Wednesday, July 26, 2023
9:00 A.M.

The Harrison County Courthouse will be opened with limited seating at the County Commission meeting. However, you may join and listen via Zoom Conference Call by the following steps. Public participation will be allowed during public comment period and/or scheduled appointments.

Join Zoom Meeting
****

https://us02web.zoom.us/j/7628160712
Dial: 1-646-558-7788
Meeting ID: 762 816 0712
Passcode: 270967

Appointments:
9:00 A.M. --- Call to Order --- Invocation --- Pledge of Allegiance
9:05 A.M. --- Funding Request --- Stars & Strides Therapeutic Equine Center --- Rebecca Flanagan
9:15 A.M. --- Funding Request --- WV Black Heritage Festival --- James Griffin
9:20 A.M. --- Update on Benedum grant project addressing coordination of care in Harrison Count for Individuals with substance use disorder --- Lou Ortenzio

NEW BUSINESS – Action Items for Consideration or Approval:
1. Public Comment Period
2. Consent Agenda
3. Payroll Change Notices:
   A. Melissa Riley --- Resignation --- WVU Extension Office --- Effective 08-04-2023
4. Minutes and /or Amended Minutes of Previous Meeting:
   A. Regular Meeting Minutes --- 07-12-2023
   B. Regular Meeting Minutes --- 07-19-2023
5. Requisitions --- Purchase Orders --- Invoices
   A. Pay Requisition#2 for Greater Harrison ARPA Funds --- Quiet Dell Sanitary Sewer Extension (Included in payables)
   B. Vendor List of Payments
6. Exonerations --- Corrective Tickets --- Joint Property Application
   A. Exonerations --- Exhibit A
   B. Corrective Tickets --- Exhibit B

7. Consideration of Approval of a Project Fund Requisition for the payment of costs associated with the project to be financed from proceeds of the Series 2019 Bonds issued for the Charles Pointe Economic Opportunity Development District, Series 2021 A & B (Development District No. 3 White Oaks Project No. 2) & Series 2008 A (Charles Pointe Project No. 2 – North Land Bay Improvements:
    A. Requisition for payment No. (07/26/2023) --- Jackson Kelly --- $3,510.50
8. Review – Discuss - Consider GSA Update --- (Potential Executive Session Pursuant to 6-9A-4(b)(9) to Consider Matters Involving or Affecting the Purchase, Sale or Lease of Property, Advance Construction Planning, the investment of Public Funds or Other Matters Involving Commercial Competition, which if Made Public, Might Adversely Affect the Financial or Other Interest of The County
9. Consideration of Approval of Project Fund Requisitions for the payment of costs associated with the General Services Administration Building Project to be financed from proceeds of the Series 2020 Bonds issued for the Harrison County Building Commission: (NONE)
10. Review – Discuss – Consider appointing James Smith to the Harrison County Farmland Protection Board --- Term of 07-01-2023 thru 12-31-2026
11. Review – Discuss – Consider Consideration of entry of an Order which would approve an amendment to the Project Plan for Development District No. 3 (White Oaks) which would expand the scope of the project qualified for tax increment financing and increase the bonding capacity for the District to $80,000,000
12. Review – Discuss – Consider Consideration of adoption of Bond Authorizing Resolution and Order by the Commission which would approve increase in size of Series 2021 B Property TIF Bonds previously issued by the County Commission for Development District No. 3 White Oaks from $4,195,000 to $6,422,000 and related changes to bond documents in order to effectuate such increase
13. Review – Discuss - Consider RFP for selling dirt
14. Review – Discuss – Consider General County 001 Budget Revision 1 for FY2023/2024
15. Administrator's Report
16. Commissioner Comments – Questions

CONSENT AGENDA - (NOTE: Items May Require Discussion, Review and/or Action)

A. Weekly Fiduciary Report from the County Clerk
    1. 07-12-2023 thru 07-18-2023
B. Monthly Fiduciary Commission Settlements: (NONE)
C. Monthly Minutes/Financial Information from Various Boards, Committees and Public Service
    1. Charles Pointe Community Enhancement District Board --- Regular Meeting Minutes --- 06-02-2023
    2. Charles Pointe Community Enhancement District Board --- Special Meeting Minutes 03-10-2023
    3. Bingamon PSD --- Meeting Minutes --- 06-19-2023
    4. East View PSD --- Meeting Minutes --- 07-11-2023

TABLED ITEMS - - Items May Require Discussion and /or Approval

T-1. Thrasher being Engineer of record for the Rail Trail and the Agreement (03-22-2023)

T-2. Special Funding Request Daughters of the American Revolution Daniel Davisson Chapter, Clarksburg, WV (07-12-2023)

T-3. Payment Application #23 --- Rycon Construction ---$275,000.00 (07-19-2023)

9:05 A.M.
7-26-23

HARRISON COUNTY COMMISSION
SPECIAL FUNDING REQUEST

Thank you for the opportunity to suport your project. Please complete this application and return it to the Harison County Commission, 301 West Main Street, Clarksburg, WV 26301 by fax or email: Facsimile: 304-624-8673; Email: countyadministrator@harrisoncountywv.gov *; Question: 304-624-8500*
Funding is derived from the State of West Virginia/Video Lottery Funding.

Date of Request: June 30, 2023

Organization Name: Stars and Strides Therapeutic Equine Center

Name and Title of Requester: Rebecca Flanagan, Executive Director

Mailing Address of Organization and Responsible Person:
105 Steele St. #48 Bridgeport WV 26330 Rebecca Flanagan
If approved, this is where the check will be sent

Telephone: 304-677-8130 Fax: _____ E-mail: StarsAndStridesTEC@gmail.com

FEIN# 47-2092923 Is your organization an IRS 501(c) 3 not-for-profit? (Y) N
If yes, attach IRS Status Letter
If no, please explain: _____

TOTAL Cost of Project/Activity: $ 3,000

Dollar Amount REQUESTED - Grant: $ 3,000 Loan: $ _____

Was project funded previously by HCC? Y (N) If so, when _____ ; how much: $ _____

Have you previously received funds from the Harrison County Commisson: Y N
If Yes, how much? If funded multi years - list by fiscal year?
When: 2022 ; how much: $ 3000
When: 2021 ; how much: $ 3000
When: 2020 ; how much: $ 2500

Purpose of request (one sentence): Provide scholarships for therapeutic riding lessons for children from low income families

If for a fair/festival/event, give dates and location: Date: _____ Location: _____

Describe the proposed activities with dollar amounts to be funded by this request:
$3000 will provide full scholarships for 8 children for the summer or 16 children with partial scholarships

Are your financial statements audited by an outside accounting firm? (Y) N
If Yes, by whom: Arnett Carbis Toothman LLP

Do you plan to recognize the Harrison County Commission 's contribution? (Y) N
If Yes, how? Our website, newsletter and to recipients of funds

(Name of Applicant) Stars and Strides agrees that in the event of any embezzlement, theft or misappropriation of funds or property of any kind or nature or in the event of any alleged embezzlement theft or misappropriation of funds or property of any kind or nature from (Name of Applicant) Stars and Strides, the recipient of funding from the Harrison County Commission hereunder, that (Name of Applicant) Stars and Strides shall immediately report said incident(s) to the proper police agency having jurisdiction over such matters and, further, shall immediately report said incident(s) along with a writing describing said incident(s) have been reported to the police agency having jurisdiction, to the Harrison County Commission. Further, that (Name of Applicant) Stars and Strides agrees to fully cooperate with the police and the Prosecuting Attorney's Office toward the successful prosecution of such activity.

Please attach to this Request the following:

1. IRS Letter of Tax Exemption, if you have one
2. Current List of Board of Directors with addresses
3. List other contributors with dollar amounts to your project/event
4. Balance sheet and income statement for immediate prior year, or reason why no available
5. Any additional information about your organization

FINAL REPORT REQUIRED: If approved, you agree to submit within 15 days of the event or end of project the "Final Report for Special Funding Request", on page 3 of this application OR a detailed statement of revenues and expenditures.

On behalf of the Applicant, I certify that all required information in this request is attached and correct, that we agree to the above terms, and that a Final Report (on attached Final Report or by Internal Financial Report detailing substantially same information) will be submitted within 15 days of the end of the project/event.

Signature and Title of Applicant R Hanag **Date** 06/30/23

For Official Use:

This funding request is: APPROVED NOT APPROVED TABLED

Amount Approved: $_____ Paid Date: _____

With the following notations:

_____

_____

_____

Action taken at Harrison County Commission meeting on: _____

Name of Organization/Applicant _____

FINAL REPORT OF THE SPECIAL FUNDING REQUEST

AMOUNT RECEIVED FROM THE HARRISON COUNTY COMMISSION: $ _____

ITEMIZED EXPENSES FOR THE AMOUNT RECEIVED FROM THE HCC (ATTACH EXTRA SHEETS IF NECESSARY OR DETAILED STATEMENT OF REVENUED AND EXPENSES RELATED THERETO):

_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
TOTAL	$ _____

NAME OF PROJECT/EVENT: _____

TOTAL PROJECT/EVENT INCOME AND EXPENSES: (ATTACH EXTRA SHEETS IF NECESSARY OR A DETAILED STATEMENT OF REVENUES AND EXPENSES RELATED THERETO):

INCOME SOURCE:	_____	$ _____
	_____	$ _____
	_____	$ _____
	TOTAL	$ _____
EXPENSE ITEM:	_____	$ _____
	_____	$ _____
	_____	$ _____
	TOTAL	$ _____

LIST ALL CONTRIBUTORS TO THIS PROJECT/EVENT: (ATTACH EXTRA SHEETS IS NECESSARY)

_____	$ _____
_____	$ _____
_____	$ _____
_____	$ _____
TOTAL	$ _____

I CERTIFY THAT THE ABOVE INFORAMTION IS CORRECT

_____ _____

Applicant Date

Stars and Strides Therapeutic Equine Center
Board of Directors

Brian Lowther, President 2394 Hawk Highway Lost Creek, WV 26385	304-904-3484
Steve Swiger, Vice-President 231 Bear Run Road Wallace, WV 26448	304-695-1528
Maggie Sherry, Secretary 15 Sawmill Road Farmington, WV 26571	304-684-0000
Dawn Swiger, Treasurer 231 Bear Run Road Wallace, WV 26448	304-669-3949
Denise Trader 236 Factory Street Clarksburg, WV 26301	304-641-1211
Paul Howe Sr.	304-624-6967

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JAN 23 2015

Employer Identification Number:

DLN:
26053422002375
Contact Person:
CUSTOMER SERVICE ID# 31954
Contact Telephone Number:
(877) 829-5500
Accounting Period Ending:
December 31
Public Charity Status:
170(b)(1)(A)(vi)
Form 990/990-EZ/990-N Required:
Yes
Effective Date of Exemption:
December 23, 2014
Contribution Deductibility:
Yes
Addendum Applies:
No

STARS AND STRIDES THERAPEUTIC
EQUINE CENTER INC
500 LIMESTONE ROAD
CLARKSBURG, WV 26301-0000

Dear Applicant:

We're pleased to tell you we determined you're exempt from federal income tax under Internal Revenue Code (IRC) Section 501(c)(3). Donors can deduct contributions they make to you under IRC Section 170. You're also qualified to receive tax deductible bequests, devises, transfers or gifts under Section 2055, 2106, or 2522. This letter could help resolve questions on your exempt status. Please keep it for your records.

Organizations exempt under IRC Section 501(c)(3) are further classified as either public charities or private foundations. We determined you're a public charity under the IRC Section listed at the top of this letter.

If we indicated at the top of this letter that you're required to file Form 990/990-EZ/990-N, our records show you're required to file an annual information return (Form 990 or Form 990-EZ) or electronic notice (Form 990-N, the e-Postcard). If you don't file a required return or notice for three consecutive years, your exempt status will be automatically revoked.

If we indicated at the top of this letter that an addendum applies, the enclosed addendum is an integral part of this letter.

For important information about your responsibilities as a tax-exempt organization, go to www.irs.gov/charities. Enter "4221-PC" in the search bar to view Publication 4221-PC, Compliance Guide for 501(c)(3) Public Charities, which describes your recordkeeping, reporting, and disclosure requirements.

	HUNTINGTON BANK
Donations	12,895.55
Grant	31,000.00
Lessons	4,045.26
Fundraiser	21,542.00
Merchandise Refund	293.63
United Way Grant	33,840.00
SAS Merchandise	
	-
	-
	-
	-
	-
TOTAL REVENUES	103,616.44
	-
	-
Medication	3,677.86
Business Expense	8,450.87
Barn Supplies	4,016.55
Charitable Donation	350.00
Insurance	3,418.00
Horse supplies	1,473.96
Hay	6,776.50
Real estate lease	23,800.00
Fuel	321.79
Education--Grant writing class	595.00
Tack	682.16
Supplements/feed	4,699.54
Labor	100.00
Farrier	3,025.00
Lesson Supplies	1,036.25
Fundraising expense	8,156.83
Payroll	24,430.00
portapot	870.97
Vet	4,556.27
Water/trash/septic	2,071.41
Chiropractic/Magna Wave	-
TOTAL EXPENSES	102,508.96
NET INCOME	1,107.48

Beg Bank Balance (2022)	19,950.85
End Bank Balance (2022)	21,364.20

PAYYPAL	TOTAL
120.62	13,016.17
-	31,000.00
1,273.46	5,318.72
1,889.04	23,431.04
-	293.63
-	33,840.00
104.05	104.05
	-
-	-
-	-
-	-
-	-
3,387.17	107,003.61
-	-
-	-
-	3,677.86
393.43	8,844.30
1,386.62	5,403.17
-	350.00
-	3,418.00
317.06	1,791.02
-	6,776.50
-	23,800.00
	321.79
-	595.00
-	682.16
	4,699.54
435.00	535.00
-	3,025.00
-	8,156.83
-	24,430.00
-	870.97
-	4,556.27
-	2,071.41
1,100.00	1,100.00
3,632.11	106,141.07
(244.94)	862.54

804.80	20,755.65
92.10	21,618.19

9:15 AM
7-26-23

HARRISON COUNTY COMMISSION
SPECIAL FUNDING REQUEST

Thank you for the opportunity to suport your project. Please complete this application and return it to the Harison County Commission, 301 West Main Street, Clarksburg, WV 26301 by fax or email Facsimile: 304-624-8673; Email: countyadministrator@harrisoncountywv.gov ; Question. 304-624-8500
Funding is derived from the State of West Virginia/Video Lottery Funding.

Date of Request: 05-15-2025

Organization Name: West Virginia BLACK Heritage Festival, INC.

Name and Title of Requester: JAMES E GRIFFIN Chairman Board

Mailing Address of Organization and Responsible Person:
P.O. Box 575 Clarksburg, WV 26302
If approved, this is where the check will be sent

Telephone: 304-641-9963 Fax 304-842-3289 E-mail: ffirgic AOL.com

FEIN# 55-0141069 Is your organization an IRS 501(c) 3 not for profit? (Y) N
If yes, attach IRS Status Letter
If no, please explain:

TOTAL Cost of Project/Activity: $ 68,000

Dollar Amount REQUESTED Grant: $ 3,500 Loan: $

Was project funded previously by HCC? (Y) N If so, when 2022, how much: $ 3,500

Have you previously received funds from the Harrison County Commisson: Y N
If Yes, how much? If funded multi years - list by fiscal year?
When: 2022 ; how much: $ 3,500
When: 2019 ; how much: $ 3,500
When: 2018 ; how much: $ 3,500

Purpose of request (one sentence):

If for a fair/festival/event, give dates and location: Date 9-8-10-2023 Location Clarksburg
MAIN St.

Describe the proposed activities with dollar amounts to be funded by this request:
ANNUAL Festival

Are your financial statements audited by an outside accounting firm? Y (N)
If Yes, by whom:

Do you plan to recognize the Harrison County Commission 's contribution? (Y) N
If Yes, how?

(Revised 8/19/14)

(Name of Applicant) _____ agrees that in the event of any embezzlement, theft or misappropriation of funds or property of any kind or nature or in the event of any alleged embezzlement theft or misappropriation of funds or property of any kind or nature from (Name of Applicant) _____, the recipient of funding from the Harrison County Commission hereunder, that (Name of Applicant) _____ shall immediately report said incident(s) to the proper police agency having jurisdiction over such matters and, further, shall immediately report said incident(s) along with a writing describing said incident(s) have been reported to the police agency having jurisdiction, to the Harrison County Commission. Further, that (Name of Applicant) _____ agrees to fully cooperate with the police and the Prosecuting Attorney's Office toward the successful prosecution of such activity.

Please attach to this Request the following:

1. IRS Letter of Tax Exemption, if you have one
2. Current List of Board of Directors with addresses
3. List other contributors with dollar amounts to your project/event
4. Balance sheet and income statement for immediate prior year, or reason why no available
5. Any additional information about your organization

FINAL REPORT REQUIRED: If approved, you agree to submit within 15 days of the event or end of project the "Final Report for Special Funding Request", on page 3 of this application OR a detailed statement of revenues and expenditures.

On behalf of the Applicant, I certify that all required information in this request is attached and correct, that we agree to the above terms, and that a Final Report (on attached Final Report or by Internal Financial Report detailing substantially same information) will be submitted within 15 days of the end of the project/event.

Signature and Title of Applicant James E Luffman **Date** 05-15-2023

For Official Use:

This funding request is: APPROVED NOT APPROVED TABLED

Amount Approved: $_____ Paid Date: _____

With the following notations:

_____

_____

_____

Action taken at Harrison County Commission meeting on: _____

INTERNAL REVENUE SERVICE
P. O. BOX 2508
CINCINNATI, OH 45201

DEPARTMENT OF THE TREASURY

Date: JUN 23 2003

Employer Identification Number:

DLN:
17053147007003
Contact Person:
DEL TRIMBLE ID# 31309
Contact Telephone Number:
(877) 829-5500

Accounting Period Ending:
December 31
Form 990 Required:
Yes
Addendum Applies:
No

WEST VIRGINIA BLACK HERITAGE
FESTIVAL INC
C/O ALLEN E LEE
916 W PIKE ST STE 910
CLARKSBURG, WV 26301

Dear Applicant:

Based on information supplied, and assuming your operations will be as stated in your application for recognition of exemption, we have determined you are exempt from federal income tax under section 501(a) of the Internal Revenue Code as an organization described in section 501(c)(3).

We have further determined that you are not a private foundation within the meaning of section 509(a) of the Code, because you are an organization described in section 509(a)(2).

If your sources of support, or your purposes, character, or method of operation change, please let us know so we can consider the effect of the change on your exempt status and foundation status. In the case of an amendment to your organizational document or bylaws, please send us a copy of the amended document or bylaws. Also, you should inform us of all changes in your name or address.

As of January 1, 1984, you are liable for taxes under the Federal Insurance Contributions Act (social security taxes) on remuneration of $100 or more you pay to each of your employees during a calendar year. You are not liable for the tax imposed under the Federal Unemployment Tax Act (FUTA).

Since you are not a private foundation, you are not subject to the excise taxes under Chapter 42 of the Code. However, if you are involved in an excess benefit transaction, that transaction might be subject to the excise taxes of section 4958. Additionally, you are not automatically exempt from other federal excise taxes. If you have any questions about excise, employment, or other federal taxes, please contact your key district office.

Grantors and contributors may rely on this determination unless the Internal Revenue Service publishes notice to the contrary. However, if you lose your section 509(a)(2) status, a grantor or contributor may not rely on this determination if he or she was in part responsible for, or was aware

West Virginia Black Heritage Festival Inc. Board of Directors

Chairman	James E Griffin 212 Johnson Avenue Bridgeport, WV 26330
Vice Chairman	Dorian A James 444 E B Saunders Way Clarksburg ,WV 26301
Secretary	Carolyn Pride 213 n Park Avenue Clarksburg, WV 26301
Treasure	Sherri James 444 E B Saunders Way Clarksburg, WV 26301

Board Members

Catherine Burley
290 Clay Street
Clarksburg, WV 26301

Barbara Dillard
8305 Cost Avenue
Stonewood, WV 26301

Sheddrick Donaldson
106 Jenifer Lane
Bridgeport, WV 26330

Joyce L Griffin
212 Johnson Avenue
Bridgeport, WV 26330

James Harris Esq.
151 Hall Street
Clarksburg, WV 26301

Gregory Hinton Esq
814 Benoni Avenue
Fairmont, WV 26554

Kristi James
101 Jenifer Lane
Bridgeport, WV 26330

Raymond Smith
8077 Cost Avenue
Stonewood, WV 26301

Myra Couch

Jon Dodds
1606 Oregon Avenue
Fairmont, WV 26554

Terri Donaldson
106 Jenifer Lane
Bridgeport, WV 26330

Christie Harris
105 Denham Street
Clarksburg, WV 26301

Franklin Hairston
638 S 7th Street
Clarksburg, WV 26301

JoAnn James
101 Jenifer Lane
Bridgeport, WV 26330

Erin Norris
16 Fairway Drive
Mt. Clare, WV 26408

Frank Starks

Debora Waugh

Revenue for 2022 WVBHF

Clarksburg Baptist Church	10,000.00
F.O.P.	500.00
Mike Ross	500.00
Jenkins	500.00
Miley	1,000.00
Harrison County Bank	150.00
Chase Bank	1,000.00
First Energy	5,000.00
Huntington Bank	1,000.00
City Bank	500.00
Harrison County Commission	3,500.00
WV State	3,564.00
Harrison County B.O.E.	5,000.00
Dominion Energy	3,000.00
BHE GT&S	10,000.00
Action Facilities Management	1,000.00
Antero Resources	1,000.00
Patrons of the Parks Foundation Inc.	3,000.00
Vendor	8,200.00
Tee Shirts	1,820.00
Golf Tournment	9,254.00
Sub Total	69,488.00

3-A

PAYROLL CHANGE NOTICE

DATE OF CHANGE	EMPLOYEE #	SOCIAL SECURITY NO
8/4/2023		| | | - | | - | | | |
NAME: Melissa Riley		ADDRESS
PHONE	CITY/STATE/ZIP	DEPARTMENT: 413 / SHIFT

THE CHANGE(S):

✓ All Applicable Boxes	FROM	TO
☐ DEPARTMENT		
☐ JOB		
☐ SHIFT		
☐ RATE		
☐ ADDRESS/PHONE		
☐ BENEFIT PLAN		
☐ OTHER _____		
☐ OTHER _____		

THE REASON FOR THE CHANGE(S):

☐ HIRED	☐ PROBATIONARY PERIOD COMPLETED
☐ RE-HIRED	☐ LENGTH OF SERVICE INCREASE
☐ PROMOTION	☐ RE-EVALUATION OF EXISTING JOB
☐ DEMOTION	☒ RESIGNATION
☐ TRANSFER	☐ RETIREMENT
☐ MERIT INCREASE	☐ LAYOFF
☐ WAGE SCALE CHANGE	☐ DISCHARGE

☐ LEAVE OF ABSENCE FROM _____ (DATE) UNTIL _____ (DATE)

TYPE OF LEAVE _____

☐ OTHER (Explain) _____

AUTHORIZATION:

EMPLOYEE SIGNATURE	DATE
SUPERVISOR SIGNATURE	DATE
HUMAN RESOURCES MANAGER: Laura Ryst	DATE: 7/24/2023

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Amsterdam®

4-A

At the regular meeting of the County Commission of Harrison County held on Wednesday July 12, 2023, Commissioners Susan Thomas, Patsy Trecost II and David Hinkle were present. Also present was Laura Pysz-Laulis, County Administrator. Commissioner Thomas opened the meeting. Commissioner Trecost said a prayer and led those present in the Pledge of Allegiance to the flag.

1. Public Comment Period: (NONE)

2. Consent Agenda: Trecost moved to approve. Commission concurred.

3. Payroll Change Notices: Trecost moved to approve items A-D. Commissioner Hinkle voiced his concern with the amount of resignations that occur at 911 and if training needed to be addressed. Laura explained that the job is tough and it is not for everyone.
A. Andrew Marple --- Resignation --- Maintenance Department --- Effective 06-23-2023
B. Malcom Johnson --- Resignation --- 911 --- Effective 06-24-2023
C. Christopher Ash --- Resignation ---Tax Office --- Effective 07-14-2023
D. Katie Rogers --- New Hire Part Time --- Park & Rec. --- Effective 07-07-2023

9:05 A.M. --- Estate Hearing --- Accept copy of will in place of lost original --- Septembre Pearl Wilt: Wilt swore that will was lost in a house fire. Trecost moved to accept copy of the will. Commission concurred.

4. Minutes and /or Amended Minutes of Previous Meeting: (NONE)

5. Requisitions --- Purchase Orders --- Invoices: Trecost moved to approve items A and B. Commission concurred.
A. Lake Floyd PSD --- ARPA pay app #2 (Included in Payables)
B. Vendor List of Payments

6. Exonerations --- Corrective Tickets --- Joint Property Application: Trecost moved to approve items A and B. Commission concurred. Commissioner Hinkle questioned the corrective tickets. Deanna McNemar explained the corrections.

A. Exonerations --- Exhibit A
B. Corrective Tickets --- Exhibit B

9:10 A.M. --- Estate Hearing --- Allow Charlotte Henry to administer the estate of Ada B. Moses: No action needed.

9:15 A.M. --- Update from Mon Health Systems: David Goldberg gave a presentation on Mon Health facility that will be coming to Harrison County and the other medical facilities in the portfolio. Commissioner Hinkle asked about the time frame for breaking ground. David confirmed breaking ground this year.

9:20 A.M. --- Update on Opioid Settlement --- Sam Madia: Harrison County attorney, Sam Madia, gave an overview of opioid litigation and settlement. $960 million settles all litigation in West Virginia. Mr. Madia also spoke about the 2017 lawsuit the Commission and the County filed. Settlement to be paid over seven years.

9:30 A.M. --- Accept Grant Check on behalf of Johnstown Community Building --- Keith Marple: Mr. Marple gave an overview on what funds will be used for in the Johnstown Community Building.

9:35 A.M. --- Funding Request --- Stonewood Volunteer Fire Department --- Randall Glaspell: President of Stonewood Volunteer Fire Department request for funding for the annual Fireman Festival. Trecost moved to approve $2500 as requested. Hinkle motioned to amend the fund to $5000. Commission concurred.

9:40 A.M. --- Funding Request --- Daughters of the American Revolution Daniel Davisson Chapter --- Doris Dean: Discussion on trees becoming an issue on neighboring properties of the cemetery. Commission plans to get back to Doris about the issues.

9:45 A.M. --- Funding Request --- Clarksburg-Harrison Regional Housing Authority --- Rhonda Lindsey --- will be attending by Zoom: Funding request for Back to School Bash. Trecost moved to approve $1000 as requested. Commission concurred.

