Value</b> | (\$8,981,744)               |

7. Payment made in lieu of taxes received and expended:

There have been no payments made in lieu of taxes in any of the TIF Districts reference herein.

8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

There have been no reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project in any of the TIF Districts referenced herein.

9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:



**Joe Gonzales**  
County Clerk

Office of the Wood County Clerk  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

Please refer to the TIF Application for these districts.

10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:

The developers indicated no new acquisitions, dispositions, or improvements of any property in the Districts.

11. The number of parcels of land acquired by or through initiation of eminent domain proceedings:

There have been no parcels of land in any of the Wood County TIF Districts which have been acquired pursuant to eminent domain proceedings.

12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filing those jobs:

Please refer to the TIF Applications for these districts.

13. The number, type, and duration of the jobs created, if any, and the annualized wages and benefits paid:

The developers report that no jobs have been created in the TIF Districts during the prior fiscal year.

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Secretary of West Virginia Department of Economic Development may require:

Please refer to Item 2 above.

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

Please refer to Item 7 above.

16. The status of the development or redevelopment plan and projects therein:

There has been no additional development in the Districts during the previous fiscal year to report.

17. The amount of outstanding tax increment financing obligations:

Emerson Commons Project



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|                                    |             |
|------------------------------------|-------------|
| <b>TIF Obligations Outstanding</b> | \$4,700,000 |
|------------------------------------|-------------|

Grand Central Mall

|                                    |                  |
|------------------------------------|------------------|
| <b>TIF Obligations Outstanding</b> | None outstanding |
|------------------------------------|------------------|

18. Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:

None.