7. Consideration of Approval of a Project Fund Requisition for the payment of costs associated with the project to be financed from proceeds of the Series 2019 Bonds issued for the Charles Pointe Economic Opportunity Development District, Series 2021 A & B (Development District No. 3 White Oaks Project No. 2) & Series 2008 A (Charles Pointe Project No. 2 - North Land Bay Improvements: Trecost moved to approve items A through D. Hinkle would like item A to be set out as a separate approval. Laura clarified. Hinkle moved to approve item 7A. Commission concurred. Trecost moved to approve items B through D. Hinkle voiced concerns with not being involved from the beginning of the process and wants to make sure that the Commission is covered. Commissioner Thomas and Commissioner Trecost voted in favor. Hinkle voted against. Motion carried.
A. Requisition for Payment No. 6 --- Administration, Inspection and Materials
Progress Billing-Invoice --- $ 297,926.58

B. Requisition for Payment No. (07 /12/23) --- UMB Bank, MuniCap and Steptoe & Johnson --- $101,173.40
C. Requisition for Payment No. 70 --- MuniCap, UMB Bank & Steptoe & Johnson --- $ 33,369.75
D. Requisition for Payment No. 26 --- MuniCap --- $ 4515.25

8. Review - Discuss - Consider GSA Update --- (Potential Executive Session Pursuant to 6-9A-4(b)(9) to Consider Matters Involving or Affecting the P1urchase, Sale or Lease of Property, Advance Construction Planning, the investment of Public Funds or Other Matters Involving Commercial Competition, which if Made Public, Might Adversely Affect the Financial or Other Interest of the County: County Administrator Laura Pysz-Laulis explained testing of the generator. Commissioner Hinkle asked for status on the building.

9. Consideration of Approval of Project Fund Requisitions for the payment of costs associated with the General Services Administration Building Project to be financed from proceeds of the Series 2020 Bonds issued for the Harrison County Building Commission: Hinkle motioned to table 9A through C. Thomas questioned why item needs to be tabled. Laura Pysz-Laulis advised that work has been completed. Commissioner Thomas and Commissioner Trecost voted against. Motion failed. Commissioner Thomas and Commissioner Trecost voted in favor of items 9A through C. Hinkle voted against. Motion carried.
A. Requisition# 83 --- Silling Associates, Inc. --- $13,987.63
B. Requisition# 84 --- Silling Associates, Inc. --- $ 202.50
C. Requisition # 85 --- Silling Associates, Inc. --- $ 6,500.00

10. Review - Discuss - Consider Appointing George Finley to the Mountain Rail Trail Board: Trecost motion to approve. Commissioner Thomas and Commissioner Trecost voted in favor. Hinkle voted against. Motion carried.

11. Review - Discuss - Consider authorizing a voting representative to attend the West Virginia First Foundation Regional Director Selection Meeting --- Mylan Park, Morgantown WV: Commissioner Hinkle will represent Commission.

12. Review - Discuss - Consider Voluntary Consent and authorization to take the necessary action and steps to remove and demolish the structures located at: Trecost Motioned to approve. Commissioner Thomas and Commissioner Trecost voted in favor. Hinkle voted against. Motion carried. Charlotte Shaffer from Planning advised there will be a lien placed on the property
Exhibit A --- 50 Coplin Ave. --- Dawna Jenkins (Owner)
Exhibit B --- 122 Coplin Ave. --- Danny & Carol Alice Leary (Owners)

13. Review - Discuss - Consider declaring properties located at: (1) 28 Main St. Enterprise, WV --- Lisa Kerns (2) 11 East Oak Street Hepzibah, WV --- Sheila Gorby (3) 229 Tiffany Terrace Clarksburg, WV --- Charles, Dana and James Crites and (4) 1000 W. Main Street Salem, WV --- Jerry Murphy Jr. and Katherine Swiger as emergency nuisances with in the frame work of the IPMC so that emergency measures/abatement can be commenced: Charlotte Shaffer advised there

is $150,000 for tearing down the structures. Commissioner Trecost motioned to and come back to the Commission with numbers. Commission concurred.

21. Administrator's Report: Laura Pysz-Laulis gave an update on CSX.

22. Commissioner Comments – Questions: Commissioner Hinkle advised that the commission was invited to attend work session with City of Bridgeport for TIF District July 24th at 6:00PM.

Commissioner Trecost moved to adjourn. Commission concurred.

With no further business to come before the Commission, meeting adjourned.

_____ _____

Susan Thomas, President Date

DRAFT

4-B

At the regular meeting of the County Commission of Harrison County held on Wednesday July 19, 2023, Commissioners Susan Thomas, Patsy Trecost II and David Hinkle were present. Also present were John Spires, County Clerk and Laura Pysz-Laulis, County Administrator. Commissioner Thomas opened the meeting. Commissioner Trecost said a prayer and led those present in the Pledge of Allegiance to the flag.

1. Public Comment Period: (NONE)

2. Consent Agenda: Trecost moved to approve. Commission concurred.

3. Payroll Change Notices: Trecost moved to approve. Commission concurred.
A. Alexis Ervin --- Resignation --- Animal Control --- Effective 07-09-2023

4. Minutes and /or Amended Minutes of Previous Meeting: Trecost moved to adopt into record and approve draft. Commission concurred.
A. Special Meeting Minutes --- 06-28-2023 (DRAFT)
B. Regular Meeting Minutes --- 06-28-2023 (DRAFT)

5. Requisitions --- Purchase Orders --- Invoices: Trecost moved to approve. Commission concurred.
A. Vendor List of Payments

6. Exonerations --- Corrective Tickets --- Joint Property Application: (NONE)

7. Consideration of Approval of a Project Fund Requisition for the payment of costs associated with the project to be financed from proceeds of the Series 2019 Bonds issued for the Charles Pointe Economic Opportunity Development District, Series 2021 A & B (Development District No. 3 White Oaks Project No. 2) & Series 2008 A (Charles Pointe Project No. 2 – North Land Bay Improvements: (NONE)

8. Review – Discuss - Consider GSA Update --- (Potential Executive Session Pursuant to 6-9A-4(b)(9) to Consider Matters Involving or Affecting the Purchase, Sale or Lease of Property, Advance Construction Planning, the investment of Public Funds or Other Matters Involving Commercial Competition, which if Made Public, Might Adversely Affect the Financial or Other Interest of The County: Hinkle moved to enter executive session. Commissioners Thomas and Hinkle voted in favor and Commissioner Trecost voted against. Motion carried. Hinkle moved to enter regular session. Commission concurred.

11:05 --- Special Funding Request --- Nutter Fort --- Charlene Louk: Nutter Fort City Council. Nutter Fort's 100th Year event. Trecost moved to allocate $1500 for the one day event. Hinkle asked to amend motion

to $3000. Commissioner Trecost called the question. Commissioners Thomas and Trecost voted in favor and Commissioner Hinkle voted against. Motion carried.

11:10 --- Special Funding Request --- Lost Creek Community Festival --- Ron Watson: Thomas moved to allocate $3000 for the two day event. Commission concurred.

11:15 --- Special Funding Request --- West Virginia Little League District 5 --- Sam Santilli: Trecost moved to approve $500 as requested. Commission concurred.

11:20 --- Special Funding Request --- Mountaineer Trail Network Recreation Authority --- Andrew Walker: Commissioner Hinkle asked about 501C Non-profit status. Andrew Walker stated they were tax exempt but not non-profit designation. Hinkle moved to approve $5000. Commission concurred.

9. Consideration of Approval of Project Fund Requisitions for the payment of costs associated with the General Services Administration Building Project to be financed from proceeds of the Series 2020 Bonds issued for the Harrison County Building Commission: Hinkle moved to table 9A and pay 9B. Commission concurred.
A. Pay Application #23 --- Rycon Construction $ 275,000
B. Requisition #86 Capitol Business Interiors --- $ 3,223.56

10. Review – Discuss – Consider Budget Revision 001 for fund 002 Coal Severance: Hinkle moved to approve. Commission concurred.

11. Review – Discuss – Consider Selling excess dirt that is on County Property: Trecost discussed selling the excess dirt for $7.50 per cubic yard; purchaser assumes all risk. Hinkle stated side entrance should be used. Trey Simmerman and Laura Pysz-Laulis will draft and an RFP for auction. Trecost motioned for staff to look into drafting an RFP with a term sheet. Commission concurred.

12. Review – Discuss – Consider Computer Program Maintenance Renewal with Environmental Systems Research Institute, Inc.: Trecost moved to approve. Commission concurred.

13. Review – Discuss – Consider – Adopting a Resolution to create a Bank Account to accept the Opioid Settlement Funds: Trecost moved to designate existing account for opioid settlement. Commission concurred

14. Administrator's Report: Laura Pysz-Laulis spoke of Special Joint Work Session, Salem College into Promise scholarship program and quotes for garage door at the General Services.

15. Commissioner Comments – Questions: Hinkle spoke of designating representatives for the opioid settlement. Several cities were not present.

Commissioner Trecost moved to adjourn. Commission concurred.

With no further business to come before the Commission, meeting adjourned.

_____ _____

Susan Thomas, President

Date

DRAFT

5-A

Pay Requistion #2
GREATER HARRISON COUNTY PSD
Route 20 - Quiet Dell Sanitary Sewer Extension

	A. Cost of Project	Total	Requested this Draw	Previously Requested	Remaining
1.	Total Estimated Construction Costs				
	a. Quiet Dell Collection System	$ 9,561,250 00		$ -	$ 9,561,250.00
	b Wastewater Treatment Plant	$ 8,470,000.00			$ 8,470,000.00
	c. Contingency	$ 2,658,750 00	$ -	$ -	$ 2,658,750.00
2	**Technical Services**				
	a.Study and Report Phase	$ 60,000 00	$ -	$ 60,000.00	$ -
	b Preliminary Design	$ 800,000.00	$ 100,000 00		$ 700,000.00
	c. Final Design	$ 420,000.00			$ 420,000.00
	d. Bidding and Negotiation	$ 70,000.00			$ 70,000.00
	e. Resident Project Representative	$ 750,000 00			$ 750,000.00
	f. Construction (Engineering During Construction)	$ 500,000.00			$ 500,000.00
	g Post Construction	$ 30,000 00			$ 30,000 00
	h Special Services				$ -
	i. Preperation of Application/ Facility Plan Approval	$ 15,000.00			$ 15,000.00
	ii Environmental Coordination	$ 25,000 00			$ 25,000.00
	iii. Engineering and Topographic Surveys	$ 50,000.00			$ 50,000.00
	iv. Survey Lands and Rights-of-Way	$ 100,000.00			$ 100,000.00
	v. Aerial Mapping	$ 30,000.00			$ 30,000.00
	vi. Geotechnical Engineering	$ 50,000.00			$ 50,000.00
	vii. Asset Management Plan	$ 35,000.00			$ 35,000.00
	viii. O&M Manual	$ 75,000 00			$ 75,000.00
3	**Lands and ROWS**				$ -
	a. Lands and Rights-of-Way Acquisitions	$ 500,000.00			$ 500,000.00
	b Rights-of-Way Meeting Assistance	$ 70,000.00			$ 70,000.00
	c. Rights-of-Way Acquistion	$ 100,000.00			$ 100,000.00
	d Fee Takes	$ 100,000 00			$ 100,000 00
4	**Legal Fees**				$ -
	a. Legal (Right-of-Way Attorney)	$ 125,000 00			$ 125,000.00
	b. Legal (Land Acquistion Attorney)	$ 10,000.00			$ 10,000.00
	c. Legal (Project Attorney)	$ 50,000 00			$ 50,000.00
5.	**Administration Fees**				$ -
	a. Accounting	$ 40,000 00			$ 40,000.00
	b Administration	$ 120,000 00			$ 120,000 00
6	**Financing**				$ -
	a Bond Counsel	$ 50,000.00			$ 50,000 00
7	**Permits**				$ -
	a. WVDOH	$ 60,000 00			$ 60,000.00
	b. NPDES Storm Water	$ 2,000.00			$ 2,000 00
8.	**Miscellaneous**				$ -
	a. Project Contingency	$ 98,100.00			$ 98,100.00
9	**Total Project Cost (line 8 plus line 10)**	**$ 25,025,100.00**	**$ 100,000.00**	**$ 60,000.00**	**$ 24,865,100.00**
	B. Sources of Funds				
10	Harrison County Commission ARPA Funds	$ 7,825,100.00	$ 100,000.00	$ 60,000.00	$ 7,665,100.00
10	WDA EEG Funds	$ 8,000,000.00	$ -	$ -	$ 8,000,000.00
10	CWSRF Principal Forgivness	$ 1,000,000 00	$ -	$ -	$ 1,000,000.00
10	WVIJDC Grant	$ 1,000,000 00		$ -	$ 1,000,000.00
10	WVIJDC Loan 1% 40 Year	$ 7,200,000.00	$ -	$ -	$ 7,200,000.00

Signature of Authorized Representative
07/20/2023
Date

Signature of Consulting Engineer
7/20/2023
Date

WHEREAS, the Greater Harrison County Public Service District has reviewed the attached invoices in relation to its proposes water line extension project and finds as follows:

1. That none of the items for which payment is proposed under this requisition has formed the basis for any disbursement heretofore made.
2. That each item for which the payment is proposed to be made is or was necessary in connection with the Project and constitutes a cost of the Project.
3. That each of such costs has been otherwise properly incurred; and
4. That payment for each of the items proposed is then due and owing.

NOW, THEREFORE, BE IT RESOLVED by the Greater Harrison County Public Service District that payment of the attached invoices as summarized above is hereby authorized and directed for payment.

APPROVED by the Greater Harrison County Public Service District on this 20 day of July 2023

By: _____

5-B

July 26, 2023		Invoice - Quote							
Department Name	Vendor Name	Description Note	General County Fund	E-911	Vital Services Levy Fund	Community Corrections	Community Improvement Fund	ARPA Fund	Other as Needed
County Commission	Pitney Bowes	Shipping Cost	$11.49						
County Commission	Clarksburg Water Board	633 W.Pike St.	$84.46						
County Commission	Visual Edge (MCM)	Copier Rental/ Pros. Atty	$408.75						
County Commission	Exponent Telegram	Legal Ad	$80.55						
County Commission	Hope Gas	Quiet Dell School	$48.13						
County Commission	Hope Gas	Public Safety Building	$36.55						
County Commission	UniFirst	Carpet Runner Rental	$149.70						
County Commission	Clarksburg Harr. Public Library	1st Quarter Allotment	$68,510.25						
County Commission	Sandy's True Value	Maintenance Supplies	$653.15						
County Commission	Exponent Telegram	Legal Ad	$80.55						
County Commission	Sam Santilli	Funding Request							$500.00
County Commission	Xerox	Various Copier Rentals	$361.03						
County Commission	Advantage Technology	Micro Soft License	$3,810.00						
County Commission	Region VI	Local Dues							$20,730.00
County Commission	Steptoe & Johnson	NCWV Airport TIF							$273.75
County Commission	A-1 Exterminating	Pest Control Various	$173.25						
County Commission	Frontier	Courthouse	$21.08						
County Commission	Hope Gas	Extension Office	$30.68						
County Commission	Kaufman Realty & Auctions of WV	Auction Advertising	$7,000.00						
County Commission	Lost Creek Festival	Funding Request							$3,000.00
County Commission	Mon Power	Courthouse/Annex	$20,379.93						
County Commission	Advantage Technology	Maintenance & Support	$3,378.52						
County Commission	Advantage Technology	Network Adapter	$377.48						
County Commission	Amazon.com	CD Burner	$18.39						
County Commission	Pace Shredding	Paper Shredding Service	$229.00						
County Commission	Town of Nutter Fort	Funding Request							$1,500.00
County Commission	Mountaineer Trail	Funding Request							$5,000.00
County Commission	Greater Harrison PSD	ARPA Fund Request						$100,000.00	
County Commission	CDWG	Mounts	$246.75						
County Commission	Lowe's Home Center	Maintenance Supplies	$151.05						
County Commission	Staples	Various Office Supplies	$374.75						
Animal Contol	A-1 Exterminating	Pest Control			$50.00				
Animal Contol	Gary Burner	Milage Reimbursement			$47.16				
Animal Contol	Robertson Heating	Maintenance Supplies			$35.68				
Animal Contol	Whitney Newlon	Milage Reimbursement			$40.62				
Animal Contol	Tara Hodge	Milage Reimbursement			$11.14				
General Fund	Magistrate Court	Reimbursement Magis.Court							$32,849.91
General Fund	General School	Reimbursement FY 2023							$135,995.73
I T Department	Amazon.com	USB Hubs (Pros.Atty)	$14.00						

July 26, 2023		Invoice - Quote							
Department Name	Vendor Name	Description Note	General County Fund	E-911	Vital Services Levy Fund	Community Corrections	Community Improvement Fund	ARPA Fund	Other as Needed
Circuit Clerk	Truist Bank	Board Meeting	$192.00						
Circuit Clerk	Hart Office Solution	Copier Rental	$125.00						
Planning Department	Eurofins CEI Inc.	Asbestos Testing	$325.71						
Planning Department	Eurofins CEI Inc.	Asbestos Testing	$621.81						
Planning Department	Eurofins CEI Inc.	Asbestos Testing	$740.25						
Community Correction	James & Law	Office Supplies	$37.98						
Prosecuting Attorney	Staples	Various Office Supplies	$3,321.32						
911 Center	State Electric	Backup Batteries			$460.25				
911 Center	Mon Power	Fire Fighters Building		$28.84					
911 Center	Frontier	911		$5,641.62					
911 Center	Charles Pointe	Monthly Dues		$342.88					
911 Center	Sandy's True Value	Insect Killer		$18.99					
911 Center	Sandy's True Value	Weedeater Oil		$59.72					
911 Center	UniFirst	Carpet Runner Rental			$54.25				
911 Center	A-1 Exterminating	Pest Control			$75.00				
Park & Rec.	Mountaineer Bounce	Bounce House Rental			$1,365.41				
Park & Rec.	Mon Power	Spelter Park			$11.69				
Park & Rec.	MCM	Copier Rental			$58.21				
Park & Rec.	Krogers	Family Night			$103.77				
Park & Rec.	First Citizens Bank	Copier Rental			$172.00				
Park & Rec.	Sandy's True Value	Family Night			$47.48				
Park & Rec.	Mon Power	Spelter Park			$26.55				
Park & Rec.	Donna Stuart	Milage Reimbursement			$110.89				
Park & Rec.	Wilma Carder	Milage Reimbursement			$82.13				
Park & Rec.	UniFirst	Carpet Runner Rental			$109.72				
Assessor	CDWG	Monitor	$86.26						
County Clerk	Casto & Harris	Deed Books & Paper	$4,012.50						
County Clerk	The Water Shop	Water Service	$47.25						
County Clerk	Exponent Telegram	Legal Ad	$167.69						
			$116,307.26	$6,092.05	$2,861.95	$0.00	$0.00	$100,000.00	$199,849.39
					Grand Total :	$425,110.65			

6-A

Exonerations	Amount
PP 348 Barcus, Thomas J	563.11
PP 349 Chipps, David L & Alevenia Dian	$18.16
PP 350 Cleer, Charles E	$409.99
PP 351 Clevenger, Tony R	$524.85
PP 352 Pinion Joseph M & Frances J	$72.73
PP 353 Secret Patrick M	$22.37
RE 289 Zecco, Donald E & Sharon J	$334.99
TOTAL:	$1,946.20

EXONERATIONS

pp 348

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Personal Property

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of CRICHARDS for **BARCUS THOMAS J** whose address is, 307 LAWMAN AVE BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **42075** on **2020 Ram Truck**, Class **3/4** in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **20625**, Class **3/4** in and for the year **2023**, resulting in a difference in assessed value of **21450**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2023**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

The above mentioned taxpayer in error reported the 2020 Ram, the vehicle was not purchased until September 2022. Exonerate a value of 21450 at a class 4 rate of levy to correct the overcharge. Please remove the 20 Ram Ram (21450) from the vehicle description.

District: **16 - SIMPSON-BRIDGEPORT**
Account No. **3055239**
Ticket No. **621176**
Tax Year **2023**

Amount Exonerated: $653.11

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR

PP 349

EXONERATIONS

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Personal Property

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of CRICHARDS for **CHIPPS DAVID L & ALEVENIA DIAN** whose address is, 170 PATTERSON FORK RD SALEM, WV 26426, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **6795** on **2003 Pontiac**, Class **3/4** in **TENMILE-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **6015**, Class **3/4** in and for the year **2023**, resulting in a difference in assessed value of **780**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2023**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

The above mentioned taxpayer in error reported the 2003 Pontiac, it needs to be on mother Alvenia's account. Exonerate a value of 780 at a class 3 rate of levy to correct the overcharge. Please remove the 03 Pont Mont (780) from the vehicle description. Please remove Alvenia Dian name from the tax ticket.

District: **18 - TENMILE-OUTSIDE**
Account No. **3068352**
Ticket No. **625664**
Tax Year **2023**

Amount Exonerated: $18.16

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

EXONERATIONS

PP350

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Personal Property

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of CRICHARDS for **CLEER CHARLES E** whose address is, 8171 ELK AVE STONEWOOD, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **18960** on **2019 Nisasan, 203 Jeep, 2004 Cadillac**, Class **3/4** in **CLARK-STONEWOOD**, Harrison County, West Virginia, which should have been assessed at **5640**, Class **3/4** in and for the year **2023**, resulting in a difference in assessed value of **13320**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2023**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

The above mentioned taxpayer in error reported the 2019 Nissan, 2003 Jeep and the 2004 Cadillac, these vehicles were keyed in error. Exonerate a value of 13320 at a class 4 rate of levy to correct the overcharge. Please remove the 19 Niss Kick (9720), 03 Jeep Wran (2595) and the 04 Cadi Devi (1005) from the vehicle description.

District: **02 - CLARK-STONEWOOD**
Account No. **3060271**
Ticket No. **601674**
Tax Year **2023**

Amount Exonerated: $409.99

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

EXONERATIONS

PP351

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Personal Property

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of CRICHARDS for **CLEVENGER TONY R** whose address is, 92 LENA LN LOST CREEK, WV 26385, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **68118** on **2019 Chevy Blazer**, Class **2** in **GRANT-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **45573**, Class **2** in and for the year **2023**, resulting in a difference in assessed value of **22545**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2023**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

The above mentioned taxpayer in error reported the 2019 Chevy, the vehicle is assessed to his mother in Webster County. Exonerate a value of 22545 at a class 3 rate of levy to correct the overcharge. Please remove the 19 Chev Blaz (22545) from the vehicle description.

District: **12 - GRANT-OUTSIDE**
Account No. **3042916**
Ticket No. **616146**
Tax Year **2023**

Amount Exonerated: $524.85

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

EXONERATIONS

PP 352

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Personal Property

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of CRICHARDS for **PINION JOSEPH M & FRANCES J** whose address is, 323 RENAU BLVD SUMMERVILLE, SC 29483, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **38735** on **2018 Bravo Trailer**, Class **3/4** in **CLARK-STONEWOOD**, Harrison County, West Virginia, which should have been assessed at **36372**, Class **3/4** in and for the year **2023**, resulting in a difference in assessed value of **2363**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2023**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

The above mentioned taxpayer in error was assessd on the Bravo Trailer, the Trailer was keyed in error. Exonerate a value of 2363 at a class 4 rate of levy to correct the overcharge. Please remove the 18 Brav Trlr (2363) from the vehicle description.

District: **02 - CLARK-STONEWOOD**
Account No. **1603278**
Ticket No. **602051**
Tax Year **2023**

Amount Exonerated: $72.73

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

PP 353

EXONERATIONS

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Personal Property

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of CRICHARDS for **SECRET PATRICK M** whose address is, 301 CLARK ST CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **720** on **2005 Chevy Impala**, Class **3/4** in **COAL-CLARKSBURG**, Harrison County, West Virginia, which should have been assessed at **0**, Class **3/4** in and for the year **2022**, resulting in a difference in assessed value of **720**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2022**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

The above mentioned taxpayer in error reported the 2005 Chevy, the vehicle was junked prior to July 1, 2021 per DMV. Cancel this ticket and mark improper for the 2022 tax year.

District: **08 - COAL-CLARKSBURG**
Account No. **1522588**
Ticket No. **800000340**
Tax Year **2022**

Amount Exonerated: $22.37

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

RE 289

EXONERATIONS

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **ZECCO DONALD E & SHARON J** whose address is, 61 ADAMSVILLE RD SHINNSTON WV 26431-7357, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **14390** on **PT TRACT A & B (2.00 AC) SHINN RUN (M/HOME & .25 AC)**, Class **3/4** in **CLAY-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **0**, Class **3/4** in and for the year **2023**, resulting in a difference in assessed value of **14390**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, in and for the year **2023**, if the same has not been paid, and if it has been paid, that the Sheriff refund the same to them.

The commission certifies the following facts upon which it grants said relief:

All of the value is assessed on ticket #17622 as a Class 2. Exonerate a value of 14,390 at a Class 3 rate of levy to correct the overcharge. ***CANCEL TICKET***

District: **05 - CLAY-OUTSIDE**
Account No. **6762951**
Ticket No. **17623**
Tax Year **2023**

Amount Exonerated: $ 334.99

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romeo

6-B

Corrective Tickets	Amount
RE 353 Payez, Thomas M & Terri L	1521.79
RE 354 Jones, Janice A	$812.93
RE 355 SVR One LLC	$1,669.76
RE 356 SVR One LLC	$811.13
RE 357 SRV One LLC	$27,059.74
RE 358 Gallo, Frank J	$9.31
RE 359 Gallo, Frank J	$426.02
RE 360 Richards, Joseph M & Stephanie	$1,625.87
RE 361 Yoder, Michael Andrew	$728.43
RE 362 Mauti Marianne	$1,445.12
RE 363 Zecco Donald E & Sharon J	$1,117.44
RE 364 Winter, Cody	$1,667.08
RE 365 Webb, Mary Day (LE) (Terri Jo Boyer ETAL)	$392.26
RE 366 Traugh, Antionette J & Shirley S & Michael A	$46.17
RE 367 Miller, Tammy	$320.33
RE 368 Genin, Stephanie	$4,829.07
RE 369 Elatior LLLC	$585.39
RE 370 Strait, Michael K & Ashley A	$1,989.47
RE 371 Powers, Heather Jean	$868.91
RE 372 Renquest, Richard A SR & Carol	$1,467.59
TOTAL:	$49,393.81

PKB 333

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **PAYEZ THOMAS M & TERRI L** whose address is, 207 CHERRY ST BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **79960** on **1 LOT #16 JED WILLIAMS LOT (207 CHERRY ST)**, Class **2** 3/4 in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **99960**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Wrong property was conveyed & homestead was added in error. Property that should have conveyed was 16-2412/88 with homestead exemption. Create a ticket value of 99,960 (L-30,060 B-69,900) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers.

District **16 - SIMPSON-BRIDGEPORT**
Account No. **6336235**
Ticket No. **58287**
Tax Year **2023**

Amount Exonerated: **$1217.31**
Corrected Ticket Amount: **$ 1521.79**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

RE 354

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 09th day of August, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **JONES JANICE A** whose address is, 7410 ROCK CAMP RD WALLACE, WV 26448, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **49840** on **1 TRACT 65.16 AC ROCK CAMP (BASEMENT DWLG)**, Class **2** 3/4 in **SARDIS**, Harrison County, West Virginia, which should have been assessed at **69840**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above described property was transferred for the 2023 tax year and homestead exemption was left on erroneously. Create a ticket value of 69,840 (L-39,240 B-30,600) at a Class 2 rate of levy to properly assesss and allow discounts/half year payments as afforded all taxpayers.

District **14 - SARDIS**
Account No. **6587348**
Ticket No. **46602**
Tax Year **2023**

Amount Exonerated: **$580.13**
Corrected Ticket Amount: **$ 812.93**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 09th day of August, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **SVR ONE LLC** whose address is, PO BOX 1000 BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **53340** on **21.03 AC CHARLES POINTE DEVELOPMENT** , Class 3/4 in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **54840**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Per request by Attorney, James Christy, to assess W Village PH IV B for 2023 tax year instead of 2024 based on recording of Plat 7/1/22 - request honored by RR, Assessor. Create a ticket value of 54,840 (L-54,840) at a Class 4 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers. ***CORRECT LEGAL -21.03 AC CHARLES POINTE DEVELOPMENT***

District **16 - SIMPSON-BRIDGEPORT**
Account No. **6352975**
Ticket No. **58908**
Tax Year **2023**

Amount Exonerated: **$1624.09**
Corrected Ticket Amount: **$ 1669.76**
TIF: **#2**

_____ PRESENT: _____

Prosecuting Attorney APPROVED: President, County Commission

(or)

_____

PRESENT: Tax Commissioner

ORDER ENTERED TO STATE AUDITOR

_____ _____

ATTEST: County Clerk

ASSESSOR

_____

/KE 356

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 09th day of August, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **SVR ONE LLC** whose address is, PO BOX 1000 BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **226440** on **1 LOT (.79 AC) CHARLES POINTE DEVELOPMENT**, Class 3/4 in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **26640**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Per request by Attorney, James Christy, to assess W Village PH IV B for 2023 tax year instead of 2024 based on recording of Plat 7/1/22 - request honored by RR, Assessor. Create a ticket value of 26,640 (L-26,640) at a Class 4 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers.

District **16 - SIMPSON-BRIDGEPORT**
Account No. **6878845**
Ticket No. **58909**
Tax Year **2023**

Amount Exonerated: **$6894.64**
Corrected Ticket Amount: **$ 811.13**
TIF: **#2**

PRESENT: Prosecuting Attorney

(or)

PRESENT: Tax Commissioner

ATTEST: County Clerk

ASSESSOR Joseph A Romano

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

RE 357

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 09th day of August, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **SVR ONE LLC** whose address is, PO BOX 1000 BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **1277580** on **48.59 AC CHARLES POINTE DEVELOPMENT** , Class 3/4 in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **888720**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Per request by Attorney, James Christy, to assess W Village PH IV B for 2023 tax year instead of 2024 based on recording of Plat 7/1/22 - request honored by RR, Assessor. Create a ticket value of 888,720 (L-888,720) at a Class 4 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers. ***CORRECT LEGAL - 48.59 AC CHARLES POINTE DEVELOPMENT***

District **16 - SIMPSON-BRIDGEPORT**
Account No. **6352966**
Ticket No. **58910**
Tax Year **2023**

Amount Exonerated: **$38899.75**
Corrected Ticket Amount: **$ 27059.74**
TIF: **#2**

PRESENT:

Prosecuting Attorney

(or)

PRESENT: Tax Commissioner

APPROVED: President, County Commission

ATTEST: County Clerk

ORDER ENTERED TO STATE AUDITOR

ASSESSOR

Joseph A Ronsini

CORRECTIVE TICKET

RE 200

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **GALLO FRANK J** whose address is, 337 BIRD SPRING RD CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **200** on **1 LOT .08AC WOLF SUMMIT**, Class 3/4 in **TENMILE-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **400**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The undivided part interest should have been deleted due to fully owned by Frank J Gallo erroneously left on. The 3002 Franklin Sutton #6834811 was sold to state but redeemed for 2019 to 2022 tax years by Frank J Gallo. Create a ticket value of 400 (L-400 B-0) at a Class 3 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers. ***DELETE UND PT INT - CHG LEGAL TO 1 LOT (.08 AC) WOLF SUMMIT***

District **18 - TENMILE-OUTSIDE**
Account No. **6367086**
Ticket No. **62071**
Tax Year **2023**

Amount Exonerated: **$4.65**
Corrected Ticket Amount: **$ 9.31**
TIF: #

_____ PRESENT:

Prosecuting Attorney

(or)

_____

PRESENT: Tax Commissioner

_____

ATTEST: County Clerk

_____

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

_____

ASSESSOR

Joseph R Romano

CORRECTIVE TICKET

PKt 354

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **GALLO FRANK J** whose address is, 337 BIRD SPRING RD CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **9150** on **1 LOT (.37 AC) DOLAN (BODY SHOP)**, Class 3/4 in **TENMILE-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **18300**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The undivided part interest should have been deleted due to fully owned by Frank J Gallo erroneously left on. The 3002 Franklin Sutton #6834802 was sold to state but redeemed for 2019 to 2022 tax years by Frank J Gallo. Create a ticket value of 18300 (L-1500 B-16800) at a Class 3 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers. ***DELETE UND PT INT - CHG LEGAL TO 1 LOT (.37 AC) DOLAN (BODY SHOP)***

District **18 - TENMILE-OUTSIDE**
Account No. **6386243**
Ticket No. **62070**
Tax Year **2023**

Amount Exonerated: **$213.01**
Corrected Ticket Amount: **$ 426.02**
TIF: #

_____ PRESENT: _____

Prosecuting Attorney APPROVED: President, County Commission

(or)

_____

PRESENT: Tax Commissioner

ORDER ENTERED TO STATE AUDITOR

_____ _____

ATTEST: County Clerk

ASSESSOR

_____

Rt 360

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **RICHARDS JOSEPH M & STEPHANIE** whose address is, C/O FRANK E DONALDSON ETAL24 170 GOLDIE LN LOST CREEK, WV 26385, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **139680** on **1.40 AC LOST CREEK** , Class 3/4 in **GRANT-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **139680**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property should have had Class 2/1Year Law, therefore Class 2 applies. Create a ticket value of 139,680 (L-28,500 B-111,180) at a Class 2 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers.

District **12 - GRANT-OUTSIDE**
Account No. **6770657**
Ticket No. **42135**
Tax Year **2023**

Amount Exonerated: **$3251.75**
Corrected Ticket Amount: **$ 1625.87**
TIF: #

PRESENT: Prosecuting Attorney
(or)

PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph R Romano

RKE 361

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **YODERS MICHAEL ANDREW** whose address is, 217 FROE ST CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **62580** on **2.95 AC LIBERTY**, Class 3/4 in **COAL-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **62580**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property was erroneously left at Class 4 when in fact property was owner occupied, therefore Class 2 applies. Create a ticket value of 62,580 (L-21,960 B-40,620) at a Class 2 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers.

District **07 - COAL-OUTSIDE**
Account No. **6605649**
Ticket No. **24785**
Tax Year **2023**

Amount Exonerated: **$1456.86**
Corrected Ticket Amount: **$ 728.43**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A. Romano

RE 362

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 20th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **MAUTI MARIANNE** whose address is, C/O VINCENT M VALENSON ETAL24 1048 EAST AVE SHINNSTON, WV 26431, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **93900** on **TRACT A S 1/2 LOTS 140 & 141 E SHINNSTON (10,100 SQFT)**, Class 3/4 in **CLAY-SHINNSTON**, Harrison County, West Virginia, which should have been assessed at **93900**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The closing was changed due to seller was not given permission to take leave to close (he is in military) closing go pushed back on Class 4 property & would have been Class 2 if the closing date wasnt pused back. Create ticket value of 93,900 (L-12,120 B-81,780) at a Class 2 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers.

District **06 - CLAY-SHINNSTON**
Account No. **6161440**
Ticket No. **18533**
Tax Year **2023**

Amount Exonerated: **$2890.24**
Corrected Ticket Amount: **$ 1445.12**
TIF: #

PRESENT: Prosecuting Attorney

(or)

PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph R Romano

KE 365

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **ZECCO DONALD E & SHARON J** whose address is, 61 ADAMSVILLE RD SHINNSTON, WV 26431, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **81610** on **TRACT A & B (2 AC) SHINN RUN** , Class **2** 3/4 in **CLAY-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **96000**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

We cancelled ticket #17623 & added the value here due to the County Court split was left as Class 2 & Class 3 when it should have all been Class 2. Create a ticket value of 96,000 (L-30,900 B-65,100) at a Class 2 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers. **CHANGE LEGAL TO TRACT A & B (2 AC) SHINN RUN***

District **05 - CLAY-OUTSIDE**
Account No. **6762951**
Ticket No. **17622**
Tax Year **2023**

Amount Exonerated: **$949.94**
Corrected Ticket Amount: **$ 1117.44**
TIF: #

PRESENT: Prosecuting Attorney

(or)

PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph R Clemmer

PRE 364

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **WINTER CODY** whose address is, 115 TANNER RD FAIRMONT, WV 26554, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **143220** on **1 LOT #6 KOONS RUN (.35 AC)**, Class 3/4 in **CLAY-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **143220**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property was owner occupied on July 1, 2022 therefore Class 2 applies was erroneously left at Class 3. Create a ticket value of 143,220 (L-12,900 B-130,320) at a Class 2 rate of levy to properly assess and allow discounts and half year payments as afforded all taxpayers.

District **05 - CLAY-OUTSIDE**
Account No. **6771530**
Ticket No. **17545**
Tax Year **2023**

Amount Exonerated: **$3334.16**
Corrected Ticket Amount: **$ 1667.08**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR

RE 365

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **WEBB MARY DAY (LE) (TERRI JO BOYER ETAL)** whose address is, 32 CIRCLE DR MOUNT CLARE, WV 26408, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **53700** on **1 LOT (.93 AC) ELK CREEK**, Class **2** 3/4 in **ELK**, Harrison County, West Virginia, which should have been assessed at **33700**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Homestead Exemption was erroneously removed when should have been left for Mary Webb. Create a ticket value of 33,700 (L-18,480 B-35,220 H/E-20,000) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers.

District **11 - ELK**
Account No. **6060120**
Ticket No. **38738**
Tax Year **2023**

Amount Exonerated: **$625.06**
Corrected Ticket Amount: **$ 392.26**
TIF: #

PRESENT: Prosecuting Attorney

(or)

PRESENT: Tax Commissioner

ATTEST: County Clerk

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ASSESSOR Joseph R Remmo

RE 366

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **TRAUGH ANTIONETTE J & SHIRLEY S & MICHAEL A** whose address is, 110 3RD ST SHINNSTON, WV 26431, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **3000** on **1 LOT PT 42 HOWARD PLACE** , Class 3/4 in **CLAY-SHINNSTON**, Harrison County, West Virginia, which should have been assessed at **3000**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property adjoins homesite parcel 116, therefore Class 2 applies. Create a ticket value of 3,000 (L-3,000 B-0) at a Class 2 rate of levy to properly assess and allow discounts/ half year payments as afforded all taxpayers.

District **06 - CLAY-SHINNSTON**
Account No. **6999771**
Ticket No. **19110**
Tax Year **2023**

Amount Exonerated: **$92.34**
Corrected Ticket Amount: **$ 46.17**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph R Romano

RE 367

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **MILLER TAMMY** whose address is, 171 JACK RUN RD CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **36580** on **1 AC JACK RUN** , Class **2** 3/4 in **COAL-OUTSIDE**, Harrison County, West Virginia, which should have been assessed at **27520**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The dwelling burned down 11-9-21 and a total loss then a cabin was added on property. Create a ticket value of 27,520 (L-16,320 B-31,200 H/E-20,000) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers

District **07 - COAL-OUTSIDE**
Account No. **6760551**
Ticket No. **22705**
Tax Year **2023**

Amount Exonerated: **$425.79**
Corrected Ticket Amount: **$ 320.33**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

RE 366

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **GENIN STEPHANIE** whose address is, 3 OAK RIDGE DR CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **333780** on **3.25 AC OAKMOUND** , Class **2** 3/4 in **CLARK-CLARKSBURG**, Harrison County, West Virginia, which should have been assessed at **313780**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Homestead Exemption was erroneously removed when should have been left for Stephanie Genin. Create a ticket value of 313,780 (L-39,720 B-294,060 H/E-20,000) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers.

District **03 - CLARK-CLARKSBURG**
Account No. **6613658**
Ticket No. **6805**
Tax Year **2023**

Amount Exonerated: **$5136.87**
Corrected Ticket Amount: **$ 4829.07**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR

RE 36

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **ELATIOR LLC** whose address is, 228 PARK AVE NEW YORK, NY 10003, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **20700** on **1 LOT #1 BUCKEYE S-D CURRY LOTS** , Class **2** 3/4 in **GRANT-LOST CREEK**, Harrison County, West Virginia, which should have been assessed at **20700**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property had Class 2 one year law for 2022, therefore Class 4 applies. Create a ticket value 20,700 (L-7,260 B-13,440) at a Class 4 rate of levy to properly assess and allow discounts/half year as afforded all taxpayers.

District **13 - GRANT-LOST CREEK**
Account No. **6061913**
Ticket No. **43549**
Tax Year **2023**

Amount Exonerated: **$292.69**
Corrected Ticket Amount: **$ 585.39**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR

7KB 3'10

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **STRAIT MICHAEL K & ASHLEYA** whose address is, 104 OLIVE ST BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **130680** on **1 LOT B MILLER PLAT (9,826.69 SQ FT)**, Class 3/4 in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **130680**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property had a new dwelling added for 2023 taxyear, therefore Class 2 applies. Create a ticket value of 130,680 (L-29,520 B-101,160) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers.

District **16 - SIMPSON-BRIDGEPORT**
Account No. **6333960**
Ticket No. **58864**
Tax Year **2023**

Amount Exonerated: **$3978.94**
Corrected Ticket Amount: **$ 1989.47**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR
Joseph A. Romano

RE 371

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **POWERS HEATHER JEAN** whose address is, 132 OAKLAND AVE CLARKSBURG, WV 26301, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **56460** on **1 LOT "A" S-D 32-33 ARBUTUS PARK (132 OAKLAND AVE)**, Class 3/4 in **CLARK-CLARKSBURG**, Harrison County, West Virginia, which should have been assessed at **56460**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

The above mentioned property was erroneously levy at Class 4 when in fact Class 2 applies. Create a ticket value of 56,460 (L-23,340 B-33,120) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers.

District **03 - CLARK-CLARKSBURG**
Account No. **6001033**
Ticket No. **9237**
Tax Year **2023**

Amount Exonerated: **$1737.83**
Corrected Ticket Amount: **$ 868.91**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ORDER ENTERED TO STATE AUDITOR

ATTEST: County Clerk

ASSESSOR Joseph A Romano

RE 3'12

CORRECTIVE TICKET

STATE OF WEST VIRGINIA **COUNTY OF HARRISON**

Real Estate

At a regular term of the County Commission of Harrison County, West Virginia, held at the Courthouse of said County, Commissioners

David Hinkle **Susan J. Thomas** **Patsy Trecost II**

On the 26th day of July, 2023 issued the following order, which was made and entered, to-wit:

Upon application of DMCNEMAR for **RENQUEST RICHARD A SR & CAROL** whose address is, M & ALLAN J & RICHARD A JR 114 WESTWOOD AVE BRIDGEPORT, WV 26330, who proved to the satisfaction of the Commission that said property owner is aggrieved by an erroneous assessment of **116400** on **1 LOT #6 BLK I MEADOW VISTA (114 WESTWOOD)**, Class **2** 3/4 in **SIMPSON-BRIDGEPORT**, Harrison County, West Virginia, which should have been assessed at **96400**, in and for the year **2023**. The Commission therefore, orders that the said applicant be and is hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed, and that a corrected assessment and the payment of the correct taxes so assessed in and for the year **2023**, as described below, be so ordered.

The commission certifies the following facts upon which it grants said relief:

Homestead exemption was erroneously added to 16-2405/204, due to ownership issue, when in fact the exemption belongs on this parcel. Create a ticket of a value of 96,400 (L-35,760 B-80,640 H/E-20,000) at a Class 2 rate of levy to properly assess and allow discounts/half year payments as afforded all taxpayers.

District **16 - SIMPSON-BRIDGEPORT**
Account No. **6555140**
Ticket No. **58028**
Tax Year **2023**

Amount Exonerated: **$1772.07**
Corrected Ticket Amount: **$ 1467.59**
TIF: #

PRESENT: Prosecuting Attorney
(or)
PRESENT: Tax Commissioner

APPROVED: President, County Commission

ATTEST: County Clerk

ORDER ENTERED TO STATE AUDITOR

ASSESSOR

7-A

FORM OF REQUISITION
FOR PAYMENT FROM SERIES A
ADMINISTRATIVE EXPENSE FUND

The County Commission of Harrison County
(West Virginia)
Tax Increment Revenue and Refunding Bonds
(Charles Pointe Project No. 2- North Land Bay Improvements)
Series 2008 A

To: UMB Bank
120 South Sixth Street Suite 1400
Minneapolis, MN 55402

REQUISITION FOR PAYMENT NO. (07/26/23)

THE COUNTY COMMISSION OF HARRISON COUNTY (the "Issuer"), by its duly Authorized Representatives, hereby certifies, in connection with this Requisition for Payment from Series A Administrative Expense Fund (the "Requisition") under a Development Agreement for the above captioned bonds (the "Series 2008 A Bonds"), dated March 5, 2008 (the "Development Agreement") between the Issuer and the Developer, that:

1. Terms used herein and not otherwise defined herein shall have the meanings given such terms in the Development Agreement or the Indenture of Trust for the Series 2008 A Bonds, dated March 5, 2008 as supplemented and amended (the "Series 2008 A Trust Indenture") between the Issuer and UMB Bank as substitute trustee under the Series 2008 A Trust Indenture.

2. The amount requested to be transferred from the Revenue Fund to the Series A Administrative Expense Fund is necessary to pay Administrative Expenses incurred during the preceding six month period.

3. The amount requested to be disbursed from the Series A Administrative Expense Fund by this Requisition: (a) is a portion of the Administrative Expenses authorized for funding under the Series 2008 A Trust Indenture and Development Agreement, and (b) is an authorized expenditure under the Project Plan and the Act.

4. The total amount requested to be transferred from the Revenue Fund to the Series A Administrative Expense Fund pursuant to this Requisition is **$3,510.50**

5. The total amount requested to be disbursed from the Series A Administrative Expense Fund pursuant to this Requisition is **$3,510.50** As set forth in the invoices attached hereto, of the total amount of such disbursement:

(a) $ -0- is to be paid to the Developer as reimbursement to the Developer for an invoice or statement previously paid by the Developer to an entity that is not affiliated with the Developer; and

(b) **$3,510.50** is to be paid to a third party payee that is not affiliated with the Developer or on a joint basis to the Developer and such a third party payee with respect to an expense previously incurred.

In either event, the amount set forth herein is supported by the attached copies of invoices or statements.

IN WITNESS WHEREOF, this Requisition has been duly executed by the Issuer by its duly Authorized Representative this **26th day of July, 2023.**

THE COUNTY COMMISSION OF
HARRISON COUNTY

By: _____
Its President

Schedule I
to Requisition

Copies of Invoices or Statements
(Attached)

Jackson Kelly	Invoice #1186483	Dated: 07/10/2023	$ 3,510.50
		Total	**$ 3,510.50**

JACKSONKELLY PLLC
Attorneys at Law
P.O. BOX 45705
BALTIMORE, MD 21297-5705
TELEPHONE 304-340-1000 FAX 304-340-1130
EMPLOYER I.D. NO. 550394215

34382
Charles Pointe Community Enhancement District
c/o Harrison County Commission
Attn: Gina Jones
301 West Main Street
Clarksburg, WV 26301-2974
gjones@harrisoncountywv.gov

July 10, 2023
Invoice No. 1186483

SUMMARY OF OUTSTANDING INVOICES

Total Amount of Current Invoice # 1186483 **$3,510.50**
Amount of Prior Invoices Outstanding:

INVOICE #	DATE	AMOUNT
1172936	01/09/23	708.00
1184432	06/07/23	1,783.00

Total Amount of Prior Invoices Outstanding 2,491.00

Total Amount Due $6,001.50

If payment of any prior invoice has already been forwarded, please disregard as to that invoice.

PLEASE RETURN THIS PAGE WITH REMITTANCE

NOTE: This summary page may not include all outstanding invoices. Outstanding invoices for other matters that are separately billed or billed to other contacts will not be reflected on this summary page. Should you have any questions regarding the invoices that appear above please contact JK_Finance@jacksonkelly.com.

PAYMENT DUE August 9, 2023

JACKSONKELLY PLLC
Attorneys at Law
P.O. BOX 45705
BALTIMORE, MD 21297-5705
TELEPHONE 304-340-1000 FAX 304-340-1130
EMPLOYER I.D. NO. 550394215

34382
Charles Pointe Community Enhancement District

July 10, 2023
Invoice No. 1186483

For Legal Services Rendered through June 30, 2023.

Matter 301
TIF Bond Assessments

Date	Timekeeper	Description	Hours	Amount
06/01/23	M. Imbrogno	Reviewing June meeting materials.	0.60	177.00
06/02/23	M. Imbrogno	Attending regular board meeting.	1.30	383.50
06/05/23	M. Imbrogno	Reviewing materials related to CED assessments and new residential properties.	0.50	147.50
06/06/23	M. Imbrogno	Reviewing and corresponding regarding materials related to CED assessments and certain improved residential parcels in the district.	1.00	295.00
06/07/23	M. Imbrogno	Reviewing materials related to and corresponding regarding CED assessment amounts on certain improved residential properties within the CED.	2.50	737.50
06/08/23	M. Imbrogno	Reviewing materials related to and corresponding regarding to CED Assessments on certain parcels of residential property.	0.60	177.00
06/08/23	M. Imbrogno	Preparing draft meeting minutes for June 2 meeting.	0.60	177.00
06/09/23	M. Imbrogno	Reviewing draft documents regarding amended CED assessment roll for 2023.	0.70	206.50
06/09/23	M. Imbrogno	Phone call with T. Scoville regarding changes to assessment roll and CED assessments on certain residential parcels.	0.60	177.00
06/20/23	M. Imbrogno	Traveling from Morgantown to Charles Pointe for meeting with project developers regarding development status and related CED Assessments.	0.70	206.50
06/20/23	M. Imbrogno	Attending meeting with project developers regarding development status and related CED Assessments.	2.20	649.00
06/20/23	M. Imbrogno	Traveling from Charles Pointe back to	0.60	177.00

PAYMENT DUE August 9, 2023

JACKSONKELLY PLLC
Attorneys at Law
P.O. BOX 45705
BALTIMORE, MD 21297-5705
TELEPHONE 304-340-1000 FAX 304-340-1130
EMPLOYER I.D. NO. 550394215

34382
Charles Pointe Community Enhancement District

July 10, 2023
Invoice No. 1186483

Morgantown following meeting with project developers regarding development status and related CED Assessments.		
Total Hours	11.90	
Services		$3,510.50
Total This Matter		$3,510.50

cc: Laura Pysz
lpysz@harrisoncountywv.gov
cc: Hazel Rader
hrader@harrisoncountywv.com
cc: Michelle Tonkin
mtonkin@harrisoncountywv.gov

If you would prefer to have your invoices emailed or need to update your current email on file, please contact us at JK_Billing@jacksonkelly.com.

PAYMENT DUE August 9, 2023

HARRISON COUNTY PLANNING DEPARTMENT
301 WEST MAIN STREET
CLARKSBURG, WEST VIRGINIA 26301

PHONE (304) 624-8690
FAX (304) 626-1070

10

July 18, 2023

The Harrison County Farmland Protection Board would like to recommend to the Harrison County Commission to appoint James Smith for a seat on the board to replace Phil Osborne, term to start on July 1, 2023 and end on December 31, 2026. He will be a great asset to the Farmland Protection Board.

If you need additional information, please do not hesitate to ask.

Thank You,

Charlotte Shaffer

11

Second Amended Phase II TIF Project Plan Approval Order

ORDER

AN ORDER APPROVING CERTAIN AMENDMENTS TO WHITE OAKS PROJECT PLAN NO. 2 FOR HARRISON COUNTY DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS AS APPROVED BY THE WEST VIRGINIA DEPARTMENT OF ECONOMIC DEVELOPMENT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.

WHEREAS, The County Commission of Harrison County, West Virginia (the "County Commission") is authorized by the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia 1931, as amended (the "Act"), to create development and redevelopment districts, cause project plans to be prepared, to approve project plans, issue tax increment financing obligations and to take such other actions necessary or desirable to facilitate the orderly development and economic stability of Harrison County, West Virginia (the "County"), all as more fully set forth in the Act;

WHEREAS, by an Order adopted on October 4, 2007, the County Commission created the development district known as "Harrison County Development District No. 3 – White Oaks" (the "TIF District");

WHEREAS, by an Order entered on May 21, 2015, the County Commission approved the development by High Tech Corridor Development, LLC (the "Developer") of a second development project plan within the TIF District, known as the "White Oaks Project No. 2" (the "Original Phase II TIF Project Plan");

WHEREAS, by an Order entered on December 28, 2018, the County Commission approved the amendment of the Original Phase II TIF Project Plan to include additional phases of development of certain infrastructure projects within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District (the "First Amended Phase II TIF Project Plan");

WHEREAS, the Developer has requested that the County Commission consider the further amendment of the Original Phase II TIF Project Plan to include additional phases of development of certain infrastructure and site development projects within the TIF District, including infrastructure and site development related to proposed residential development within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and

other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, site improvements and land acquisition within or contiguous to and benefitting the TIF District (the "Second Amended Phase II TIF Project Plan"), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquisition, construction and equipping of the Second Amended Phase II TIF Project Plan, being necessary site work and infrastructure improvements within the TIF District;

WHEREAS, the County Commission has received and reviewed the Tax Increment Financing Application, which has been submitted by the Developer (the "Application") relating to the Second Amended Phase II TIF Project Plan;

WHEREAS, the County Commission did, on June 7, 2023, following proper notice thereof, hold a public hearing with respect to the Application wherein interested parties were afforded a reasonable opportunity to express their views on the proposed approval of the Application and the Second Amended Phase II TIF Project Plan;

WHEREAS, the County Commission submitted the Application to the Secretary of the West Virginia Department of Economic Development (the "Secretary") for his review and approval, all in accordance with the applicable provisions of the Act;

WHEREAS, the Secretary has, by letter dated July 18, 2023, notified the County Commission that the West Virginia Department of Economic Development ("WVDED") has reviewed the Application and has found the Application to be complete and approved, with an additional $40,000,000 in bonding capacity authorized for a total bonding capacity for the TIF District of $80,000,000, which approval letter is attached hereto as **Exhibit A**;

WHEREAS, it is hereby found and determined that the Application meets the criteria set forth in the Act for amendment of a project plan; and

WHEREAS, the County Commission has determined to enter an order that approves and certifies the Second Amended Phase II TIF Project Plan.

NOW, THEREFORE, BE IT ORDERED BY THE MEMBERS OF THE COUNTY COMMISSION OF HARRISON COUNTY, AS FOLLOWS:

1. **Justification for Approval of the Second Amended Phase II TIF Project Plan.** It is hereby found and determined that the real property within the TIF District will be benefitted by implementing the Second Amended Phase II TIF Project Plan by eliminating or preventing the development or spread of slums or blighted, deteriorated or deteriorating areas, discouraging the loss of commerce, industry or employment, increasing employment therein or any combination thereof.

2. **Approval of the Second Amended Phase II TIF Project Plan.** The Second Amended Phase II TIF Project Plan, as set forth in **Exhibit B**, is hereby expressly found to be

economically feasible and is hereby approved and certified. The projects set forth in the Second Amended Phase II TIF Project Plan, or any portion thereof subsequently deemed by the County Commission to be included, are hereby approved and declared to be eligible for funding in whole or in part, from tax increment financing obligations and from moneys remaining in the Tax Increment Financing Fund established by the County Commission for the TIF District (the "TIF Fund"), after there has first been paid all debt service, reserve fund deficiency and other payments payable in connection with any bonds, notes or other obligations payable from the TIF Fund, which the County Commission, in its discretion, may determine to issue from time to time in accordance with the provisions of the Act.

3. **Use of Proceeds of Tax Increment Financing Obligations.** Proceeds from tax increment financing obligations anticipated to be issued under the Act and revenues available in the TIF Fund may only be used to pay for costs of development or redevelopment projects to foster economic development in the TIF District, when such development or redevelopment project or projects would not reasonably be expected to occur without tax increment financing.

4. **Need for Tax Increment Financing.** The County Commission hereby expressly finds and states that the Second Amended Phase II TIF Project Plan is not reasonably expected to occur without the use of tax increment financing.

5. **Severability of Invalid Provisions.** If any section, paragraph, clause or provision of this Order should be held invalid by any court of competent jurisdiction, the invalidity of such section, paragraph, clause or provision shall not affect any of the remaining provisions of this Order.

6. **Headings, Etc.** The headings of the articles, sections and subsections hereof are for convenience of reference only, and shall not affect in any way the meaning or interpretation of any provision hereof.

7. **Conflicting Provision Repealed.** All ordinances, resolutions, indentures or orders, or parts thereof, that conflict with the provisions of this Order are, to the extent of such conflict, hereby repealed with respect to the subject matter of this Order.

8. **Covenant of Due Procedure, Etc.** The County Commission covenants that all acts, conditions, things and procedures required to exist, to happen, to be performed or to be taken precedent to and in the adoption and entry of this Order do exist, have happened, have been performed and have been taken in regular and due time, form and manner as required by and in full compliance with the laws and Constitution of the State of West Virginia applicable thereto; and that the members of the County Commission and the County Clerk were at all times when any actions in connection with this Order occurred and are duly in office and duly qualified for such office.

9. **Effective Date.** This Order shall take effect immediately upon enactment.

[Remainder of Page Intentionally Left Blank]

Adopted and entered of record this 26th day of July, 2023.

THE COUNTY COMMISSION OF
HARRISON COUNTY

By:_____
Its President

CERTIFICATION

The undersigned, being the duly qualified, elected and acting Clerk of The County Commission of Harrison County, does hereby certify that the foregoing Resolution was duly adopted by the Members of The County Commission of Harrison County at a regular meeting duly held, pursuant to proper notice thereof, on July 26, 2023, a quorum being present and acting throughout, and which Resolution has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this 26th day of July, 2023.

By:_____
County Clerk

Exhibit A

West Virginia Department of Economic Development Approval

(Attached hereto)

Exhibit B

Second Amended Phase II TIF Project Plan

(Attached hereto)

WEST VIRGINIA
Economic Development

1900 Kanawha Boulevard, East
Building 3, Suite 600
Charleston, West Virginia 25305
(800) 982-3386 · (304) 558-2234
westvirginia.gov

July 18th, 2023

Susan Thomas
President
Harrison County Commission
301 West Main Street
Clarksburg, WV 26301

Re: Certificate approving the Second Amendment to White Oaks Project. No.2

Dear Ms. Thomas,

Please allow this correspondence to serve as official notice that pursuant to W. Va. Code § 7-11B-8, the West Virginia Department of Economic Development (WVDED) has reviewed the Harrison County Commission's amended application for a Tax Increment Financing (TIF) Second Amendment to White Oaks Project No. 2 for Development District No. 3 White Oaks. The WVDED has found that the amended application is complete and thereby approved for an additional bonding capacity, this will bring the total bonding capacity to $80,000,000.

These funds will be used to finance additional phases of development of infrastructure and site development projects within the TIF District, including infrastructure and site development related to proposed residential development, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, site improvements and land acquisition within or contiguous to and benefiting the TIF District.

Thank you for your cooperation regarding this process. If you have any questions, please do not hesitate to contact Mr. Todd E. Hooker at (304) 558-2234.

Mitch B. Carmichael

Secretary

MC:teh

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BOND AUTHORIZING RESOLUTION AND ORDER OF THE COUNTY COMMISSION OF HARRISON COUNTY

A RESOLUTION AND ORDER AUTHORIZING AND DIRECTING THE ISSUANCE BY THE COUNTY COMMISSION OF ITS NOT MORE THAN $7,000,000 AGGREGATE PRINCIPAL AMOUNT OF AMENDED AND RESTATED SUBORDINATE TAX INCREMENT REVENUE BONDS, SERIES 2021 B TAXABLE (DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS) (THE "AMENDED AND RESTATED SERIES 2021 B BONDS"); THE DELIVERY OF SUCH AMENDED AND RESTATED SERIES 2021 B BONDS IN EXCHANGE FOR THE COUNTY COMMISSION'S CURRENTLY OUTSTANDING $4,195,000 SUBORDINATE TAX INCREMENT REVENUE BONDS, SERIES 2021 B TAXABLE (DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS) (THE "ORIGINAL SERIES 2021 B BONDS") AND THE CANCELLATION OF SUCH ORIGINAL SERIES 2021 B BONDS BY UNITED BANK (THE "TRUSTEE") FOR THE PURPOSE OF INCREASING THE PRINCIPAL AMOUNT OF BONDS WHICH ARE AVAILABLE TO BE REQUISITIONED BY HIGH TECH CORRIDOR DEVELOPMENT, LLC (THE "DEVELOPER") IN CONNECTION WITH THE DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF AMENDED PROJECT PLAN NO. 2 FOR THE HARRISON COUNTY DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS (THE "TIF DISTRICT"), AND OTHER EXPENSES AND COSTS RELATED THERETO AND TO THE AMENDED AND RESTATED SERIES 2021 B BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE AMENDED AND RESTATED SERIES 2021 B BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST, FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND OTHER DOCUMENTS, AGREEMENTS AND CERTIFICATES RELATING THERETO; APPROVING A NOT TO EXCEED PRINCIPAL AMOUNT, MATURITY, INTEREST RATES AND OTHER TERMS OF THE AMENDED AND RESTATED SERIES 2021 B BONDS; APPOINTING OR REAPPOINTING A TRUSTEE, REGISTRAR, PAYING AGENT AND OTHER PARTICIPANTS IN THE FINANCING; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS RELATING TO THE ISSUANCE OF THE AMENDED AND RESTATED SERIES 2021 B BONDS IN EXCHANGE FOR THE ORIGINAL SERIES 2021 B BONDS AND THE CANCELLATION AND DISCHARGE OF THE ORIGINAL SERIES 2021 B BONDS.

WHEREAS, The County Commission of Harrison County, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia (the

"Issuer" or the "County Commission"), under Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), has plenary power and authority to issue tax increment financing obligations to finance the costs of acquisition, construction and equipping of a project or projects included in a development or redevelopment plan approved by the West Virginia Department of Economic Development, formerly known as the West Virginia Development Office, and adopted by the governing body of the Issuer, that are located within a development or redevelopment district, which project costs may include (i) interest prior to and during the acquisition, construction and equipping of a project and for a reasonable time thereafter; (ii) such reserves as may be required; (iii) reimbursement of costs of any interim financing or cash expenditures entered on behalf of projects in the development or redevelopment district; and (iv) any and all other expenses incidental to planning, carrying out and financing the project;

WHEREAS, pursuant to the Act, the Issuer, on October 4, 2007, following all necessary actions, publications, public hearings and approvals, entered an Order (the "District and Project Approval Order") approving and creating a development district to be known as the Harrison County Development District No. 3 - White Oaks (the "TIF District") as a development district under the provisions of the Act and, approving a project plan ("Project Plan No. 1") and establishing a tax increment financing fund for the TIF District (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;

WHEREAS, High Tech Corridor Development, LLC, a West Virginia limited liability company (the "Developer"), is the developer of the TIF District;

WHEREAS, Project Plan No. 1 provided for the use of tax increment financing for the design, acquisition, construction and equipping of certain projects for the development known as White Oaks in Harrison County, West Virginia, consisting generally 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;

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on May 21, 2015 approving a new project plan for the TIF District ("Project Plan No. 2") for the second phase of development in the TIF District, particularly certain public infrastructure improvements, 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 (the "Original Phase II TIF Project");

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on December 28, 2018 approving the amendment of the Project Plan No. 2 to include additional phases of development of certain infrastructure projects within the TIF District, including, but not limited to: design,

acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District (the "First Amended Phase II TIF Project Plan");

WHEREAS, pursuant to a Bond Authorizing Order entered on May 12, 2021 (the "Original Bond Order"), the Issuer and United Bank (the "Trustee") entered into an Indenture of Trust dated May 25, 2021 (the "Original Indenture") under which the Issuer issued The County Commission of Harrison County Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks) (the "Series 2021 A Bonds"), and The County Commission of Harrison County Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks) (the "Original Series 2021 B Bonds");

WHEREAS, the Original Series 2021 B Bonds were dated May 25, 2021, and were issued in the aggregate principal amount of $4,195,000;

WHEREAS, the Developer was the Original Purchaser (as defined in the Original Indenture) and is the current Registered Owner (as defined in the Original Indenture) of the entire aggregate principal amount of the Original Series 2021 B Bonds;

WHEREAS, pursuant to an application submitted by Developer (the "Application"), and pursuant to a letter from the West Virginia Department of Economic Development, dated July 18, 2023, the Issuer entered an Order on July 26, 2023, approving the further amendment of Original Phase II TIF Project Plan to include additional phases of development of certain infrastructure and site development projects within the TIF District, including infrastructure and site development related to proposed residential development within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, site improvements and land acquisition within or contiguous to and benefitting the TIF District (the "Second Amended Phase II TIF Project Plan"), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquisition, construction and equipping of the Second Amended Phase II TIF Project Plan, being necessary site work and infrastructure improvements within the TIF District;

WHEREAS, the Issuer and the Trustee, with the written consent of the Developer and United Bank as the registered owner of the Series 2021 A Bonds, desire to supplement and amend the Original Indenture pursuant to a First Supplemental Indenture of Trust, by and between the Issuer and the Trustee (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture") in order to facilitate the restructuring of the Original Series 2021 B Bonds in order to increase the principal amount available to be drawn thereon in connection with the Second Amended Phase II TIF Project Plan;

WHEREAS, the Issuer also desires to enter into a First Amendment to Development Agreement, by and between the Issuer and the Developer (the "First Amendment to Development Agreement"), for the purpose of amending the Development Agreement, dated May 25, 2021, by and between such parties (the "Original Development Agreement"), and a Contract of Exchange, by and between the Issuer and the Developer (the "Contract of Exchange") in order to facilitate the exchange of the Original Bonds for the Amended and Restated Series 2021 B Bonds;

WHEREAS, the issuance of the Amended and Restated Series 2021 B Bonds as herein described will benefit the inhabitants of Harrison County (the "County"), will increase opportunities for employment in the County and will help in establishing a balanced economy within the County, and the health, happiness, right of gainful employment and general welfare of the citizens and residents of the County will be promoted by the issuance of the Amended and Restated Series 2021 B Bonds and the same constitutes a public purpose of the Issuer under the Act;

WHEREAS, as further provided in the Act, the Amended and Restated Series 2021 B Bonds shall be special and limited obligations of the Issuer payable solely from the Tax Increment Revenues generated in the TIF District, a lien upon the moneys and securities held in the TIF Fund created by the Issuer pursuant to the District and Project Approval Order and certain funds and accounts created pursuant to the Indenture, and shall not constitute a general obligation debt of the Issuer or a pledge of the Issuer's full faith and credit or taxing power; and

WHEREAS, the Issuer desires to take all steps necessary for the issuance of the Amended and Restated Series 2021 B Bonds.

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND ENTERED OF RECORD BY THE COUNTY COMMISSION OF HARRISON COUNTY, AS FOLLOWS:

Section 1. It is hereby found and determined that (i) the issuance of the Amended and Restated Series 2021 B Bonds will benefit the inhabitants of the County, will increase opportunities for employment in the County and will help in establishing a balanced economy within the County; (ii) the health, happiness, right of gainful employment and general welfare of the citizens and residents of the County will be promoted by the issuance of the Amended and Restated Series 2021 B Bonds; and (iii) the same constitutes a public purpose of the Issuer under the Act. Therefore, the Issuer hereby authorizes and directs the issuance of the Amended and Restated Series 2021 B Bonds in the manner and pursuant to the terms and conditions as more particularly described and provided for in the First Supplemental Indenture and the First Amendment to Development Agreement, the forms of which have been presented at the meeting in which this Resolution and Order have been adopted and are hereby approved.

Section 2. To accomplish the purposes of the Act, the Amended and Restated Series 2021 B Bonds are hereby authorized and directed to be issued by the Issuer and delivered to the Trustee for authentication and delivery by the Trustee to the Bondholder upon the tender by the

Developer to the Trustee of the Original Series 2021 B Bonds for immediate cancellation by the Trustee and upon receipt by the Trustee of the remaining items described in the First Supplemental Indenture. The Amended and Restated Series 2021 B Bonds are ordered to be issued in exchange for the Original Series 2021 B Bonds in order to increase the authorized principal amount which is available to be requisitioned by the Developer pursuant to the Original Series 2021 B Bonds in connection with the Second Amended Phase II TIF Project Plan from the sum of $4,195,000 to a sum not to exceed $7,000,000.

The Amended and Restated Series 2021 B Bonds are authorized to be issued by the Issuer in the aggregate principal amount not to exceed $7,000,000. The Amended and Restated Series 2021 B Bonds shall be dated as of the date of their delivery, shall bear interest at the fixed rate of 5.00% per annum payable on June 1 of each year during the term of the Amended and Restated Series 2021 B Bonds, commencing June 1, 2024, with the entire principal amount of the Amended and Restated Series 2021 B Bonds not theretofore repaid pursuant to optional, mandatory or extraordinary mandatory redemption as described in Section 3.01 of the Indenture together with all interest accrued thereon and not theretofore paid being due and payable on June 1, 2037. The Amended and Restated Series 2021 B Bonds shall be issued as draw down bonds with the principal indebtedness being equal to the authorized principal amount of the Amended and Restated Series 2021 B Bonds which has been requisitioned by the Issuer and the Developer with interest accruing only on the principal amount of the Amended and Restated Series 2021 B Bonds which has been advanced by the Developer from time to time. The Amended and Restated Series 2021 B Bonds shall be issued in fully registered form in authorized denominations of $100,000 and any increment of $0.01 in excess thereof. The Amended and Restated Series 2021 B Bonds shall be payable at such place or places and in the manner, shall be subject to optional and mandatory redemption and shall have such other provisions as are set forth in the Indenture and in the form of Amended and Restated Series 2021 B Bond attached to the First Supplemental Indenture as Exhibit A, both of which may be modified with the consent or at the direction of the President of the Issuer which consent or direction may be conclusively established by the execution and delivery of such First Supplemental Indenture or such Bond by the President of the Issuer. The Amended and Restated Series 2021 B Bonds shall be sold pursuant to a private placement with the Developer at a price equal to the par value of such Bonds, with no premium or discount being due and payable.

Section 3. The Amended and Restated Series 2021 B Bonds, together with the interest thereon and other costs incidental thereto, shall be secured solely by and payable solely from the pledges affected by the Indenture. The Amended and Restated Series 2021 B Bonds, together with the interest thereon and other costs incidental thereto, shall not be deemed to be and shall not constitute an indebtedness of the Issuer, but shall be special and limited obligations of the Issuer, payable solely from the trust estate created by the Indenture. Neither the Amended and Restated Series 2021 B Bonds nor the interest thereon, nor any other cost or charge in connection therewith, shall be a charge against or pledge of the property, faith and credit or taxing power, if any, of the State of West Virginia or the Issuer, nor shall the same ever constitute an indebtedness of the State of West Virginia or the Issuer within the meaning of any constitutional provision or statutory limitation or constitute or give rise to a pecuniary liability of the State of West Virginia or the Issuer. No recourse shall be had for the payment of the

principal of and interest on the Amended and Restated Series 2021 B Bonds against the Issuer or any official or member of the Issuer.

Section 4. The First Supplemental Indenture to be dated on or prior to the date of delivery of the Amended and Restated Series 2021 B Bonds, by and between the Issuer and the Trustee, as trustee, registrar and paying agent for the Amended and Restated Series 2021 B Bonds, substantially in the form submitted to the Issuer at the meeting in which this Resolution and Order has been considered for adoption, with such modifications as may hereafter be approved by the President of the Issuer, shall be and the same is hereby approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the First Supplemental Indenture, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the First Supplemental Indenture by the President of the Issuer shall be conclusive evidence of such approval.

Section 5. The First Amendment to Development Agreement, to be dated on or prior to the date of delivery of the Amended and Restated Series 2021 B Bonds, by and between the Issuer and the Developer, substantially in the form submitted to the Issuer at the meeting in which this Resolution and Order has been considered for adoption, with such modifications as may hereafter be approved by the President of the Issuer, shall be and the same is hereby approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the First Amendment to Development Agreement, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is hereby authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the First Amendment to Development Agreement by the President of the Issuer shall be conclusive evidence of such approval.

Section 6. The Contract of Exchange for the Amended and Restated Scries 2021 B Bonds (the "Contract of Exchange") to be dated as of the date of issuance of the Amended and Restated Series 2021 B Bonds to the Developer, by and between the Issuer and the Developer, substantially in the form submitted to the Issuer at the meeting in which this Resolution and Order has been considered for adoption, with such modifications as may hereafter be approved by the President of the Issuer, shall be and the same is hereby approved. The President of the Issuer is hereby authorized and directed to execute and deliver the Contract of Exchange, with such changes, insertions, variations and omissions as may be approved by the President. The execution of the Contract of Exchange by the President shall be conclusive evidence of the approval of such changes, insertions, variations and omissions.

Section 7. The Amended and Restated Series 2021 B Bonds shall be issued in fully registered form in accordance with the provisions of the Indenture, shall be substantially in the form attached to the First Supplemental Indenture presented at this meeting, with such modifications as may be approved by the President of the Issuer, such approval to be conclusively established by the execution and delivery of such Bond by the President of the Issuer, and shall be delivered to the Trustee to be authenticated, registered and delivered to Bondholder in exchange for the Original Bond in accordance with the terms of the Indenture.

The President and Clerk of the Issuer shall execute the Amended and Restated Series 2021 B Bonds as necessary and affix, imprint or otherwise reproduce the official seal of the Issuer thereto and the Amended and Restated Series 2021 B Bonds shall contain a recital to the effect that they are issued pursuant to the Act.

Section 8. The President and Clerk and any other proper officers and employees of the Issuer, together with all other members and employees thereof, are hereby authorized and directed to execute, acknowledge, if necessary, and deliver any and all other papers, documents, agreements, certificates and instruments, to affix the seal of the Issuer and attest the same for and on behalf of the Issuer and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and Order and the documents approved or described herein and other documents relating thereto.

Section 9. All covenants, stipulations, obligations and agreements of the Issuer contained herein and contained in the Amended and Restated Series 2021 B Bond, the Indenture, the First Amendment to Development Agreement, the Contract of Exchange and other documents relating thereto (collectively, the "Bond Documents") shall be deemed to be the special and limited covenants, stipulations, obligations and agreements of the Issuer to the full extent permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Issuer and its successors from time to time and upon any board or body to which any powers or duties affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided herein, all rights, powers and privileges conferred and duties and liabilities imposed upon the Issuer or the officials thereof by the provisions hereof and by the Bond Documents shall be exercised or performed by the Issuer or by such officers, board or body as may be required or permitted by law to exercise such powers and to perform such duties.

Section 10. Neither the Amended and Restated Series 2021 B Bonds nor any covenant, stipulation, obligation or agreement therein or herein contained or contained in the Bond Documents or other documents relating thereto shall be deemed to be a covenant, stipulation, obligation or agreement of any officer, agent or employee of the Issuer in his or her individual capacity and neither the members of the Issuer nor any officer executing the Bonds shall be subject to any personal liability or accountability by reason of the issuance of the Bonds. The Issuer shall not have any expense, financial liability or financial obligation of any kind in connection with the Bonds except from the security pledged by the Indenture or as shall be reimbursed from the Bond proceeds. No member of the Issuer or officer or employee of the Issuer shall be individually or personally liable for the payment of the principal of or the interest on any of the Bonds, but nothing herein contained shall relieve any such member, official or employee from the performance of any official duty provided by law or this Resolution and Order.

Section 11. Steptoe & Johnson PLLC is hereby appointed as bond counsel to the Issuer with respect to the issuance of the Amended and Restated Series 2021 B Bonds. The Trustee is hereby appointed as Trustee, Registrar and Paying Agent for the Amended and

Restated Series 2021 B Bonds under the Indenture. Any fees and charges of bond counsel, the Developer, the Trustee, legal counsel to the Bondholder and other costs of issuance of the Amended and Restated Series 2021 B Bonds, if payable by the Issuer, shall be payable only from the proceeds of sale of the Amended and Restated Series 2021 B Bonds or property tax increment revenue obligations that may hereafter be issued by the Issuer and no other funds of the Issuer. The President of the Issuer is hereby authorized to execute and deliver such Engagement Letters with such parties as are described in this section as shall be considered necessary or desirable and upon such terms and conditions as determined by the President.

Section 12. The Developer is hereby approved as the purchaser in kind of the Amended and Restated Series 2021 B Bonds from the Issuer.

Section 13. The laws of the State of West Virginia shall govern the construction of this Resolution and Order and the Amended and Restated Series 2021 B Bonds issued hereunder.

Section 14. If any section, paragraph, clause or provision of this Resolution and Order shall be held invalid, such invalidity shall not affect any of the remaining provisions of this Resolution and Order.

Section 15. All previous ordinances, orders, resolutions or parts thereof in conflict with the provisions of this Resolution and Order are, to the extent of such conflict, hereby repealed.

Section 16. The Issuer covenants that all acts, conditions, things and procedures required to exist, to happen, to be performed or to be taken precedent to and in the adoption and entry of this Resolution and Order do exist, have happened, have been performed and have been taken in regular and due time, form and manner as required by and in full compliance with the laws and Constitution of the State of West Virginia applicable thereto; and that the President, Clerk and Commissioners of the Issuer were at all times when any actions in connection with this Resolution and Order occurred and are duly in office and duly qualified for such office.

Section 17. This Resolution and Order shall take effect immediately upon adoption and entry thereof.

Adopted and entered of record this July 26, 2023.

THE COUNTY COMMISSION OF
HARRISON COUNTY

By: _____
Its President

CERTIFICATION

The undersigned, being the duly qualified, elected and acting Clerk of The County Commission of Harrison County, does hereby certify that the foregoing Resolution and Order was duly adopted and entered of record by The County Commission of Harrison County at a regular meeting duly held, pursuant to proper notice thereof, on July 26, 2023, a quorum being present and acting throughout, and which Resolution and Order has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this July 26, 2023.

By: _____
Clerk

FIRST SUPPLEMENTAL INDENTURE OF TRUST

by and between

THE COUNTY COMMISSION OF HARRISON COUNTY

and

UNITED BANK,
as Trustee

Dated _____, 2023

$6,422,000
The County Commission of Harrison County
Amended and Restated
Subordinate Tax Increment Revenue Bonds
Series 2021 B Taxable
(Development District No. 3 – White Oaks)

FIRST SUPPLEMENTAL INDENTURE OF TRUST

This **FIRST SUPPLEMENTAL INDENTURE OF TRUST** is made _____, 2023 (this "First Supplemental Indenture of Trust"), supplementing and amending the Indenture of Trust made and entered into as of May 25, 2021, by and between **THE COUNTY COMMISSION OF HARRISON COUNTY**, a public corporation and governing body of Harrison County (the "Issuer"), and **UNITED BANK**, as trustee (the "Trustee").

RECITALS

WHEREAS, the Issuer, under Chapter 7, Article 11B of the Code of West Virginia of 1931, as amended (the "TIF Act" or "Act"), has plenary power and authority to issue tax increment financing obligations to finance the costs of acquisition, construction and equipping of a project or projects included in a development or redevelopment plan approved by the West Virginia Development Office and adopted by the governing body of the Issuer, that are located within a development or redevelopment district, which project costs may include (i) interest prior to and during the acquisition, construction and equipping of a project and for a reasonable time thereafter; (ii) such reserves as may be required; (iii) reimbursement of costs of any interim financing or cash expenditures entered on behalf of projects in the development or redevelopment district; and (iv) any and all other expenses incidental to planning, carrying out and financing the project;

WHEREAS, pursuant to the Act, the Issuer, on October 4, 2007, following all necessary actions, publications, public hearings and approvals, entered an Order (the "District and Project Approval Order") approving and creating a development district to be known as the Harrison County Development District No. 3 - White Oaks (the "TIF District") as a development district under the provisions of the Act and, approving a project plan ("Project Plan No. 1") and establishing a tax increment financing fund for the TIF District (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;

WHEREAS, High Tech Corridor Development, LLC, a West Virginia limited liability company (the "Developer"), is the developer of the TIF District;

WHEREAS, Project Plan No. 1 provided for the use of tax increment financing for the design, acquisition, construction and equipping of certain projects for the development known as White Oaks in Harrison County, West Virginia, consisting generally 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;

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on May 21, 2015 approving a new project plan for the TIF District ("Original Project Plan No. 2") for the second phase of development in the TIF District, particularly certain public infrastructure improvements, 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 (the "Phase II TIF Project");

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on December 28, 2018 approving the amendment of Original Project Plan No. 2 to include additional phases of development of certain infrastructure projects within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District ("First Amended Project Plan No. 2");

WHEREAS, pursuant to a Bond Authorizing Order entered on May 12, 2021 (the "Original Bond Order"), the Issuer and United Bank (the "Trustee") entered into an Indenture of Trust dated May 25, 2021 (the "Original Indenture") under which the Issuer issued The County Commission of Harrison County Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks) (the "Series 2021 A Bonds"), and The County Commission of Harrison County Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks) (the "Original Series 2021 B Bonds");

WHEREAS, the Original Series 2021 B Bonds were dated May 25, 2021, and were issued in the aggregate principal amount of $4,195,000;

WHEREAS, the Developer was the Original Purchaser (as defined in the Original Indenture) and is the current Registered Owner (as defined in the Original Indenture) of the entire aggregate principal amount of the Original Series 2021 B Bonds;

WHEREAS, pursuant to an application submitted by Developer (the "Application"), and pursuant to a letter from the West Virginia Department of Economic Development, dated July 18, 2023, the Issuer entered an Order on July 26, 2023, approving the further amendment of Original Project Plan No. 2 to include additional phases of development of certain infrastructure and site development projects within the TIF District, including infrastructure and site development related to proposed residential development within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, site improvements and land acquisition within or contiguous to and benefitting the TIF District ("Second Amended Project Plan No. 2"), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquisition, construction and equipping of Second Amended Project Plan No. 2, being necessary site work and infrastructure improvements within the TIF District;

WHEREAS, capitalized terms used herein and not otherwise defined herein shall have the same meaning set forth in the Original Indenture when used herein;

WHEREAS, Section 7.02 of the Original Indenture provides that with the prior written consent of the Owners of a majority of the Series of Bonds or Subordinate Bonds, as applicable, affected thereby, the Issuer may enter into a Supplemental Indenture which will thereafter form a part of the Indenture, to modify any of the provisions thereof;

WHEREAS, the Issuer and the Trustee, with the written consent of the Developer, as Registered Owner of the Series 2021 B Bonds and with the written consent of United Bank as the Registered Owner of the Series 2021 A Bonds, desire to supplement and amend the Original Indenture as set forth in this First Supplemental Indenture and the Issuer desires to issue the Amended and Restated Series 2021 B Bond No. BR-1 (the "Amended and Restated Series 2021 B Bond"), in order to increase the authorized principal amount of the Series 2021 B Bonds from $4,195,000 to $6,422,000 in order to increase the principal amount available to be drawn thereon for the purpose of financing costs of Phase III TIF Project (hereinafter defined); and

WHEREAS, the Issuer has adopted and entered on July 26, 2023, an Authorizing Resolution and Order (the "Authorizing Resolution") authorizing this First Supplemental Indenture of Trust and authorizing the issuance of the Amended and Restated Series 2021 B Bond.

NOW, THEREFORE, the Issuer and the Trustee covenant and agree as follows:

Section 1. First Supplemental Indenture of Trust.

This First Supplemental Indenture of Trust is authorized, executed and delivered by the Issuer and the Trustee pursuant to and in accordance with Section 7.02 of the Indenture. The Developer, as Registered Owner of the entire aggregate principal amount of the outstanding Series 2021 B Bonds and United Bank as Registered Owner of the entire aggregate principal amount of the outstanding Series 2021 A Bonds has consented to the terms of this First Supplemental Indenture including the revised Section 1.01, Section 2.01(B), Section 2.02(B) and Section 4.13 of the Indenture and the amendment and restatement of the original Series 2021 B Bonds by the Amended and Restated Series 2021 B Bonds in the form attached hereto as **Exhibit 1**.

Section 2. Definitions and Rules of Construction.

Section 1.01 of the Original Indenture is hereby amended and restated so as to read, in relevant part, as follows:

"Bond Order" means the Bond Authorizing Order of the Issuer adopted and entered of record on May 12, 2021, authorizing the issuance, sale and delivery of the original Series 2021 B Bonds, together with the Resolution and Order of the Issuer adopted and entered of record on July 26, 2023, authorizing the amendment and restatement of the Series 2021 B Bonds.

"Date of Issue" means the date of issuance and delivery of the original Series 2021 B Bonds to the Purchaser, being May 25, 2021, and the date of issuance and delivery of the amended and restated Series 2021 B Bonds to the Purchaser, being _____, 2023.

"Development Agreement" means the Development Agreement, dated May 25, 2021, as the same is amended by the First Amendment to Development Agreement, dated _____, 2023,

by and between the Issuer and the Developer, which contains the understanding of such parties with respect to the design, acquisition, construction and equipping of the Phase III TIF Project.

"Phase III TIF Project" means the portions of First Amended Project Plan No. 2 and Second Amended Project Plan No. 2 financed with the proceeds of the Original Series 2021 B Bonds or the Amended and Restated Series 2021 B Bonds.

"Series 2021 B Bonds" means The County Commission of Harrison County Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks), dated May 25, 2021, issued in the aggregate principal amount of $4,195,000, as amended and restated by The County Commission of Harrison County Amended and Restated Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks), issued on _____, 2023, in the revised aggregate principal amount of $6,422,000 by the Issuer pursuant to this Indenture.

Section 3. Amended and Restated Series 2021 B Bonds Authorized.

Section 2.01(B) of the Original Indenture is amended and restated so as to provide as follows:

(B) There is hereby authorized under this Indenture the issuance of a series of bonds in the aggregate principal amount of $6,422,000 which shall be designated "The County Commission of Harrison County Amended and Restated Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks)" for the purposes of paying costs of the design, acquisition, construction and equipping of the Phase III TIF Project, and paying Costs of Issuance of the Series 2021 B Bonds and related costs.

Section 4. Details of Amended and Restated Series 2021 B Bonds; Form of Amended and Restated Series 2021 B Bonds.

The first paragraph of Section 2.02(B) of the Original Indenture is hereby amended and restated so as to read as follows:

(B) The Series 2021 B Bonds shall be issuable as fully registered bonds in Authorized Denominations in the aggregate authorized principal amount of $6,422,000. The Series 2021 B Bonds shall initially be issued as a single fully registered bond payable to the order of the Series B Purchaser and numbered BR-1. The Series 2021 B Bonds shall be dated as of the Date of Issue.

Section 5. Priority of Payments Following Delinquency.

The tenth paragraph of Section 4.13 of the Original Indenture is hereby amended and restated so as to read as follows:

Interest will not accrue on delinquent interest but will continue to accrue on delinquent principal at the applicable rate stated in the Bonds or Subordinate Bonds. Notwithstanding any other provision contained in this Indenture or in the Series 2021 B Bonds, it shall not constitute a default or event of default pursuant to this Indenture, or on the Series 2021 A Bonds or Series 2021 B Bonds if the amount of Tax Increment Revenues or other funds available pursuant to this

Indenture shall be insufficient to pay the principal, interest on or other costs associated with the Series 2021 B Bonds in full or in part on any Interest Payment Date or upon the Maturity Date of the Series 2021 B Bonds. Notwithstanding any other provision contained in this Indenture or in the Series 2021 B Bonds, delinquent interest shall not accrue on the Series 2021 B Bonds in excess of the sum of $321,100 and such interest shall be capped at such amount.

Section 6. Conditions Precedent to Delivery of Amended and Restated Series 2021 B Bonds.

The Amended and Restated Series 2021 B Bonds shall be executed by the Issuer and delivered to the Trustee, whereupon the Trustee, as Registrar, shall authenticate the Amended and Restated Series 2021 B Bonds and deliver the Amended and Restated Series 2021 B Bonds upon the order of the Issuer, but only upon delivery to the Trustee of:

(a) A copy, certified by the County Clerk, of the Bond Order;

(b) A copy of the Original Indenture and an original executed counterpart of this First Supplemental Indenture;

(c) An original executed counterpart of the First Amendment to Development Agreement;

(d) A request and authorization to the Trustee on behalf of the Issuer, executed by an Authorized Officer, to authenticate the Amended and Restated Series 2021 B Bonds and deliver said Amended and Restated Series 2021 B Bonds;

(e) An Opinion of Bond Counsel to the effect that this First Supplemental Indenture is authorized and permitted by and in compliance with the terms of the Original Indenture, and will, upon the execution and delivery thereof, be valid and binding upon the Issuer in accordance with its terms;

(f) The Original Series 2021 B Bond which the Trustee shall thereupon cancel in accordance with its procedures; and

(g) Such other certificates, statements, opinions, receipts and documents as the Trustee shall reasonably require for the delivery of the Amended and Restated Series 2021 B Bonds.

When the documents specified above have been filed with the Trustee, when the Trustee shall have received the Original Series 2021 B Bond for cancellation, and when the Amended and Restated Series 2021 B Bonds shall have been executed and authenticated as required by this Indenture, the Trustee shall deliver the Amended and Restated Series 2021 B Bonds to or upon the order of the Bondholder.

Section 7. Exhibit 1 – Form of Series 2021 B Bond.

Exhibit B to the Original Indenture is hereby replaced in its entirety with the Form of Amended and Restated Series 2021 B Bonds attached hereto as **Exhibit 1**.

Section 8. Exhibit 2 – Form of Investment Letter.

Exhibit D to the Original Indenture is hereby replaced in its entirety with the Form of Investment Letter attached hereto as **Exhibit 2**.

Section 9. Exhibit 3 – Form of Requisition for Payment from Series 2021 B Bonds Project Fund.

Exhibit E to the Original Indenture is hereby replaced in its entirety with the Form of Requisition for Payment from Series 2021 B Bonds Project Fund attached hereto as **Exhibit 3**.

Section 10. Exhibit 4 – Form of Requisition for Payment from Series 2021 B Bonds Costs of Issuance Fund.

Exhibit G to the Original Indenture is hereby replaced in its entirety with the Form of Requisition for Payment from Series 2021 B Bonds Costs of Issuance Fund attached hereto as **Exhibit 4**.

Section 11. Exhibit 5 – Form of Requisition for Payment from Administrative Expense Fund.

Exhibit H to the Original Indenture is hereby replaced in its entirety with the Form of Requisition for Payment from Administrative Expense Fund attached hereto as **Exhibit 5**.

Section 12. Counterparts.

This First Supplemental Indenture may be executed in multiple counterparts, each of which shall be deemed an original.

[Signatures Follow]

IN WITNESS WHEREOF, the Issuer and the Trustee have caused this First Supplemental Indenture of Trust to be executed all as of _____, 2023.

THE COUNTY COMMISSION OF HARRISON COUNTY

[SEAL]

By: _____
Its President

Attest:

By: _____
Its County Clerk

UNITED BANK, as Trustee

[SEAL]

By: _____
Its Authorized Officer

Attest:

By:_____
Its:_____

EXHIBIT 1
FORM OF AMENDED AND RESTATED SERIES 2021 B BOND

THIS BOND IS REGISTERED WITH THE TRUSTEE, UNITED BANK, AND IS NOT REGISTERED WITH THE DEPOSITORY TRUST COMPANY, AND ANY REGISTRATION OF TRANSFER, EXCHANGE, OR PAYMENT SHOULD BE SUBMITTED TO THE TRUSTEE, UNITED BANK.

THIS BOND HAS NOT BEEN REGISTERED UNDER THE SECURITIES ACT OF 1933, AS AMENDED (THE "SECURITIES ACT"), OR ANY STATE SECURITIES LAWS OR ANY OTHER APPLICABLE SECURITIES LAWS. NEITHER THIS BOND NOR ANY INTEREST OR PARTICIPATION HEREIN MAY BE REOFFERED, SOLD, ASSIGNED, TRANSFERRED, PLEDGED, ENCUMBERED OR OTHERWISE DISPOSED OF IN THE ABSENCE OF SUCH REGISTRATION OR UNLESS SUCH TRANSACTION IS EXEMPT FROM, OR NOT SUBJECT TO, THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT. THE HOLDER OF THIS BOND BY ITS ACCEPTANCE HEREOF AGREES TO OFFER, SELL OR OTHERWISE TRANSFER SUCH SECURITY ONLY (A) TO THE ISSUER, (B) PURSUANT TO RULE 144A UNDER THE SECURITIES ACT ("RULE 144A"), TO A PERSON THE HOLDER REASONABLY BELIEVES IS A "QUALIFIED INSTITUTIONAL BUYER" AS DEFINED IN RULE 144A THAT PURCHASES FOR ITS OWN ACCOUNT OR FOR THE ACCOUNT OF A QUALIFIED INSTITUTIONAL BUYER TO WHOM NOTICE IS GIVEN THAT THE TRANSFER IS BEING MADE IN RELIANCE ON RULE 144A, (C) PURSUANT TO AN EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT TO AN "ACCREDITED INVESTOR" WITHIN THE MEANING OF RULE 501 UNDER THE SECURITIES ACT THAT IS ACQUIRING THE BOND FOR ITS OWN ACCOUNT, OR FOR THE ACCOUNT OF SUCH AN "ACCREDITED INVESTOR," FOR INVESTMENT PURPOSES AND NOT WITH A VIEW TO, OR FOR OFFER OR SALE IN CONNECTION WITH, ANY DISTRIBUTION IN VIOLATION OF THE SECURITIES ACT, OR (D) PURSUANT TO ANOTHER AVAILABLE EXEMPTION FROM THE REGISTRATION REQUIREMENTS OF THE SECURITIES ACT AND UPON RECEIPT BY THE ISSUER AND THE TRUSTEE OF AN INVESTMENT LETTER SUBSTANTIALLY IN THE FORM ATTACHED TO THE TRUST INDENTURE AS EXHIBIT D FROM SUCH TRANSFEREE AND UPON THE RECEIPT OF SUCH OTHER DOCUMENTS, CERTIFICATES AND OPINIONS AS MAY BE REASONABLY REQUESTED BY THE ISSUER OR THE TRUSTEE PRIOR TO ANY SUCH TRANSFER. THE REGISTERED OWNER OF THIS BOND ALSO AGREES THAT ALL OWNERS MUST AT ALL TIMES HOLD AN AUTHORIZED DENOMINATION OF THE SERIES 2021 B BONDS WHICH AUTHORIZED DENOMINATIONS EQUAL $100,000 OR ANY $0.01 INCREMENT IN EXCESS THEREOF, AND THE OWNERS AGREE TO TRANSFER NO INTEREST IN THE SERIES 2021 B BONDS WHICH WOULD CAUSE A VIOLATION OF SUCH REQUIREMENT. THE HOLDER OF THIS SECURITY BY ITS ACCEPTANCE HEREOF AGREES THAT IT WILL COMPLY WITH THE FOREGOING RESTRICTIONS.

UNITED STATES OF AMERICA

$6,422,000
THE COUNTY COMMISSION OF HARRISON COUNTY
AMENDED AND RESTATED
SUBORDINATE TAX INCREMENT REVENUE BONDS
SERIES 2021 B TAXABLE
(DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS)

Bond No.	Original Bond Date	Delivery Date	Interest Rate (Per Annum)	Maturity Date
BR-1	May 25, 2021	_____, 2023	5.00%	June 1, 2037

Registered Owner: HIGH TECH CORRIDOR DEVELOPMENT, LLC

Principal Sum: SIX MILLION FOUR HUNDRED TWENTY TWO THOUSAND AND 00/100 DOLLARS ($6,422,000.00)

THE COUNTY COMMISSION OF HARRISON COUNTY, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia (the "Issuer"), for value received, hereby promises to pay, but only from the Tax Increment Revenues and other components of the Trust Estate (both as defined in the Indenture) which are pledged to the repayment of the above captioned Bonds (the "Series 2021 B Bonds" or "Bonds") pursuant to the terms of the Indenture and the Act (both as defined herein), to the Registered Owner shown above (the "Registered Owner") or registered assigns or legal representatives upon the presentation and surrender hereof at the designated office of the Trustee (except as otherwise provided herein and in the Indenture with respect to redemptions in part), by a certified or bank cashier's check, the Principal Sum shown above, or such lesser amount of the par amount and purchase price of this Bond as shall be advanced by the Registered Owner hereof to or upon the order of the Issuer from time to time as indicated in the official register of advances maintained by the Trustee (with the Registered Owner also updating the Record of Advances attached hereto as EXHIBIT A with each such advance but with the register maintained by the Trustee being the final dispositive record), on the Maturity Date shown above (or earlier as hereinafter referred to), with interest accruing only on the principal amount of the Series 2021 B Bonds advanced to the Issuer as indicated in the official register of advances maintained by the Trustee and only from the date of each such advance at the Interest Rate shown above until said Principal Sum is paid, payable on June 1 of each year (the "Interest Payment Date"), commencing June 1, 2022. The Principal Sum of this Bond, together with all accrued interest not theretofore paid, shall be payable in full on the Maturity Date stated above, but such Principal Sum shall be subject to optional and mandatory redemption as hereinafter described. All capitalized terms used herein but not defined herein shall have the meanings as provided in that certain Indenture of Trust (the "Original Indenture"), dated as of May 25, 2021, by and between the Issuer and United Bank, Charleston, West Virginia, as bond trustee (the "Trustee"), as supplemented and amended by the First Supplemental Indenture

of Trust (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture"), dated as of _____, 2023, by and between the Issuer and the Trustee.

The principal of and premium, if any, on the Series 2021 B Bonds which remains due and payable on the Maturity Date or which shall be paid in full pursuant to optional or mandatory redemption as provided in Section 3.01 of the Indenture shall be payable, to the extent that sufficient sums are on deposit with the Trustee and available to make such payment pursuant to the Indenture, upon presentation and surrender of such Series 2021 B Bonds at the corporate trust operations office of the Trustee, currently located in Charleston, West Virginia. With respect to Series 2021 B Bonds which are subject to optional redemption in part, mandatory redemption in part or extraordinary mandatory redemption in part as provided for pursuant to Section 3.01 of the Indenture, the Trustee shall make the principal payment, solely from Tax Increment Revenues paid to the Trustee by the Issuer as provided in the Indenture, directly to the Registered Owner and the Trustee shall update its records to reflect the remaining principal balance due and owing on such Series 2021 B Bonds without the necessity of the Registered Owner tendering such Series 2021 B Bonds to the principal corporate trust office of the Trustee for payment and issuance of a new Bond or Bonds.

Interest on the Series 2021 B Bonds, prior to the Maturity Date thereof, shall be paid on each Interest Payment Date by check or draft mailed to the person who is the Registered Owner of such Series 2021 B Bonds and at the address appearing on the Bond Register at the close of business on the Record Date pertaining to such Interest Payment Date; and to any Registered Owner of $1,000,000 or more in aggregate principal amount of Series 2021 B Bonds as of the commencement of business of the Trustee on the Record Date for a particular Interest Payment Date who so elects, by wire transfer of funds to such wire transfer address within the continental United States as such Registered Owner shall have furnished to the Trustee in writing not less than five days prior to such Record Date and upon compliance with the reasonable requirements of the Trustee.

If and to the extent the Issuer shall be delinquent in the payment or provision for payment of interest on any Interest Payment Date with respect to the Series 2021 B Bonds, such delinquent interest shall cease to be payable to the person who was the holder of such Bonds as of the Record Date. Whenever moneys become available for the payment of such delinquent interest the Trustee shall establish a Special Record Date for the payment of such delinquent interest which shall be not more than 15 nor less than 10 days prior to the date of the proposed payment, and the Trustee shall cause notice of the proposed payment and of such Special Record Date to be mailed by first class mail, postage prepaid, to each Registered Owner at its address as it appears on the Bond Register not less than 10 days prior to such Special Record Date. Such notice having been so mailed, the delinquent principal or interest, as applicable, shall be payable to the persons who are the Registered Owners of the Series 2021 B Bonds (or their respective predecessor Bonds) at the close of business on such Special Record Date. Interest will not accrue on delinquent interest but will continue to accrue on principal at the rate stated herein.

Notwithstanding any other provision contained in the Indenture or in this Bond, delinquent interest shall not accrue on the Bonds in excess of the sum of $321,100 and such interest shall be capped at such amount. Notwithstanding any other provision of the Indenture or contained in this

Series 2021 B Bond it shall not constitute a default or event of default pursuant to the Indenture, the Series 2021 A Bonds (hereinafter defined) or on this Series 2021 B Bond if the amount of Tax Increment Revenues or other funds available pursuant to the Indenture shall be insufficient to pay the principal of or interest on the Series 2021 B Bonds in full or in part on any Interest Payment Date or upon the Maturity Date of this Series 2021 B Bond.

The principal or redemption price of and interest on this Series 2021 B Bond is payable in lawful money of the United States of America or by wire transfer or check payable in such money. If any payment of the principal or redemption price of or interest on this Series 2021 B Bond shall be due on a day other than a Business Day (as defined in the Indenture), such payment shall be made on the next Business Day with like effect as if made on the originally scheduled date. As provided in the Act (defined herein) and the Indenture, this Series 2021 B Bond is a special, limited obligation of the Issuer payable solely from the Tax Increment Revenues and other revenues and funds pledged for its repayment as provided in the Indenture and shall not constitute a general obligation debt of the Issuer, the State of West Virginia or any political subdivision thereof or pledge of the full faith and credit or taxing power of the Issuer, the State of West Virginia or any political subdivision thereof. Moreover, neither the Series 2021 B Bonds nor the interest thereon shall constitute a charge against the general credit or taxing power of the Issuer.

Pursuant to Section 2.10 of the Indenture, the Registered Owners of all of the Series 2021 B Bonds and the Trustee on behalf of such Registered Owners have agreed pursuant to the Indenture and hereby agree that any principal of and interest on the Series 2021 B Bonds which remains due and payable following the October 4, 2037 termination date of the TIF District shall be waived by the Registered Owners and the Trustee and such Registered Owners agree that such Series 2021 B Bonds shall thereupon be considered legally discharged, satisfied and cancelled.

The principal of the Series 2021 B Bonds shall not be subject to acceleration due to an event of default under the Indenture or this Series 2021 B Bond or otherwise.

1. Indenture. This Series 2021 B Bond is the only bond which represents a duly authorized series of bonds of the Issuer designated "The County Commission of Harrison County Amended and Restated Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks)", issued in the aggregate principal amount of Six Million Four Hundred Twenty Two Thousand and 00/100 Dollars ($6,422,000), duly issued by the Issuer under and pursuant to (i) the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), (ii) certain proceedings of the Issuer, including a Bond Authorizing Order entered by the Issuer on May 12, 2021, and a Resolution and Order entered by the Issuer on July 26, 2023 (collectively, the "Order"), and (iii) the Indenture. The terms of the Bonds include those stated in the Indenture, and the Bonds are subject to all such terms. Reference is made hereby to the Indenture for a description of the funds and accounts, revenues and property pledged thereunder, the nature and extent of the security created or to be created, and the rights, limitations of rights, obligations, duties and immunities of the Issuer, the Trustee and the Registered Owners of the Bonds. By the acceptance of this Bond, the owner hereof assents to all of the provisions of the Indenture. Certified copies of the Indenture are on file at the office of the Trustee in Charleston, West Virginia, and the office of the Issuer in Clarksburg, West Virginia. The proceeds of the Series 2021 B Bonds will be applied to finance: (i) costs of the design, acquisition, construction and equipping of additional infrastructure and site

improvements in Harrison County Development District No. 3 - White Oaks (the "TIF District"), and (ii) costs of issuance of the Series 2021 B Bonds.

2. Tax Increment Revenues. In the Indenture, the Issuer has covenanted to pay the principal of and interest on, the Bonds solely from the Tax Increment Revenues, the amounts on deposit from time to time in the TIF Fund and the Revenue Fund, and the remaining components of the Trust Estate which are pledged to the repayment of the Bonds as described in the Indenture.

SIMULTANEOUSLY WITH THE ORIGINAL ISSUANCE OF THE SERIES 2021 B BONDS, THE ISSUER HAS ISSUED THE FOLLOWING OBLIGATIONS WHICH SHALL BE SENIOR AND PRIOR IN ALL RESPECTS AS TO LIEN ON, SOURCE OF AND SECURITY FOR PAYMENT FROM THE TAX INCREMENT REVENUES AND THE FUNDS ON DEPOSIT FROM TIME TO TIME IN THE TIF FUND AND THE REVENUE FUND:

(i) The County Commission of Harrison County Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks), dated May 25, 2021, issued in the original aggregate principal amount of $20,573,000 (the "Series 2021 A Bonds")

3. The Series 2021 B Bonds. The Series 2021 B Bonds are issued in the Authorized Denominations of $100,000 and any increment of $0.01 in excess thereof. The Series 2021 B Bonds are initially issued in the form of a single bond numbered BR-1 registered to the Registered Owner named herein with the Bond Register being maintained by the Trustee.

4. Redemption. The Series 2021 B Bonds are subject to redemption prior to maturity in accordance with the terms set forth below and as provided in the Indenture. The Series 2021 B Bonds at the time outstanding may be redeemed prior to their respective maturities as follows:

A. Optional Redemption. The Series 2021 B Bonds are subject to redemption prior to maturity, at the option of the Issuer, as a whole or in part at any time, at the Redemption Price of 100% of the principal amount redeemed, plus interest accrued thereon to the date set for redemption. All optional redemptions pursuant to this section must be in $1,000 increments with the Series 2021 B Bonds being equally and proportionately redeemed; provided that, unless all of the remaining principal of the Series 2021 B Bonds is being paid in full, such optional redemptions of principal shall at all times leave an Authorized Denomination of the Series 2021 B Bonds Outstanding.

B. Mandatory Redemption. The Series 2021 B Bonds are subject to mandatory redemption and payment prior to maturity at a Redemption Price equal to 100% of the principal amount thereof then being redeemed plus accrued interest thereon on June 1 (or on such subsequent date as would permit the notice of redemption required by Section 3.03 of the Indenture to be given unless such notice is waived by the Bondholder) of each Bond Year, commencing June 1, 2022, from funds transferred from the Revenue Fund to the Series 2021 B Bonds Redemption Account for the redemption of Series 2021 B Bonds in accordance with Section 4.07B of the Indenture or from funds transferred pursuant to Section 4.03 or Section 4.06 of the Indenture. Such redemptions shall be effected equally and proportionately with respect to the Series 2021 B Bonds. Unless all

of the remaining principal of the Series 2021 B Bonds is being paid in full, such redemption of principal shall at all times leave an Authorized Denomination of Series 2021 B Bonds Outstanding.

C. Extraordinary Mandatory Redemption. The Series 2021 B Bonds are subject to extraordinary mandatory redemption in whole or in part on the earliest possible date at 100% of the principal amount redeemed plus accrued interest from any funds remaining on deposit in the Series 2021 B Bonds Project Fund on May 25, 2024 which have been transferred to the Series 2021 B Bonds Redemption Account of the Series 2021 B Bonds Debt Service Fund pursuant to Section 4.03B of the Indenture.

Unless waived by any owner of Series 2021 B Bonds to be redeemed, official notice of any such redemption shall be given by the Trustee on behalf of the Issuer by mailing a copy of an official redemption notice by first class mail, at least 30 days and not more than 60 days prior to the redemption date to the Original Purchaser and to each Registered Owner of the Series 2021 B Bonds to be redeemed at the address shown on the Bond Register; provided, however, that with respect to an optional redemption in part pursuant to Section 3.01A or a mandatory redemption of Bonds pursuant to Section 3.01B or 3.01C, the period shall be not less than 5 days nor more than 10 days prior to the redemption date. Such notice may state that the proposed redemption is conditioned on there being on deposit in the applicable Redemption Account of the appropriate Debt Service Fund on the redemption date an amount of money sufficient to pay the redemption price of all the Series 2021 B Bonds which are to be redeemed on that date. If such funds are not on deposit in sufficient amount therefore, the Series 2021 B Bonds shall not be redeemed. Such failure to redeem shall not constitute a default or Event of Default under the Indenture or the Series 2021 B Bonds.

On the date designated for redemption, notice having been given as provided in the Indenture and any conditions to such redemption having been satisfied, the Series 2021 B Bonds or portions of Series 2021 B Bonds so called for redemption shall become and be due and payable at the redemption price provided for redemption of such Series 2021 B Bonds or such portions thereof on such date and, if moneys for the payment of the redemption price and accrued interest are held by the Trustee as provided in the Indenture, interest on such Series 2021 B Bonds or such portions thereof so called for redemption shall cease to accrue, such Series 2021 B Bonds or such portions thereof so called for redemption shall cease to be entitled to any benefit or security under the Indenture, and the registered owners thereof shall have no rights in respect of such Series 2021 B Bonds or such portions thereof so called for redemption except to receive payment of the redemption price thereof and the accrued interest thereon so held by the Trustee.

5. Additional Bonds and Subordinate Bonds. The Indenture provides for the issuance of Additional Bonds on a parity with respect to lien on, source of and security for payment with the Series 2021 A Bonds and the issuance of Subordinate Bonds which shall be junior and subordinate in all respects with respect to lien on, source of and security for payment with the Series 2021 A Bonds and any Additional Bonds then Outstanding upon the satisfaction of the conditions and in the manner provided in the Indenture.

6. Defeasance. The Indenture prescribes the manner in which it may be discharged and provides that Series 2021 B Bonds shall be deemed to be paid if moneys or certain Defeasance

Obligations (as defined in the Indenture), the principal of and premium, if any, and interest on which, when due, will be sufficient to pay the principal or redemption price of and interest on such Series 2021 B Bonds to the date of maturity or redemption thereof, shall have been deposited with the Trustee or other escrow agent.

7. Persons Deemed Owners; Restrictions upon Actions by Individual Holders. The Issuer and the Trustee may deem and treat the person in whose name this Bond is registered as the absolute owner hereof (whether or not this Bond shall be overdue and notwithstanding any notation of ownership or other writing hereon made by anyone other than the Issuer or the Trustee) for the purpose of receiving payment of or on account of the principal, redemption price or interest on this Bond, and for all other purposes except as otherwise provided in the Indenture, and neither the Issuer nor the Trustee shall be affected by any notice to the contrary. All such payments so made to any such Registered Owner, or upon its order, shall be valid and, to the extent of the sum or sums so paid, effectual to satisfy and discharge the liability for moneys payable under this Bond.

The registered owner of this Bond shall have no right to enforce the provisions of the Indenture, or to institute action to enforce the covenants therein, or to take any action with respect to any event of default under the Indenture, or to institute, appear in or defend any suit or other proceeding with respect thereto, except as provided in the Indenture.

8. Transfer and Exchange. This Bond may be exchanged for an equal aggregate principal amount of Bonds of other authorized denominations, and the transfer of this Bond may be registered, upon presentation and surrender of this Bond at the designated office of the Trustee, duly endorsed for transfer or accompanied by an assignment duly executed by the Registered Owner hereof or such owner's attorney or legal representative. The Issuer and the Trustee may require the person requesting any such exchange or transfer to reimburse them for any tax or other governmental charge payable in connection therewith and for their reasonable expenses.

9. Modifications. Modifications or alterations of the Indenture may be made only to the extent and in the circumstances permitted by the Indenture.

10. Negotiability. As declared by the Act, this Bond shall be and be deemed to be for all purposes a negotiable instrument subject only to the provisions for registration and registration of transfer stated herein.

11. Governing Law. This Bond shall be governed by and construed in accordance with the laws of the State of West Virginia.

12. Notices. Except as otherwise provided in the Indenture and this Bond, when the Trustee is required to give notice to the owner of this Bond, such notice shall be mailed by first-class certified mail, return receipt requested, to the Registered Owner of this Bond at such owner's address as it appears on the registration books maintained by the Trustee. Any notice mailed as provided herein will be conclusively presumed to have been given, whether or not actually received by the addressee.

13. Due Procedure. All acts, conditions and things required by the Constitution and laws of the State of West Virginia and the rules and regulations of the Issuer to happen, exist and

be performed precedent to and in the issuance of this Bond and the execution and delivery of the Indenture have happened, exist and have been performed as so required.

14. No Personal Liability. No recourse shall be had for the payment of the principal or redemption price of and interest on this Bond or for any claims based thereon or on the Indenture against any member or other officer of the Issuer or any person executing this Bond, all such liability, if any, being expressly waived and released by the Registered Owner of this Bond by the acceptance of this Bond.

15. Authentication of Series 2021 B Bond. This Bond shall not be valid or become obligatory for any purpose or be entitled to any benefit or security under the Indenture until it shall have been authenticated by the execution by the Trustee of the certificate of authentication endorsed hereon.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, THE COUNTY COMMISSION OF HARRISON COUNTY, WEST VIRGINIA, has caused this Bond to be executed in its name by the manual or facsimile signature of its President and its corporate seal (or a facsimile thereof) to be hereunto affixed, imprinted, engraved or otherwise reproduced, and attested by the manual or facsimile signature of its County Clerk.

THE COUNTY COMMISSION OF HARRISON COUNTY

[SEAL]

By: _____

Its: President

ATTEST:

By: _____

Its: County Clerk

Certificate of Authentication and Registration

This Bond is one of the Bonds designated herein and issued under the provisions of the within-mentioned Indenture.

Date of Authentication and Registration: _____, 2023.

UNITED BANK, as Trustee

By: _____

Its:

EXHIBIT A

RECORD OF ADVANCES

AMOUNT	DATE	AMOUNT	DATE
(1) $245,076.63	5/25/2021	(19)	
(2) $_____	__/__/2023	(20)	
(3)		(21)	
(4)		(22)	
(5)		(23)	
(6)		(24)	
(7)		(25)	
(8)		(26)	
(9)		(27)	
(10)		(28)	
(11)		(29)	
(12)		(30)	
(13)		(31)	
(14)		(32)	
(15)		(33)	
(16)		(34)	
(17)		(35)	
(18)		(36)	

TOTAL $_____

ASSIGNMENT

FOR VALUE RECEIVED the undersigned hereby sells, assigns, and transfers unto

_____

_____

(Please print or typewrite name, address and Social Security Number of Transferee) the within Series 2021 B Bond and all rights thereunder and does hereby irrevocably constitute and appoint _____, Attorney to transfer the said Bond on the books kept for registration of the within Bond of the said Issuer with full power of substitution in the premises.

Dated: _____, _____.

_____
Name

In the presence of:

_____

EXHIBIT 2

FORM OF INVESTMENT LETTER
(HIGH TECH CORRIDOR DEVELOPMENT, LLC)

[See Transcript Document No. __]

EXHIBIT 3

FORM OF REQUISITION FOR PAYMENT FROM SERIES 2021 B BONDS PROJECT FUND

$6,422,000
The County Commission of Harrison County
Amended and Restated Subordinate Tax Increment Revenue Bonds
Series 2021 B Taxable
(Development District No. 3 – White Oaks)

REQUISITION FOR PAYMENT NO. ____

The County Commission of Harrison County, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia (the "Issuer"), and High Tech Corridor Development, LLC, a West Virginia limited liability company (the "Developer") by their duly Authorized Officers, hereby certify, in connection with this Requisition for Payment from Series 2021 B Bonds Project Fund (the "Requisition") under an Indenture of Trust for the above captioned Bonds (the "Series 2021 B Bonds"), dated as of May 25, 2021 (the "Original Indenture") between the Issuer and United Bank, as trustee thereunder (the "Trustee"), as supplemented and amended by a First Supplemental Indenture of Trust (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture") and a Development Agreement (the "Original Development Agreement), dated May 25, 2021, by and between the Issuer and the Developer, as amended by a First Amendment to Development Agreement (the "Amended Development Agreement" and together with the Original Development Agreement, the "Development Agreement"), that:

1. Terms used herein and not otherwise defined herein shall have the meanings given such terms in the Indenture and in the Development Agreement.

2. The amount requested to be disbursed by this Requisition: (a) is a portion of the Costs of the Project authorized for funding under the Indenture and Development Agreement; (b) includes only payments for work, materials, equipment and other costs that constitute capital costs of the Phase III TIF Project which have been incurred and remain unpaid; and (c) is an authorized expenditure under Amended Project Plan No. 2 for the TIF District and the Act.

3. The total amount requested to be disbursed pursuant to this Requisition is $_____. As set forth in **Schedule I** attached hereto, of the total amount of such disbursement:

(a) $_____ is to be paid to the Developer as reimbursement to the Developer for an invoice or statement previously paid by the Developer to an entity that is not affiliated with the Issuer or the Developer; and

(b) $_____ is to be paid to a third party payee that is not affiliated with the Issuer or the Developer (including any mortgagee or trust deed beneficiary,

contractor or supplier of materials) or on a joint basis to the Issuer or the Developer and such a third party payee with respect to an expense previously incurred.

4. The Trustee is directed to forward this Requisition to the Series B Purchaser and, upon receipt of requested funds from the Series B Purchaser and the deposit of such funds by the Trustee into the Series 2021 B Bonds Project Fund to thereafter disburse from the Series 2021 B Bonds Project Fund to the parties and in the amounts indicated in this Requisition or alternatively credit such sum to the principal amount and purchase price of the Series 2021 B Bonds in the event such amount has previously been paid by the Developer and proof of such payment is submitted herewith.

In either event, the amounts set forth herein and in **Schedule I** attached hereto are supported by the attached copies of invoices or statements.

IN WITNESS WHEREOF, this Requisition has been duly executed by the Issuer and by the Developer by their duly Authorized Officers this _____, 20__.

THE COUNTY COMMISSION OF
HARRISON COUNTY

By: _____
Its President

HIGH TECH CORRIDOR DEVELOPMENT, LLC as Developer

By: _____
Its Authorized Officer

RESIDENT PROJECT REPRESENTATIVE'S CERTIFICATE

_____, _____, as Resident Project Representative for the Phase III TIF Project, hereby certifies that the portion of the Phase III TIF Project for which payment is requested hereby has been constructed in accordance with the plans and specifications therefore, that payment is now due and owing for such costs, and that such costs have not been the subject of a previous requisition by the Issuer and the Developer.

_____

RESIDENT PROJECT REPRESENTATIVE

By: _____
Name: _____
Title: _____

Schedule I
to Requisition

REIMBURSEMENT AND THIRD PARTY PAYMENTS

(1) Total Amount of disbursement pursuant to this Requisition: $_____

(2) Reimbursement to the Developer:

	Vendor	Description of Expense	Date of Payment	Amount
1.				
2.				
3.				
TOTAL				$ _____

(3) Payment to third party payees:

	Vendor	Description of Expense	Amount	Payee Name(s)/ Address(es)
1.				
2.				
3.				
TOTAL			$ _____	

The items listed for reimbursement to the Developer or the Issuer or payment to third party payees are supported by attached copies of invoices or statements.

Schedule I
to Requisition
(continued)

Copies of Invoices or Statements
(Attached)

EXHIBIT 4

FORM OF REQUISITION FOR PAYMENT FROM
SERIES 2021 B BONDS COSTS OF ISSUANCE FUND

$6,422,000
The County Commission of Harrison County
Amended and Restated Subordinate Tax Increment Revenue Bonds
Series 2021 B Taxable
(Development District No. 3 – White Oaks)

REQUISITION FOR PAYMENT OF COSTS OF ISSUANCE

The County Commission of Harrison County, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia (the "Issuer") and High Tech Corridor Development, LLC, a West Virginia limited liability company (the "Developer") by their duly Authorized Officers, hereby certify, in connection with this Requisition for Payment from Series 2021 B Bonds Costs of Issuance Fund (the "Requisition") under a Indenture of Trust for the above captioned Bonds (the "Series 2021 B Bonds"), dated as of May 25, 2021 (the "Original Indenture") between the Issuer and United Bank, as trustee thereunder (the "Trustee"), as supplemented and amended by a First Supplemental Indenture of Trust (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture"), that:

1. Terms used herein and not otherwise defined herein shall have the meanings given such terms in the Indenture.

2. The amount requested to be disbursed by this Requisition: (a) is a portion of the Costs of Issuance of the Series 2021 B Bonds authorized for funding under the Indenture, and (b) is an authorized expenditure under Amended Project Plan No. 2 and the Act.

3. The total amount requested to be disbursed pursuant to this Requisition is $_____. As set forth in the invoices attached hereto, of the total amount of such disbursement:

(a) $_____ is to be paid to the Issuer or the Developer as reimbursement to the Issuer or Developer for an invoice or statement previously paid by the Issuer or Developer to an entity that is not affiliated with the Issuer or the Developer; and

(b) $_____ is to be paid to a third party payee that is not affiliated with the Issuer or the Developer or on a joint basis to the Issuer or the Developer and such a third party payee with respect to an expense previously incurred.

In either event, the amount set forth herein is supported by the attached copies of invoices or statements.

IN WITNESS WHEREOF, this Requisition has been duly executed by the Issuer and the Developer by their duly Authorized Representatives this _____, 20___.

THE COUNTY COMMISSION OF HARRISON COUNTY

By: _____
Its President

HIGH TECH CORRIDOR DEVELOPMENT, LLC

By: _____
Its Authorized Officer

Schedule I
to Requisition

Copies of Invoices or Statements
(Attached)

EXHIBIT 5

FORM OF REQUISITION FOR PAYMENT FROM
ADMINISTRATIVE EXPENSE FUND

$20,573,000
The County Commission of Harrison County
Senior Tax Increment Refunding Revenue Bonds
Series 2021 A Tax-Exempt
(Development District No. 3 – White Oaks)

$6,422,000
The County Commission of Harrison County
Amended and Restated Subordinate Tax Increment Revenue Bonds
Series 2021 B Taxable
(Development District No. 3 – White Oaks)

REQUISITION FOR PAYMENT NO. ___

The County Commission of Harrison County, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia (the "Issuer"), by its duly Authorized Officer, hereby certifies, in connection with this Requisition for Payment from Administrative Expense Fund (the "Requisition") under an Indenture of Trust for the above captioned Bonds (the "Series 2021 B Bonds"), dated as of May 25, 2021 (the "Original Indenture") between the Issuer and United Bank, as trustee thereunder (the "Trustee"), as supplemented and amended by a First Supplemental Indenture of Trust, dated as of _____, 2023, by and between the Issuer and the Trustee (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture"), that:

1. Terms used herein and not otherwise defined herein shall have the meanings given such terms in the Indenture.

2. The amount requested to be disbursed by this Requisition: (a) is a portion of the Administrative Expenses as that term is defined in the Indenture, and (b) is an authorized expenditure under Amended Project Plan No. 2 and the Act.

3. The total amount requested to be disbursed pursuant to this Requisition is $_____. As set forth in the invoices attached hereto, of the total amount of such disbursement:

(a) $_____ is to be paid to the Issuer as reimbursement to the Issuer for an invoice or statement previously paid by the Issuer to an entity that is not affiliated with the Issuer; and

(b) $_____ is to be paid to a third party payee that is not affiliated with the Issuer or on a joint basis to the Issuer and such a third party payee with respect to an expense previously incurred.

In either event, the amount set forth herein is supported by the attached copies of invoices.

IN WITNESS WHEREOF, this Requisition has been duly executed by the Issuer by its duly Authorized Officer this _____, 20___.

THE COUNTY COMMISSION OF HARRISON COUNTY

By: _____
Its President

Schedule I
to Requisition

Copies of Invoices or Statements
(Attached)

BOND AUTHORIZING RESOLUTION AND ORDER OF THE COUNTY COMMISSION OF HARRISON COUNTY

A RESOLUTION AND ORDER AUTHORIZING AND DIRECTING THE ISSUANCE BY THE COUNTY COMMISSION OF ITS NOT MORE THAN $7,000,000 AGGREGATE PRINCIPAL AMOUNT OF AMENDED AND RESTATED SUBORDINATE TAX INCREMENT REVENUE BONDS, SERIES 2021 B TAXABLE (DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS) (THE "AMENDED AND RESTATED SERIES 2021 B BONDS"); THE DELIVERY OF SUCH AMENDED AND RESTATED SERIES 2021 B BONDS IN EXCHANGE FOR THE COUNTY COMMISSION'S CURRENTLY OUTSTANDING $4,195,000 SUBORDINATE TAX INCREMENT REVENUE BONDS, SERIES 2021 B TAXABLE (DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS) (THE "ORIGINAL SERIES 2021 B BONDS") AND THE CANCELLATION OF SUCH ORIGINAL SERIES 2021 B BONDS BY UNITED BANK (THE "TRUSTEE") FOR THE PURPOSE OF INCREASING THE PRINCIPAL AMOUNT OF BONDS WHICH ARE AVAILABLE TO BE REQUISITIONED BY HIGH TECH CORRIDOR DEVELOPMENT, LLC (THE "DEVELOPER") IN CONNECTION WITH THE DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF AMENDED PROJECT PLAN NO. 2 FOR THE HARRISON COUNTY DEVELOPMENT DISTRICT NO. 3 – WHITE OAKS (THE "TIF DISTRICT"), AND OTHER EXPENSES AND COSTS RELATED THERETO AND TO THE AMENDED AND RESTATED SERIES 2021 B BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF THE AMENDED AND RESTATED SERIES 2021 B BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF A FIRST SUPPLEMENTAL INDENTURE OF TRUST, FIRST AMENDMENT TO DEVELOPMENT AGREEMENT AND OTHER DOCUMENTS, AGREEMENTS AND CERTIFICATES RELATING THERETO; APPROVING A NOT TO EXCEED PRINCIPAL AMOUNT, MATURITY, INTEREST RATES AND OTHER TERMS OF THE AMENDED AND RESTATED SERIES 2021 B BONDS; APPOINTING OR REAPPOINTING A TRUSTEE, REGISTRAR, PAYING AGENT AND OTHER PARTICIPANTS IN THE FINANCING; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS RELATING TO THE ISSUANCE OF THE AMENDED AND RESTATED SERIES 2021 B BONDS IN EXCHANGE FOR THE ORIGINAL SERIES 2021 B BONDS AND THE CANCELLATION AND DISCHARGE OF THE ORIGINAL SERIES 2021 B BONDS.

WHEREAS, The County Commission of Harrison County, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia (the

"Issuer" or the "County Commission"), under Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), has plenary power and authority to issue tax increment financing obligations to finance the costs of acquisition, construction and equipping of a project or projects included in a development or redevelopment plan approved by the West Virginia Department of Economic Development, formerly known as the West Virginia Development Office, and adopted by the governing body of the Issuer, that are located within a development or redevelopment district, which project costs may include (i) interest prior to and during the acquisition, construction and equipping of a project and for a reasonable time thereafter; (ii) such reserves as may be required; (iii) reimbursement of costs of any interim financing or cash expenditures entered on behalf of projects in the development or redevelopment district; and (iv) any and all other expenses incidental to planning, carrying out and financing the project;

WHEREAS, pursuant to the Act, the Issuer, on October 4, 2007, following all necessary actions, publications, public hearings and approvals, entered an Order (the "District and Project Approval Order") approving and creating a development district to be known as the Harrison County Development District No. 3 - White Oaks (the "TIF District") as a development district under the provisions of the Act and, approving a project plan ("Project Plan No. 1") and establishing a tax increment financing fund for the TIF District (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;

WHEREAS, High Tech Corridor Development, LLC, a West Virginia limited liability company (the "Developer"), is the developer of the TIF District;

WHEREAS, Project Plan No. 1 provided for the use of tax increment financing for the design, acquisition, construction and equipping of certain projects for the development known as White Oaks in Harrison County, West Virginia, consisting generally 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;

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on May 21, 2015 approving a new project plan for the TIF District ("Project Plan No. 2") for the second phase of development in the TIF District, particularly certain public infrastructure improvements, 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 (the "Original Phase II TIF Project");

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on December 28, 2018 approving the amendment of the Project Plan No. 2 to include additional phases of development of certain infrastructure projects within the TIF District, including, but not limited to: design,

acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District (the "First Amended Phase II TIF Project Plan");

WHEREAS, pursuant to a Bond Authorizing Order entered on May 12, 2021 (the "Original Bond Order"), the Issuer and United Bank (the "Trustee") entered into an Indenture of Trust dated May 25, 2021 (the "Original Indenture") under which the Issuer issued The County Commission of Harrison County Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks) (the "Series 2021 A Bonds"), and The County Commission of Harrison County Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks) (the "Original Series 2021 B Bonds");

WHEREAS, the Original Series 2021 B Bonds were dated May 25, 2021, and were issued in the aggregate principal amount of $4,195,000;

WHEREAS, the Developer was the Original Purchaser (as defined in the Original Indenture) and is the current Registered Owner (as defined in the Original Indenture) of the entire aggregate principal amount of the Original Series 2021 B Bonds;

WHEREAS, pursuant to an application submitted by Developer (the "Application"), and pursuant to a letter from the West Virginia Department of Economic Development, dated July 18, 2023, the Issuer entered an Order on July 26, 2023, approving the further amendment of Original Phase II TIF Project Plan to include additional phases of development of certain infrastructure and site development projects within the TIF District, including infrastructure and site development related to proposed residential development within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, site improvements and land acquisition within or contiguous to and benefitting the TIF District (the "Second Amended Phase II TIF Project Plan"), all in order to facilitate the issuance of tax increment financing obligations to finance the costs of planning, acquisition, construction and equipping of the Second Amended Phase II TIF Project Plan, being necessary site work and infrastructure improvements within the TIF District;

WHEREAS, the Issuer and the Trustee, with the written consent of the Developer and United Bank as the registered owner of the Series 2021 A Bonds, desire to supplement and amend the Original Indenture pursuant to a First Supplemental Indenture of Trust, by and between the Issuer and the Trustee (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture") in order to facilitate the restructuring of the Original Series 2021 B Bonds in order to increase the principal amount available to be drawn thereon in connection with the Second Amended Phase II TIF Project Plan;

WHEREAS, the Issuer also desires to enter into a First Amendment to Development Agreement, by and between the Issuer and the Developer (the "First Amendment to Development Agreement"), for the purpose of amending the Development Agreement, dated May 25, 2021, by and between such parties (the "Original Development Agreement"), and a Contract of Exchange, by and between the Issuer and the Developer (the "Contract of Exchange") in order to facilitate the exchange of the Original Bonds for the Amended and Restated Series 2021 B Bonds;

WHEREAS, the issuance of the Amended and Restated Series 2021 B Bonds as herein described will benefit the inhabitants of Harrison County (the "County"), will increase opportunities for employment in the County and will help in establishing a balanced economy within the County, and the health, happiness, right of gainful employment and general welfare of the citizens and residents of the County will be promoted by the issuance of the Amended and Restated Series 2021 B Bonds and the same constitutes a public purpose of the Issuer under the Act;

WHEREAS, as further provided in the Act, the Amended and Restated Series 2021 B Bonds shall be special and limited obligations of the Issuer payable solely from the Tax Increment Revenues generated in the TIF District, a lien upon the moneys and securities held in the TIF Fund created by the Issuer pursuant to the District and Project Approval Order and certain funds and accounts created pursuant to the Indenture, and shall not constitute a general obligation debt of the Issuer or a pledge of the Issuer's full faith and credit or taxing power; and

WHEREAS, the Issuer desires to take all steps necessary for the issuance of the Amended and Restated Series 2021 B Bonds.

NOW, THEREFORE, BE IT RESOLVED, ORDERED AND ENTERED OF RECORD BY THE COUNTY COMMISSION OF HARRISON COUNTY, AS FOLLOWS:

Section 1. It is hereby found and determined that (i) the issuance of the Amended and Restated Series 2021 B Bonds will benefit the inhabitants of the County, will increase opportunities for employment in the County and will help in establishing a balanced economy within the County; (ii) the health, happiness, right of gainful employment and general welfare of the citizens and residents of the County will be promoted by the issuance of the Amended and Restated Series 2021 B Bonds; and (iii) the same constitutes a public purpose of the Issuer under the Act. Therefore, the Issuer hereby authorizes and directs the issuance of the Amended and Restated Series 2021 B Bonds in the manner and pursuant to the terms and conditions as more particularly described and provided for in the First Supplemental Indenture and the First Amendment to Development Agreement, the forms of which have been presented at the meeting in which this Resolution and Order have been adopted and are hereby approved.

Section 2. To accomplish the purposes of the Act, the Amended and Restated Series 2021 B Bonds are hereby authorized and directed to be issued by the Issuer and delivered to the Trustee for authentication and delivery by the Trustee to the Bondholder upon the tender by the

Developer to the Trustee of the Original Series 2021 B Bonds for immediate cancellation by the Trustee and upon receipt by the Trustee of the remaining items described in the First Supplemental Indenture. The Amended and Restated Series 2021 B Bonds are ordered to be issued in exchange for the Original Series 2021 B Bonds in order to increase the authorized principal amount which is available to be requisitioned by the Developer pursuant to the Original Series 2021 B Bonds in connection with the Second Amended Phase II TIF Project Plan from the sum of $4,195,000 to a sum not to exceed $7,000,000.

The Amended and Restated Series 2021 B Bonds are authorized to be issued by the Issuer in the aggregate principal amount not to exceed $7,000,000. The Amended and Restated Series 2021 B Bonds shall be dated as of the date of their delivery, shall bear interest at the fixed rate of 5.00% per annum payable on June 1 of each year during the term of the Amended and Restated Series 2021 B Bonds, commencing June 1, 2024, with the entire principal amount of the Amended and Restated Series 2021 B Bonds not theretofore repaid pursuant to optional, mandatory or extraordinary mandatory redemption as described in Section 3.01 of the Indenture together with all interest accrued thereon and not theretofore paid being due and payable on June 1, 2037. The Amended and Restated Series 2021 B Bonds shall be issued as draw down bonds with the principal indebtedness being equal to the authorized principal amount of the Amended and Restated Series 2021 B Bonds which has been requisitioned by the Issuer and the Developer with interest accruing only on the principal amount of the Amended and Restated Series 2021 B Bonds which has been advanced by the Developer from time to time. The Amended and Restated Series 2021 B Bonds shall be issued in fully registered form in authorized denominations of $100,000 and any increment of $0.01 in excess thereof. The Amended and Restated Series 2021 B Bonds shall be payable at such place or places and in the manner, shall be subject to optional and mandatory redemption and shall have such other provisions as are set forth in the Indenture and in the form of Amended and Restated Series 2021 B Bond attached to the First Supplemental Indenture as Exhibit A, both of which may be modified with the consent or at the direction of the President of the Issuer which consent or direction may be conclusively established by the execution and delivery of such First Supplemental Indenture or such Bond by the President of the Issuer. The Amended and Restated Series 2021 B Bonds shall be sold pursuant to a private placement with the Developer at a price equal to the par value of such Bonds, with no premium or discount being due and payable.

Section 3. The Amended and Restated Series 2021 B Bonds, together with the interest thereon and other costs incidental thereto, shall be secured solely by and payable solely from the pledges affected by the Indenture. The Amended and Restated Series 2021 B Bonds, together with the interest thereon and other costs incidental thereto, shall not be deemed to be and shall not constitute an indebtedness of the Issuer, but shall be special and limited obligations of the Issuer, payable solely from the trust estate created by the Indenture. Neither the Amended and Restated Series 2021 B Bonds nor the interest thereon, nor any other cost or charge in connection therewith, shall be a charge against or pledge of the property, faith and credit or taxing power, if any, of the State of West Virginia or the Issuer, nor shall the same ever constitute an indebtedness of the State of West Virginia or the Issuer within the meaning of any constitutional provision or statutory limitation or constitute or give rise to a pecuniary liability of the State of West Virginia or the Issuer. No recourse shall be had for the payment of the

principal of and interest on the Amended and Restated Series 2021 B Bonds against the Issuer or any official or member of the Issuer.

Section 4. The First Supplemental Indenture to be dated on or prior to the date of delivery of the Amended and Restated Series 2021 B Bonds, by and between the Issuer and the Trustee, as trustee, registrar and paying agent for the Amended and Restated Series 2021 B Bonds, substantially in the form submitted to the Issuer at the meeting in which this Resolution and Order has been considered for adoption, with such modifications as may hereafter be approved by the President of the Issuer, shall be and the same is hereby approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the First Supplemental Indenture, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the First Supplemental Indenture by the President of the Issuer shall be conclusive evidence of such approval.

Section 5. The First Amendment to Development Agreement, to be dated on or prior to the date of delivery of the Amended and Restated Series 2021 B Bonds, by and between the Issuer and the Developer, substantially in the form submitted to the Issuer at the meeting in which this Resolution and Order has been considered for adoption, with such modifications as may hereafter be approved by the President of the Issuer, shall be and the same is hereby approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the First Amendment to Development Agreement, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is hereby authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the First Amendment to Development Agreement by the President of the Issuer shall be conclusive evidence of such approval.

Section 6. The Contract of Exchange for the Amended and Restated Series 2021 B Bonds (the "Contract of Exchange") to be dated as of the date of issuance of the Amended and Restated Series 2021 B Bonds to the Developer, by and between the Issuer and the Developer, substantially in the form submitted to the Issuer at the meeting in which this Resolution and Order has been considered for adoption, with such modifications as may hereafter be approved by the President of the Issuer, shall be and the same is hereby approved. The President of the Issuer is hereby authorized and directed to execute and deliver the Contract of Exchange, with such changes, insertions, variations and omissions as may be approved by the President. The execution of the Contract of Exchange by the President shall be conclusive evidence of the approval of such changes, insertions, variations and omissions.

Section 7. The Amended and Restated Series 2021 B Bonds shall be issued in fully registered form in accordance with the provisions of the Indenture, shall be substantially in the form attached to the First Supplemental Indenture presented at this meeting, with such modifications as may be approved by the President of the Issuer, such approval to be conclusively established by the execution and delivery of such Bond by the President of the Issuer, and shall be delivered to the Trustee to be authenticated, registered and delivered to Bondholder in exchange for the Original Bond in accordance with the terms of the Indenture.

The President and Clerk of the Issuer shall execute the Amended and Restated Series 2021 B Bonds as necessary and affix, imprint or otherwise reproduce the official seal of the Issuer thereto and the Amended and Restated Series 2021 B Bonds shall contain a recital to the effect that they are issued pursuant to the Act.

Section 8. The President and Clerk and any other proper officers and employees of the Issuer, together with all other members and employees thereof, are hereby authorized and directed to execute, acknowledge, if necessary, and deliver any and all other papers, documents, agreements, certificates and instruments, to affix the seal of the Issuer and attest the same for and on behalf of the Issuer and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and Order and the documents approved or described herein and other documents relating thereto.

Section 9. All covenants, stipulations, obligations and agreements of the Issuer contained herein and contained in the Amended and Restated Series 2021 B Bond, the Indenture, the First Amendment to Development Agreement, the Contract of Exchange and other documents relating thereto (collectively, the "Bond Documents") shall be deemed to be the special and limited covenants, stipulations, obligations and agreements of the Issuer to the full extent permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Issuer and its successors from time to time and upon any board or body to which any powers or duties affecting such covenants, stipulations, obligations and agreements shall be transferred by or in accordance with law. Except as otherwise provided herein, all rights, powers and privileges conferred and duties and liabilities imposed upon the Issuer or the officials thereof by the provisions hereof and by the Bond Documents shall be exercised or performed by the Issuer or by such officers, board or body as may be required or permitted by law to exercise such powers and to perform such duties.

Section 10. Neither the Amended and Restated Series 2021 B Bonds nor any covenant, stipulation, obligation or agreement therein or herein contained or contained in the Bond Documents or other documents relating thereto shall be deemed to be a covenant, stipulation, obligation or agreement of any officer, agent or employee of the Issuer in his or her individual capacity and neither the members of the Issuer nor any officer executing the Bonds shall be subject to any personal liability or accountability by reason of the issuance of the Bonds. The Issuer shall not have any expense, financial liability or financial obligation of any kind in connection with the Bonds except from the security pledged by the Indenture or as shall be reimbursed from the Bond proceeds. No member of the Issuer or officer or employee of the Issuer shall be individually or personally liable for the payment of the principal of or the interest on any of the Bonds, but nothing herein contained shall relieve any such member, official or employee from the performance of any official duty provided by law or this Resolution and Order.

Section 11. Steptoe & Johnson PLLC is hereby appointed as bond counsel to the Issuer with respect to the issuance of the Amended and Restated Series 2021 B Bonds. The Trustee is hereby appointed as Trustee, Registrar and Paying Agent for the Amended and

Restated Series 2021 B Bonds under the Indenture. Any fees and charges of bond counsel, the Developer, the Trustee, legal counsel to the Bondholder and other costs of issuance of the Amended and Restated Series 2021 B Bonds, if payable by the Issuer, shall be payable only from the proceeds of sale of the Amended and Restated Series 2021 B Bonds or property tax increment revenue obligations that may hereafter be issued by the Issuer and no other funds of the Issuer. The President of the Issuer is hereby authorized to execute and deliver such Engagement Letters with such parties as are described in this section as shall be considered necessary or desirable and upon such terms and conditions as determined by the President.

Section 12. The Developer is hereby approved as the purchaser in kind of the Amended and Restated Series 2021 B Bonds from the Issuer.

Section 13. The laws of the State of West Virginia shall govern the construction of this Resolution and Order and the Amended and Restated Series 2021 B Bonds issued hereunder.

Section 14. If any section, paragraph, clause or provision of this Resolution and Order shall be held invalid, such invalidity shall not affect any of the remaining provisions of this Resolution and Order.

Section 15. All previous ordinances, orders, resolutions or parts thereof in conflict with the provisions of this Resolution and Order are, to the extent of such conflict, hereby repealed.

Section 16. The Issuer covenants that all acts, conditions, things and procedures required to exist, to happen, to be performed or to be taken precedent to and in the adoption and entry of this Resolution and Order do exist, have happened, have been performed and have been taken in regular and due time, form and manner as required by and in full compliance with the laws and Constitution of the State of West Virginia applicable thereto; and that the President, Clerk and Commissioners of the Issuer were at all times when any actions in connection with this Resolution and Order occurred and are duly in office and duly qualified for such office.

Section 17. This Resolution and Order shall take effect immediately upon adoption and entry thereof.

Adopted and entered of record this July 26, 2023.

THE COUNTY COMMISSION OF
HARRISON COUNTY

By: _____
Its President

CERTIFICATION

The undersigned, being the duly qualified, elected and acting Clerk of The County Commission of Harrison County, does hereby certify that the foregoing Resolution and Order was duly adopted and entered of record by The County Commission of Harrison County at a regular meeting duly held, pursuant to proper notice thereof, on July 26, 2023, a quorum being present and acting throughout, and which Resolution and Order has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this July 26, 2023.

By: _____
Clerk

Development District No. 3 - White Oaks Project
Harrison County, West Virginia
Tax Increment Projections

Prepared By:

MUNICAP, INC.
PUBLIC FINANCE

May 19, 2023

Development District No. 3 - White Oaks Project
Harrison County, West Virginia
Tax Increment Projections

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Development District No. 3 - White Oaks Project
Harrison County, West Virginia
Tax Increment Projections

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Development District No. 3 - White Oaks Project
Harrison County, West Virginia

PROJECTED REVENUES AVAILABLE FOR DEBT SERVICE

Development District No. 3 - White Oaks Project
Harrison County, West Virginia

Real Property Tax Increment Revenues

Schedule I: Calculation of Assessed Value - Current Assessed Value for Proposed & Existing Development Comprising Development District Number 3[1]

District/Map/Parcel	Parcel	Owner	Use[2]	Total Assessed Value Tax Year 2023[3] Total
Class II Real Property (Vacant or No Imminent Development)				
5	24900340003000	Ferguson, Constance W	Vacant	$1,980
Sub-total				**$1,980**
Sub-total Class II				**$1,980**
Class III Real Property (Existing Development)				
5	24900350000000	Market Place at Bridgeport, LLC	Retail and restaurant also additional land	$1,347,060
Sub-total				**$1,347,060**
Class III Real Property (Vacant or No Imminent Development)				
5	24900350001000	High Tech Corridor Development	Entrance and highwall no future development	$9,300
5	24900350002000	Yeager, Joseph Neil Jr.	Vacant	$200
5	24900350003000	Market Place at Bridgeport, LLC	Future retail	$271,680
15	25000130004000	High Tech Corridor Development	Vacant Highwall no future development	$10,610
Sub-total				**$291,790**
Sub-total Class III				**$1,638,850**
Class IV Real Property (Existing Development)				
16	24360031000000000	1896 Ventures LLC	Insurance office	$952,680
16	24360023000000000	3WD LLC	Thrasher office building	$6,094,380
16	24360006000000000	Ava Properties WV LLC	Subway restaurant	$687,060
16	25000130006000	Bridgeport AL Investors	Assisted living facility	$10,407,480
16	24360016000000000	Bridgeport Harmony	Multi tenant building	$1,024,860
16	24360003000000000	Bridgeport Hospitality	Holiday Inn Express	$2,810,460
16	25000140005000	Bruceton Farm Service	Gas station and convenience store	$1,615,920
16	24360026000000000	Century Hospitality	Hawthorn Suite	$4,828,920
16	24360029000100000	Clear Mountain Bank	Financial institution	$1,334,580
16	24900370001000	High Tech Corridor Development	Highwall next to IHOP	$8,640
16	24360008000000000	Huntington National Bank	Financial institution	$773,760
16	24360028000000000	J LLC	Assisted living facility	$1,069,120
16	25000140003000	Joe DeFazio Oil Company	Gas station and convenience store	$1,237,560
16	24360021000000000	Justice Federal Credit Union	Financial institution	$3,786,540
16	24360012000000000	LJG LLC	Sheets convenience and gas station	$1,036,020
16	24360015000000000	Macel Lane LLC	Office - AST	$712,680
16	24900370002000	Market Place at Bridgeport, LLC	Retail restaurant and office	$3,627,660
16	24360020000000000	Moe Real Estate LLC	TGI Fridays	$527,160
16	24360014000000000	NPRE Bridgeport LLC 12.5% Int	Comfort Suites	$3,060,000
16	24360004000000000	Premier Bank	Financial institution	$942,480
16	24360033000000000	Primary Yim LLC	Wendy's restaurant	$816,420
16	24360019000000000	Progress Properties Two	Multi tenant office building	$3,103,020
16	24360002000000000	RCS 400 White Oaks LLC	Steptoe and Johnson law office	$12,437,460
16	25000140006000	RS Property Management	Retail restaurant	$840,900
16	24360007000000000	Shaner Investments	Courtyard by Marriott	$4,612,200
16	24360009000000000	Short Stack LLC	IHOP	$975,600
16	24360017000000000	Southview Centre LLC	Multi tenant office building	$3,950,520
16	24360005000000000	Spectrum Properties LLC	Multi tenant office building	$2,318,640
16	24360013000000000	Ten Mile Commercial LLC	Commercial office building	$1,708,860
16	24360011000000000	United Hospital Center Inc	Urology clinic	$0
16	24360018000000000	White Oaks Professional Building	Office building	$618,840
16	24360029000000000	White Oaks Retail	Retail and restaurant	$1,322,940
16	24360027000000000	White Oaks Retail Village	Retail and restaurant	$1,314,060
16	24360010000000000	Wholesale Tire Inc	Commercial office building	$942,060
16	24360030000000000	Wise Realty LLC	Commercial office building	$1,378,680
Sub-total				**$82,878,160**
Class IV Real Property (Future Development)				
16	25000130003000	High Tech Corridor Development	Future development	$2,112,180
Sub-total				**$2,112,180**
Class IV Real Property (Vacant or No Imminent Development)				
16	25000140001000	High Tech Corridor Development	Future development	$376,080
16	24360001000000000	High Tech Corridor Development	Future development	$1,279,680
16	24900370003000	Market Place at Bridgeport, LLC	Future development	$50,340
16	24360032000000000	Real Big Company, LLC	Future office by others	$349,740
16	24360034000000000	United Hospital Center Inc	Future hospital development	$401,040
16	24360022000000000	White Oaks Properties, LLC	Future development	$3,652,740
16	24360025000000000	White Oaks Properties, LLC	Future development	$2,794,680
16	24360024000000000	3WD LLC	Vacant in front of Thrasher No anticipated develop	$528,540
16	25000140002000	City of Bridgeport	Infrastructure	$0
16	24360001000010000	City of Bridgeport	Infrastructure	$0
16	24360003000010000	City of Bridgeport	Infrastructure	$0
16	25000130005000	Dominion Energy Transmission I	Berkshire Hathaway Tax paid directly to the state	$0
Sub-total				**$9,432,840**
Sub-total Class IV				**$94,423,180**
Total Tax Year 2023 Class II, III, & IV Real Property Assessed Value				**$96,064,010**

MuniCap, Inc. *19-May-23*

[1]Source: Harrison County Assessor.

Schedule II: Calculation of Assessed Value - Current Assessed Value for Personal Property within Development District Number 3[1]

District	Property ID	Owner	Tax Year 2023 Assessed Value
Class III Property (Existing Development)			
5	3074889		$0
5	3068111	ANATOMICAL DESIGNS LLC	$5,141
5	3069438	DON PATRON INC	$72,763
5	3078385	GRAYHAWK LEASING LLC	$1,820
5	3074857	NUCO2 SUPPLY LLC	$308
5	3082322	SHRIMPY AND SNAPPYS	$3,358
5	3068114	THE COUNTERTOP STORE	$12,720
Sub-total Class III			**$96,110**
Class IV Property (Existing Development)			
16	2413230		$0
16	3028721		$0
16	3030908		$0
16	3030956		$0
16	3044225		$0
16	3052081		$0
16	3052147		$0
16	3053911		$0
16	3053998		$0
16	3058601		$0
16	3058829		$0
16	3058830		$0
16	3058953		$0
16	3059197		$0
16	3060840		$0
16	3061241		$0
16	3063172		$0
16	3063180		$0
16	3063389		$0
16	3064703		$0
16	3064855		$0
16	3064892		$0
16	3064933		$0
16	3065236		$0
16	3067257		$0
16	3067475		$0
16	3067635		$0
16	3068574		$0
16	3069304		$0
16	3069922		$0
16	3069923		$0
16	3071577		$0
16	3071709		$0

16	3072090		$0
16	3074269		$0
16	3074913		$0
16	3061063	3WD LLC	$117,663
16	3037022	A D P INC	$667
16	3053515	A V I FOODSYSTEMS INC	$9,764
16	3074276	ACCELERATED CARE PLUS	$1,378
16	3065206	ACCENTURE FEDERAL SERVICES LLC	$35,021
16	3068325	ADT LLC	$389
16	3053808	ALAN ENTERPRIZES LLC	$138,137
16	3058858	ALLEGHENY SCIENCE	$111,704
16	3082289	AMERIGAS PROPANE LP	$173
16	3060709	ANTERO RESOURCES CORP	$454,130
16	3082246	APPALACHIAN INTEGRITY	$612
16	3067479	ASCENTIUM CAPITAL LLC	$7,139
16	3082348	AT&T CAPITAL SERVICES INC	$231
16	3072007	AVA WV LLC	$16,282
16	3067179	BFS FOODS INC	$185,138
16	3078709	BLUE RIDGE RISK PARTNERS LLC	$16,129
16	3069316	BONNIE BELLES PASTRIES INC	$54,682
16	3059280	BRIDGEPORT ACRES INC#516	$425,257
16	3071622	BRIDGEPORT AL OPERATIONS LLC	$505,802
16	3052146	BRIDGEPORT HOSPITALITY LLC	$836,353
16	3071640	BRIDGEPORT PHYSICAL THERAPY	$36,826
16	3067897	BRIDGEPORT RESTR GROUP LLC	$55,129
16	3061064	CAK LLC	$14,235
16	3071395	CANON FINANCIAL SERVICES INC	$13,493
16	2412865	CCBCC OPERATIONS LLC	$1,549
16	3062446	CENTURY HOSPITALITY BRIDGEPORT	$517,539
16	3062706	CLEAR MOUNTAIN BANK INC	$300,573
16	3056784	COCA COLA COMPANY	$23,399
16	3048636	CONOPCO INC	$305
16	3056360	CORE TECH LEASING INC	$392,282
16	3056361	COUNTRY ROAD 3059 INC	$72,424
16	3074878	COUNTRY ROADS GRILL LLC	$300
16	3069768	CSC SERVICEWORKS INC	$214
16	3052256	DE LAGE LANDEN	$89,157
16	3051798	DEFAZIO JOE OIL CO	$12,255
16	3070632	DEMUS ITALIAN SPECIALTY	$8,015
16	3082597	DMSA INC	$94,993
16	3056757	DOUGHNUT JOES LLC	$189,917
16	3037311	EASTERN ENERGY	$10,700
16	3063485	EFUNDS CORPORATION	$120
16	3072153	ELEGANT NAILS	$55,740
16	3063399	ELITE CUSTOM BUILDERS LLC	$154,376
16	3057723	ENLIVEN CHIROPRACTIC PLLC	$174,164
16	3051381	ENTERPRISE FM TRUST	$5,035,984
16	3074521	EQM MIDSTREAM PARTNERS LP	$65,301
16	3056347	FERRELLGAS LP	$435
16	3076440	FIREWORKS WEST VIRGINIA OF	$5,082
16	3064896	FIRST CITIZENS BANK & TRUST CO	$98,566
16	3056350	FIRST DATA MERCHANT SERVICES	$863
16	3069603	FIRST UNITED CORPORATION	$224,181
16	3067407	FLORIDAS NATURAL FOOD SVS	$1,192
16	3064900	FRANCOTYP POSTALIA INC	$1,244

16	3064906	FS VENTURES LLC	$127,945
16	3051595	FUSION TECHNOLOGY LLC	$17,225
16	3065002	G R & W INC	$32,789
16	3060980	GRAYHAWK LEASING LLC	$6,073
16	3074722	GREATAMERICA FINANCIAL	$3,179
16	3071681	HAMMER & STAIN DIY WORKSHOP	$0
16	3006812	HANGER PROSTHETICS &	$19,144
16	3055857	HAYES LEASING COMPANY	$15,807
16	3065483	HEWLETT PACKARD FINANCIAL	$9,329
16	3056255	HOME CITY ICE CO	$2,130
16	3078359	HPE DEPOSITOR MASTER TRUST	$6,219
16	3056227	HUNTINGTON NATIONAL BANK	$62,405
16	3063170	IDEAL INNOVATIONS INC	$1,978
16	3050350	IGT GLOBAL SOLUTIONS CORP	$2,984
16	3083063	JACKSON KELLY PLLC	$28,892
16	3062251	JUSTICE FEDERAL CREDIT UNION	$257,600
16	3069718	KABOD RESOURCES LLC	$120
16	3067656	KB FAST FOODS LLC	$124,656
16	3061851	KLEINFELDER INC	$50,086
16	3067873	LAMAR ADVERTISING OF	$7,945
16	3069773	LASALLE SOLUTIONS A	$0
16	3062912	LEAF CAPITAL FUNDING LLC	$11,011
16	3067473	MANCHIN ASSISTED LIVING LLC	$217,058
16	3069262	MARATHON PETROLEUM CO LP	$125,725
16	3058936	MARKWEST LIBERTY MIDSTREAM	$65,678
16	3064952	MCWHORTER MANAGEMENT GROUP L	$115,295
16	1682110	MERRILL LYNCH PIERCE	$569,392
16	3047792	MITRE CORPORATION	$181,432
16	3065085	MOE & JERRYS LLC	$833,450
16	3082344	MOUNTAIN COUNTRY ATM LLC	$2,242
16	3078445	NESTLE USA INC	$120
16	3053968	NUCO2 SUPPLY LLC	$419
16	3041185	PEOPLES BANK	$66,017
16	3024294	PERCHERON LLC	$250,463
16	3001164	PETERSON D L TRUST	$15,045
16	3053884	PITNEY BOWES GLOBAL	$38,819
16	3001072	PITNEY BOWES INC	$237
16	3060900	PNC BANK NA	$3,136
16	3078712	PRIMARY AIM	$244,333
16	3058593	QUADIENT INC	$211
16	3056205	QUADIENT LEASING USA INC	$616
16	3026840	REGIONAL EYE ASSOCIATES INC	$289,175
16	3082349	RESTAURANT TECHNOLOGIES INC	$3,530
16	3032892	RICOH USA INC	$1,076
16	3069789	ROMINGER DENTAL PLLC	$93,107
16	3069849	ROYAL CUP INC	$1,306
16	3071943	RS PROPERTY MGMT	$14,635
16	3041455	S & D COFFEE INC	$1,598
16	3081987	SCARLET OAK OIL & GAS LLC	$2,268
16	3059282	SHANER INVESTMENTS WHITE	$262,250
16	3043953	SMUCKER FOODSERVICE INC	$1,183
16	3075848	SONNY MERRYMAN INC	$39,043
16	3082375	SPECTRUM OPTICAL PLLC	$262,565
16	3060678	SRI JALA SAI LLC	$96,768
16	3082446	STANTEC CONSULTING	$133,363

16	3071664	STARBUCKS CORPORATION	$133,457
16	3048542	STEPTOE & JOHNSON PLLC	$616,947
16	3082456	STIFEL NICOLAUS & CO INC	$55,069
16	3082619	TECH CAPITAL GROUP LLC	$1,188
16	3067769	TELECHECK SERVICES INC	$120
16	3070010	TENMILE COMMERCIAL LLC	$316,216
16	3047031	TENMILE LAND LLC	$267,062
16	3063707	TEXHOMA LAND CONSULTANTS INC	$327
16	3060660	THE OAKS SALON	$8,228
16	1709299	THE THRASHER GROUP INC	$2,340,375
16	3032714	THRASHER TRANSPORTATION LLC	$1,311,503
16	3046305	TRANSACTION NETWORK SERVICES	$120
16	3082443	TRILOGY INNOVATIONS INC	$23,458
16	3005129	US BANK NATIONAL ASSOC	$140,794
16	3047715	VITALITY FOODSERVICE INC	$242
16	3061156	WABASHA LEASING LLC	$9,730
16	3072064	WATERLOGIC USA LLC	$769
16	3078952	WELLS FARGO FINANCIAL	$5,723
16	3065029	WELLS FARGO VENDOR FINANCIAL	$83,638
16	3042056	WHEELS LT	$156,180
16	3062931	WHITE OAKS RETAIL	$9,378
16	3082701	WHOLESALE TIRE INC	$51,511
16	3023074	XEROX CORPORATION	$956
16	3069903	XEROX FINANCIAL SERVICES LLC	$34,127
16	1809886		$0
16	2201566		$0
16	2202093		$0
16	3025514		$0
16	3036710		$0
16	3041323		$0
16	3050930		$0
16	3052032		$0
16	3052178		$0
16	3052998		$0
16	3053386		$0
16	3056104		$0
16	3056212		$0
16	3056607		$0
16	3056729		$0
16	3056970		$0
16	3058889		$0
16	3059061		$0
16	3061052		$0
16	3062741		$0
16	3064932		$0
16	3065014		$0
16	3069757		$0
16	3077339		$0
16	3078565		$0
Sub-total Class IV			**$20,853,394**
Total Tax Year 2023 Class III & IV Personal Property Assessed Value			**$20,949,504**

MuniCap, Inc. *19-May-23*

[1]Source: Harrison County Assessor.

Schedule III: Summary of Pad-Ready Development

Property Type	Expected Completion[1]	Property Area[1] GSF/Units	Assessed Value[2]	Projected Assessed Value: Market Value PSF/Unit[2]	Total Market Value	Assessed Value[3]	Projected Per GSF/I
Signed Contract (Pad-Ready 2023)							
Commercial							
Car dealerships (2 buildings)	Jun-25	80,000	$1,151,487	$176	$14,077,870	$8,446,722	$109
Sub-total projected signed contract assessed value			$1,151,487			$8,446,722	
Pad-Ready 2023							
Residential							
Apartments							
Building 1	Jun-25	32	$189,113	$101,329	$3,242,531	$1,945,519	$3,207
Building 2	Jun-26	32	$189,113	$101,329	$3,242,531	$1,945,519	$3,207
Building 3	Jun-27	32	$189,113	$101,329	$3,242,531	$1,945,519	$3,207
For-Sale Homes (Class II)[4]							
Block 1	Jun-24	4	$78,671	$525,000	$2,100,000	$1,260,000	$0
Block 2	Jun-25	5	$78,671	$525,000	$2,625,000	$1,575,000	$0
Block 3	Jun-26	4	$78,671	$525,000	$2,100,000	$1,260,000	$0
Block 4	Jun-27	4	$78,671	$525,000	$2,100,000	$1,260,000	$0
Block 5	Jun-28	4	$78,671	$525,000	$2,100,000	$1,260,000	$0
Sub-total projected pad-ready assessed value			$960,693			$12,451,557	
Total projected assessed value (all jurisdictions)			$2,112,180			$20,898,279	
Total projected assessed value, real & personal (all jurisdictions)							

MuniCap, Inc.

[1]Based on information provided by High Tech Corridor Development. Dates, uses, and square footages represent best estimates at the time of this writing. The Developer does not control many of these proper Developer does not guarantee or warrant the development program and schedule shown herein.

[2]See Schedule XV A & XV B.

[3]Assessed value is calculated as 60% of market value for ad valorem tax purposes.

[4]Market value based on developer projected sales price.

Schedule IV-A: Projected Absorption - Signed Contract Pad Ready Commerc

Development Year Ending	Assessed As Of[2]	Tax Year Ending[2]	Bond Year Ending	Commercial Car Dealerships SF	Commercial Car Dealerships Cumulative
30-Jun-23	1-Jul-23	1-Apr-25	1-Jun-25	0	0
30-Jun-24	1-Jul-24	1-Apr-26	1-Jun-26	0	0
30-Jun-25	1-Jul-25	1-Apr-27	1-Jun-27	80,000	80,000
30-Jun-26	1-Jul-26	1-Apr-28	1-Jun-28	0	80,000
30-Jun-27	1-Jul-27	1-Apr-29	1-Jun-29	0	80,000
30-Jun-28	1-Jul-28	1-Apr-30	1-Jun-30	0	80,000
30-Jun-29	1-Jul-29	1-Apr-31	1-Jun-31	0	80,000
30-Jun-30	1-Jul-30	1-Apr-32	1-Jun-32	0	80,000
30-Jun-31	1-Jul-31	1-Apr-33	1-Jun-33	0	80,000
30-Jun-32	1-Jul-32	1-Apr-34	1-Jun-34	0	80,000
30-Jun-33	1-Jul-33	1-Apr-35	1-Jun-35	0	80,000
30-Jun-34	1-Jul-34	1-Apr-36	1-Jun-36	0	80,000
30-Jun-35	1-Jul-35	1-Apr-37	1-Jun-37	0	80,000
Total				80,000	

[1]See Schedule III.

[2]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harr Office of the Assessor.

Schedule IV-B: Projected Absorption - Pad-Ready Residential Apartments[1]

Development Year Ending	Assessed As Of[2]	Residential Apartments				
		Building 1		Building 2		Buildi
		Units	Cumulative	Units	Cumulative	Units
30-Jun-23	1-Jul-23	0	0	0	0	0
30-Jun-24	1-Jul-24	0	0	0	0	0
30-Jun-25	1-Jul-25	32	32	0	0	0
30-Jun-26	1-Jul-26	0	32	32	32	0
30-Jun-27	1-Jul-27	0	32	0	32	32
30-Jun-28	1-Jul-28	0	32	0	32	0
30-Jun-29	1-Jul-29	0	32	0	32	0
30-Jun-30	1-Jul-30	0	32	0	32	0
30-Jun-31	1-Jul-31	0	32	0	32	0
30-Jun-32	1-Jul-32	0	32	0	32	0
30-Jun-33	1-Jul-33	0	32	0	32	0
30-Jun-34	1-Jul-34	0	32	0	32	0
30-Jun-35	1-Jul-35	0	32	0	32	0
Total		32		32		32

MuniCap, Inc.

[1]See Schedule III.

[2]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Offi Assessor.

Schedule IV-C: Projected Absorption - Pad Ready Residential Homes[1]

Development Year Ending	Assessed As Of[2]	Residential Homes							
		Block 1		Block 2		Block 3		Block 4	
		Homes	Cumulative	Homes	Cumulative	Homes	Cumulative	Homes	Cu
30-Jun-23	1-Jul-23	0	0	0	0	0	0	0	
30-Jun-24	1-Jul-24	4	4	0	0	0	0	0	
30-Jun-25	1-Jul-25	0	4	5	5	0	0	0	
30-Jun-26	1-Jul-26	0	4	0	5	4	4	0	
30-Jun-27	1-Jul-27	0	4	0	5	0	4	4	
30-Jun-28	1-Jul-28	0	4	0	5	0	4	0	
30-Jun-29	1-Jul-29	0	4	0	5	0	4	0	
30-Jun-30	1-Jul-30	0	4	0	5	0	4	0	
30-Jun-31	1-Jul-31	0	4	0	5	0	4	0	
30-Jun-32	1-Jul-32	0	4	0	5	0	4	0	
30-Jun-33	1-Jul-33	0	4	0	5	0	4	0	
30-Jun-34	1-Jul-34	0	4	0	5	0	4	0	
30-Jun-35	1-Jul-35	0	4	0	5	0	4	0	
Total		4		5		4		4	

MuniCap, Inc.

[1]See Schedule III.

[2]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

Schedule V-A: Projected Assessed Value - Signed Contract (Pad-Ready 2023) - Commercial

			Signed Contract (Pad-Ready 2023)		
			Commercial		
			Car Dealerships		
Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	SF[3]	Market Value Per SF[4]	Projected Market Value
1-Jul-23	1-Apr-25	100.0%	0	$176	$0
1-Jul-24	1-Apr-26	100.0%	0	$176	$0
1-Jul-25	1-Apr-27	100.0%	80,000	$176	$14,077,870
1-Jul-26	1-Apr-28	100.0%	80,000	$176	$14,077,870
1-Jul-27	1-Apr-29	100.0%	80,000	$176	$14,077,870
1-Jul-28	1-Apr-30	100.0%	80,000	$176	$14,077,870
1-Jul-29	1-Apr-31	100.0%	80,000	$176	$14,077,870
1-Jul-30	1-Apr-32	100.0%	80,000	$176	$14,077,870
1-Jul-31	1-Apr-33	100.0%	80,000	$176	$14,077,870
1-Jul-32	1-Apr-34	100.0%	80,000	$176	$14,077,870
1-Jul-33	1-Apr-35	100.0%	80,000	$176	$14,077,870
1-Jul-34	1-Apr-36	100.0%	80,000	$176	$14,077,870
1-Jul-35	1-Apr-37	100.0%	80,000	$176	$14,077,870

MuniCap, Inc.

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[2]Assumes no annual inflation.

[3]See Schedule IV-A.

[4]See Schedule III. Based on information provided by the County of Harrison Office of the Assessor.

Schedule V-B: Projected Assessed Value - Pad-Ready 2023 Projected Assessed Value (Class IV) - Residential

			Pad-Ready 2023									
			Residential Apartments (Class IV)									
			Building 1				Building 2					
Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Units[3]	Market Value Per Unit[4]	Projected Market Value	Projected Assessed Value	Units[3]	Market Value Per Unit[4]	Projected Market Value	Projected Assessed Value	Units[3]	Market Per U
1-Jul-23	1-Apr-25	100.0%	0	$101,329	$0	$0	0	$101,329	$0	$0	0	$101,
1-Jul-24	1-Apr-26	100.0%	0	$101,329	$0	$0	0	$101,329	$0	$0	0	$101,
1-Jul-25	1-Apr-27	100.0%	32	$101,329	$3,242,531	$1,945,519	0	$101,329	$0	$0	0	$101,
1-Jul-26	1-Apr-28	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	0	$101,
1-Jul-27	1-Apr-29	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-28	1-Apr-30	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-29	1-Apr-31	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-30	1-Apr-32	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-31	1-Apr-33	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-32	1-Apr-34	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-33	1-Apr-35	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-34	1-Apr-36	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,
1-Jul-35	1-Apr-37	100.0%	32	$101,329	$3,242,531	$1,945,519	32	$101,329	$3,242,531	$1,945,519	32	$101,

MuniCap, Inc.

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[2]Assumes no annual inflation.

[3]See Schedule IV-A.

[4]See Schedule III. Based on information provided by the County of Harrison Office of the Assessor.

Schedule V-C: Projected Assessed Value - Pad-Ready 2023 Projected Assessed Value (Class IV) - Residential

			Pad-Ready 2023								
			Residential For-Sale Homes (Class II)								
			Block 1				Block 2				
Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Homes[3]	Market Value Per Home[4]	Projected Market Value	Projected Assessed Value	Homes[3]	Market Value Per Home[4]	Projected Market Value	Projected Assessed Value	Homes
1-Jul-23	1-Apr-25	100.0%	0	$525,000	$0	$0	0	$525,000	$0	$0	0
1-Jul-24	1-Apr-26	100.0%	4	$525,000	$2,100,000	$1,260,000	0	$525,000	$0	$0	0
1-Jul-25	1-Apr-27	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	0
1-Jul-26	1-Apr-28	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-27	1-Apr-29	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-28	1-Apr-30	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-29	1-Apr-31	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-30	1-Apr-32	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-31	1-Apr-33	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-32	1-Apr-34	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-33	1-Apr-35	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-34	1-Apr-36	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4
1-Jul-35	1-Apr-37	100.0%	4	$525,000	$2,100,000	$1,260,000	5	$525,000	$2,625,000	$1,575,000	4

MuniCap, Inc.

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[2] Assumes no annual inflation.

[3]See Schedule IV-A.

[4]See Schedule III. Based on information provided by the County of Harrison Office of the Assessor.

Schedule V-B: Projected Assessed Value - Pad-Ready 2023 Projected Assessed Value (Class IV) - Residential, continued

			Pad-Ready 2023						
			Residential For-Sale Homes (Class II)						
			Block 4				Block 5		
Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Homes[3]	Market Value Per Home[4]	Projected Market Value	Projected Assessed Value	Homes[3]	Market Value Per Home[4]	Projec Market
1-Jul-23	1-Apr-25	100.0%	0	$525,000	$0	$0	0	$525,000	$0
1-Jul-24	1-Apr-26	100.0%	0	$525,000	$0	$0	0	$525,000	$0
1-Jul-25	1-Apr-27	100.0%	0	$525,000	$0	$0	0	$525,000	$0
1-Jul-26	1-Apr-28	100.0%	0	$525,000	$0	$0	0	$525,000	$0
1-Jul-27	1-Apr-29	100.0%	4	$525,000	$2,100,000	$1,260,000	0	$525,000	$0
1-Jul-28	1-Apr-30	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-29	1-Apr-31	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-30	1-Apr-32	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-31	1-Apr-33	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-32	1-Apr-34	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-33	1-Apr-35	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-34	1-Apr-36	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,
1-Jul-35	1-Apr-37	100.0%	4	$525,000	$2,100,000	$1,260,000	4	$525,000	$2,100,

MuniCap, Inc.

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[2]Assumes no annual inflation.

[3]See Schedule IV-A.

[4]See Schedule III. Based on information provided by the County of Harrison Office of the Assessor.

Schedule V-D: Projected Assessed Value - Total Development

Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Projected Assessed Value			
			Class IV			Class II
			Commercial	Apartments	Total Class IV	For-Sale Ho
1-Jul-23	1-Apr-25	100.0%	$0	$0	$0	$0
1-Jul-24	1-Apr-26	100.0%	$0	$0	$0	$1,260,00
1-Jul-25	1-Apr-27	100.0%	$8,446,722	$1,945,519	$10,392,241	$2,835,00
1-Jul-26	1-Apr-28	100.0%	$8,446,722	$3,891,038	$12,337,760	$4,095,00
1-Jul-27	1-Apr-29	100.0%	$8,446,722	$5,836,557	$14,283,279	$5,355,00
1-Jul-28	1-Apr-30	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-29	1-Apr-31	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-30	1-Apr-32	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-31	1-Apr-33	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-32	1-Apr-34	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-33	1-Apr-35	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-34	1-Apr-36	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00
1-Jul-35	1-Apr-37	100.0%	$8,446,722	$5,836,557	$14,283,279	$6,615,00

MuniCap, Inc.

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[2]Assumes no annual inflation.

Schedule VI-A: Current and Projected Assessed Value - Current Assessed Value for Unin
of County (Class II)

Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Vacant or No Imminent Development[3]	Existing Development	Future Development
1-Jul-23	1-Apr-25	100.0%	$1,980	$0	$0
1-Jul-24	1-Apr-26	100.0%	$1,980	$0	$0
1-Jul-25	1-Apr-27	100.0%	$1,980	$0	$0
1-Jul-26	1-Apr-28	100.0%	$1,980	$0	$0
1-Jul-27	1-Apr-29	100.0%	$1,980	$0	$0
1-Jul-28	1-Apr-30	100.0%	$1,980	$0	$0
1-Jul-29	1-Apr-31	100.0%	$1,980	$0	$0
1-Jul-30	1-Apr-32	100.0%	$1,980	$0	$0
1-Jul-31	1-Apr-33	100.0%	$1,980	$0	$0
1-Jul-32	1-Apr-34	100.0%	$1,980	$0	$0
1-Jul-33	1-Apr-35	100.0%	$1,980	$0	$0
1-Jul-34	1-Apr-36	100.0%	$1,980	$0	$0
1-Jul-35	1-Apr-37	100.0%	$1,980	$0	$0

MuniCap, Inc.

[1]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the pro
taxes are due without penalty as of April 1st of the following year. Based on discussions held with individuals at the County of

[2]Assumes no annual inflation.

[3]See Schedule I.

Schedule VI-B: Current and Projected Assessed Value - Current Assessed Value for Uninc of County (Class III)

Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Vacant or No Imminent Development[3]	Existing Development	Future Development
1-Jul-23	1-Apr-25	100.0%	$291,790	$1,347,060	$0
1-Jul-24	1-Apr-26	100.0%	$291,790	$1,347,060	$0
1-Jul-25	1-Apr-27	100.0%	$291,790	$1,347,060	$0
1-Jul-26	1-Apr-28	100.0%	$291,790	$1,347,060	$0
1-Jul-27	1-Apr-29	100.0%	$291,790	$1,347,060	$0
1-Jul-28	1-Apr-30	100.0%	$291,790	$1,347,060	$0
1-Jul-29	1-Apr-31	100.0%	$291,790	$1,347,060	$0
1-Jul-30	1-Apr-32	100.0%	$291,790	$1,347,060	$0
1-Jul-31	1-Apr-33	100.0%	$291,790	$1,347,060	$0
1-Jul-32	1-Apr-34	100.0%	$291,790	$1,347,060	$0
1-Jul-33	1-Apr-35	100.0%	$291,790	$1,347,060	$0
1-Jul-34	1-Apr-36	100.0%	$291,790	$1,347,060	$0
1-Jul-35	1-Apr-37	100.0%	$291,790	$1,347,060	$0

MuniCap, Inc.

[1]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proc taxes are due without penalty as of April 1st of the following year. Based on discussions held with individuals at the County of H

[2]Assumes no annual inflation.

[3]See Schedule I.

Schedule VI-C: Current and Projected Assessed Value - Current Assessed Value for Incor
County (Class IV)

Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Vacant or No Imminent Development[3]	Existing Development	Future Development
1-Jul-23	1-Apr-25	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-24	1-Apr-26	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-25	1-Apr-27	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-26	1-Apr-28	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-27	1-Apr-29	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-28	1-Apr-30	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-29	1-Apr-31	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-30	1-Apr-32	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-31	1-Apr-33	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-32	1-Apr-34	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-33	1-Apr-35	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-34	1-Apr-36	100.0%	$9,432,840	$82,878,160	$2,112,180
1-Jul-35	1-Apr-37	100.0%	$9,432,840	$82,878,160	$2,112,180

MuniCap, Inc.

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taxes are due without penalty as of April 1st of the following year. Based on discussions held with individuals at the County of I

[2]Assumes no annual inflation.

[3]See Schedule I.

Schedule VI-D: Current and Projected Assessed Value - Current Assessed Value (Class II, III,

Assessed As Of	Tax Year Ending[1]	Inflation Factor[2]	Vacant or No Imminent Development[3]	Existing Development	Future Development
1-Jul-23	1-Apr-25	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-24	1-Apr-26	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-25	1-Apr-27	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-26	1-Apr-28	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-27	1-Apr-29	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-28	1-Apr-30	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-29	1-Apr-31	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-30	1-Apr-32	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-31	1-Apr-33	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-32	1-Apr-34	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-33	1-Apr-35	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-34	1-Apr-36	100.0%	$9,726,610	$84,225,220	$2,112,180
1-Jul-35	1-Apr-37	100.0%	$9,726,610	$84,225,220	$2,112,180

MuniCap, Inc.

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[2]Assumes no annual inflation.

[3]See Schedule I.

Schedule VII: Base Value Development District Number 3[1]

Table 1: Total 2007 Base Assessed Value Real Property Taxable Class II (Owner-Occupied)[2]

Districts within Boundaries[3]	Tax Class	Assessed Value[1]
Unincorporated Area of County		
District 05-Clay Outside	II	$1,050
District 15-Simpson Outside	II	$18,850
Total unincorporated area of County		$19,900
Incorporated Area of County		
District 16-Simpson Bridgeport	II	$17,160
Total		$37,060

Table 2: Total 2007 Base Assessed Value Real Property Taxable Class IV (Non-Owner-Occupied)[4]

Districts within Boundaries[3]	Tax Class	Assessed Value[1]
Unincorporated Area of County		
District 05-Clay Outside	IV	$0
District 15-Simpson Outside	IV	$0
Total unincorporated area of County		$0
Incorporated Area of County		
District 16-Simpson Bridgeport	IV	$150,240
Total		$150,240

MuniCap, Inc. *19-May-23*

[1]Represents the 2007 Taxable Base Assessed Values for Development District Number 3 as reported by the County of Harrison Office of the Assessor.

[2]Represents the 2007 Taxable Base Assessed Values for Class II property as reported by the County of Harrison Office of the Assessor.

[3]Based on discussions held with individuals in the County of Harrison Office of the Assessor, each of the three listed districts are located within Development District Number 3.

[4]Represents the 2007 Taxable Base Assessed Values for Class IV property as reported by the County of Harrison Office of the Assessor.

Schedule VII: Base Value Development District Number 3, continued[1]

Table 3: Total 2007 Base Value

Class	Assessed Value[1]
II	$37,060
III	$0
IV	$150,240
Total	$187,300

Table 4: Tax Year 2023 Total Assessed Value By Development Component

Taxable Property within DD#3	Tax Year 2023 Class II Total Assessed Value	Tax Year 2023 Class III Total Assessed Value	Tax Year 2023 Class IV Total Assessed Value	Tax Year 2023 Total Assessed Value
Vacant of No Imminent Development	$1,980	$291,790	$9,432,840	$9,726,610
Existing Development[2]	$0	$1,347,060	$82,878,160	$84,225,220
Personal Property[3]	$0	$96,110	$20,853,394	$20,949,504
Subtotal existing development	$1,980	$1,734,960	$113,164,394	$114,901,334
Remaining Phases of Development				
Existing value of Future Development	$0	$0	$2,112,180	$2,112,180
Projected Future Development[4]	$6,615,000	$0	$23,317,466	$29,932,466
Sub-total remaining phases of development	$6,615,000	$0	$25,429,646	$32,044,646
Total	$6,616,980	$1,734,960	$138,594,040	$146,945,980

Table 5: Allocation of 2007 Base Value By Taxable Property

Class IV Taxable Property within DD#3[5]	Tax Class	Tax Year 2023 Total Assessed Value[6]	Allocable Percent[7]	2007 Base Assessed Value[8]
Incorporated Area of County - Total Current Assessed Value	IV	$113,164,394	98.17%	$150,240
Incorporated Area of County - Future Development	IV	$2,112,180	1.83%	$150,240
Incorporated Area of County - Future Development	II	$0	0.00%	$0
Total		$115,276,574	100.00%	

MuniCap, Inc.

[1]See Table 1 and Table 2 on previous schedule.

[2]See Schedule I.

[3]See Schedule II.

[4]See Schedule III.

[5]Represents the current existing property types and classes in Development District Number 3, as shown on Table 2, Schedule VII.

[6]See Table 4 above.

[7]The base value is allocated to each class of property on the basis of the value within each class in 2015.

[8]See Table 3 above.

Schedule VIII: Tax Levy Eligible for Debt Service[1]

Table 1: Total Property Tax Levy for Properties Located in Bridgeport (District 16)

Total Property Tax Levy	Class I	Class II	Class III & IV
State Current	$0.25	$0.50	$1.00
County Current	$13.10	$26.20	$52.40
Bus Levy	$2.10	$4.20	$8.40
Vital Services	$3.74	$7.48	$14.96
School Current	$19.40	$38.80	$77.60
School Excess Levy 1	$20.33	$40.66	$81.32
Municipal Current (Bridgeport)	$11.67	$23.34	$46.68
Municipal Excess Levy (Bridgeport)	$6.25	$12.50	$25.00
Total property tax levy	$76.84	$153.68	$307.36

Table 2: Total Unincorporated Property Tax Levy Eligible to be Pledged to Debt Service[2]

Unincorporated Property Tax Levy	Class I	Class II	Class III & IV
State Current	$0.25	$0.50	$1.00
County Current	$13.10	$26.20	$52.40
School Current	$19.40	$38.80	$77.60
Total unincorporated property tax levy	$32.75	$65.50	$131.00

Table 3: Total Incorporated Property Tax Levy Eligible to be Pledged to Debt Service[2]

Incorporated Property Tax Levy	Class I	Class II	Class III & IV
State Current	$0.25	$0.50	$1.00
County Current	$13.10	$26.20	$52.40
School Current	$19.40	$38.80	$77.60
Municipal Current	$11.67	$23.34	$46.68
Total incorporated property tax levy	$44.42	$88.84	$177.68

MuniCap, Inc. *19-May-23*

[1]Represents the tax levy applicable for tax parcels located within Development District Number 3. Source: County of Harrison Office of the Assessor.

[2]Based on discussions held with individuals in the County of Harrison Office of the Assessor.

Schedule IX-A: Projected Incremental Real Property Taxes Available for Debt Service - Class II Unincorporated Area of County (Vacant or No Immin

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class II Unincorporated Assessed Value[4]	Class II Unincorporated Base Value[5]	Estimated Class II Unincorporated Incremental Value	Harrison County Unincorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class II Unincorporated Incremental Tax Revenues
1-Jul-23	1-Apr-25	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-24	1-Apr-26	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-25	1-Apr-27	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-26	1-Apr-28	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-27	1-Apr-29	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-28	1-Apr-30	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-29	1-Apr-31	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-30	1-Apr-32	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-31	1-Apr-33	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-32	1-Apr-34	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-33	1-Apr-35	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-34	1-Apr-36	100.0%	$1,980	($37,060)	$0	0.6550%	$0
1-Jul-35	1-Apr-37	100.0%	$1,980	($37,060)	$0	0.6550%	$0
Total							$0

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following ye Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See Schedule VI A. These tax parcels are located within an unincorporated area of the County. Source: County of Harrison Office of the Assessor.

[5]See Table 3 on Schedule VII.

[6]See Class II tax levy in Table 2 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harriso installments on or before the date necessary to receive discount.

Schedule IX-B: Projected Incremental Real Property Taxes Available for Debt Service - Class III Unincorporated Area of County - District 5 (Existing Development)

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class III Unincorporated Assessed Value[4]	Class III Unincorporated Base Value[5]	Estimated Class III Unincorporated Incremental Value	Harrison County Unincorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class III Unincorporated Incremental Tax Revenues
1-Jul-23	1-Apr-25	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-24	1-Apr-26	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-25	1-Apr-27	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-26	1-Apr-28	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-27	1-Apr-29	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-28	1-Apr-30	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-29	1-Apr-31	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-30	1-Apr-32	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-31	1-Apr-33	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-32	1-Apr-34	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-33	1-Apr-35	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-34	1-Apr-36	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
1-Jul-35	1-Apr-37	100.0%	$1,628,240	$0	$1,628,240	1.3100%	$21,330
Total							$277,289

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following ye Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See Schedule I. The Assessed Value for Class III property in District 5 are included.

[5]See Table 3 on Schedule VII.

[6]See Class III tax levy in Table 2 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harriso installments on or before the date necessary to receive discount.

Schedule IX-C: Projected Incremental Real Property Taxes Available for Debt Service - Class III Unincorporated Area of County - District 15 (Vacant or No Imminent D

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class III Unincorporated Assessed Value[4]	Class III Unincorporated Base Value[5]	Estimated Class III Unincorporated Incremental Value	Harrison County Unincorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class III Unincorporated Incremental Tax Revenues	Property Tax Disco Rate[7]
1-Jul-23	1-Apr-25	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-24	1-Apr-26	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-25	1-Apr-27	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-26	1-Apr-28	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-27	1-Apr-29	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-28	1-Apr-30	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-29	1-Apr-31	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-30	1-Apr-32	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-31	1-Apr-33	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-32	1-Apr-34	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-33	1-Apr-35	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-34	1-Apr-36	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
1-Jul-35	1-Apr-37	100.0%	$10,610	$0	$10,610	1.3100%	$139	2.5%
Total							$1,807	

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following year. Based on discussio

[3] Assumes no annual inflation.

[4]See Schedule I. The Assessed Value for Class III property in District 15 are included.

[5]See Table 3 on Schedule VII.

[6]See Class III tax levy in Table 2 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harrison Tax Office. Assume necessary to receive discount.

Schedule IX-D: Projected Incremental Real Property Taxes Available for Debt Service - Class IV Incorporated Area of County (Existing Development

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class IV Incorporated Assessed Value[4]	Class IV Incorporated Base Value[5]	Estimated Class IV Incorporated Incremental Value	Harrison County Incorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class IV Incorporated Incremental Tax Revenues
1-Jul-23	1-Apr-25	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-24	1-Apr-26	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-25	1-Apr-27	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-26	1-Apr-28	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-27	1-Apr-29	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-28	1-Apr-30	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-29	1-Apr-31	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-30	1-Apr-32	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-31	1-Apr-33	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-32	1-Apr-34	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-33	1-Apr-35	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-34	1-Apr-36	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
1-Jul-35	1-Apr-37	100.0%	$94,423,180	($147,487)	$94,275,693	1.7768%	$1,675,091
Total							$21,776,177

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following ye Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See Schedule VI-C.These tax parcels are located within an incorporated area of the County. Source: County of Harrison Office of the Assessor.

[5]See Table 3 on Schedule VII.

[6]See Class IV tax levy in Table 3 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harriso installments on or before the date necessary to receive discount.

Schedule IX-E: Projected Incremental Real Property Taxes Available for Debt Service - Class IV Incorporated Area of County (Pad-Ready Developme

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class IV Incorporated Assessed Value[4]	Class IV Incorporated Base Value[5]	Estimated Class IV Incorporated Incremental Value	Harrison County Incorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class IV Incorporated Incremental Tax Revenues
1-Jul-23	1-Apr-25	100.0%	$0	($2,753)	$0	1.7768%	$0
1-Jul-24	1-Apr-26	100.0%	$0	($2,753)	$0	1.7768%	$0
1-Jul-25	1-Apr-27	100.0%	$10,392,241	($2,753)	$10,389,488	1.7768%	$184,600
1-Jul-26	1-Apr-28	100.0%	$12,337,760	($2,753)	$12,335,007	1.7768%	$219,168
1-Jul-27	1-Apr-29	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-28	1-Apr-30	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-29	1-Apr-31	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-30	1-Apr-32	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-31	1-Apr-33	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-32	1-Apr-34	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-33	1-Apr-35	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-34	1-Apr-36	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
1-Jul-35	1-Apr-37	100.0%	$14,283,279	($2,753)	$14,280,526	1.7768%	$253,736
Total							$2,687,396

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following ye Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See Schedule V D. These tax parcels are located within an incorporated area of the County. Source: County of Harrison Office of the Assessor.

[5]See *Incorporated Area of County - Future Development* total in Table 5 on Schedule VII.

[6]See Class IV tax levy in Table 3 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harriso installments on or before the date necessary to receive discount.

Schedule IX-F: Projected Incremental Real Property Taxes Available for Debt Service - Class II Incorporated Area of County (Pad-Ready Developmen

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class II Incorporated Assessed Value[4]	Class II Incorporated Base Value[5]	Estimated Class II Incorporated Incremental Value	Harrison County Incorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class II Incorporated Incremental Tax Revenues
1-Jul-23	1-Apr-25	100.0%	$0	$0	$0	0.8884%	$0
1-Jul-24	1-Apr-26	100.0%	$1,260,000	$0	$1,260,000	0.8884%	$11,194
1-Jul-25	1-Apr-27	100.0%	$2,835,000	$0	$2,835,000	0.8884%	$25,186
1-Jul-26	1-Apr-28	100.0%	$4,095,000	$0	$4,095,000	0.8884%	$36,380
1-Jul-27	1-Apr-29	100.0%	$5,355,000	$0	$5,355,000	0.8884%	$47,574
1-Jul-28	1-Apr-30	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-29	1-Apr-31	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-30	1-Apr-32	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-31	1-Apr-33	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-32	1-Apr-34	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-33	1-Apr-35	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-34	1-Apr-36	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
1-Jul-35	1-Apr-37	100.0%	$6,615,000	$0	$6,615,000	0.8884%	$58,768
Total							$590,475

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following ye Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See Schedule V-D. These tax parcels are located within an incorporated area of the County. Source: County of Harrison Office of the Assessor.

[5]See *Incorporated Area of County Future Development* total in Table 5 on Schedule VII. Assumes all base value was initially assessed as Class II property

[6]See Class IV tax levy in Table 3 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harriso installments on or before the date necessary to receive discount.

Schedule X: Projected Total Incremental Real Property Taxes Available for Debt Service

Tax Year Ending	Projected Total Incremental Real Property Taxes Available for Debt Service					
	Class II	Class III	Class IV - Incorporated			Cl
	Unincorported[1]	Unincorported[2]	Completed Phase I & Existing Development[3]	Proposed Development[4]	Total	Pro
1-Apr-25	$0	$20,932	$1,633,213	$0	$1,633,213	
1-Apr-26	$0	$20,932	$1,633,213	$0	$1,633,213	
1-Apr-27	$0	$20,932	$1,633,213	$179,985	$1,813,199	
1-Apr-28	$0	$20,932	$1,633,213	$213,689	$1,846,902	
1-Apr-29	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-30	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-31	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-32	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-33	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-34	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-35	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-36	$0	$20,932	$1,633,213	$247,393	$1,880,606	
1-Apr-37	$0	$20,932	$1,633,213	$247,393	$1,880,606	
Total	$0	$272,119	$21,231,772	$2,620,211	$23,851,984	

MuniCap, Inc.

[1]See Schedule IX-A
[2]See Schedule IX-C.
[3]See Schedule IX-D.
[4]See Schedule IX-E.
[5]See Schedule IX-F.

Development District No. 3 - White Oaks Project
Harrison County, West Virginia

Personal Property Tax Increment Revenues

Schedule XI-A: Projected Incremental Personal Property Taxes Available for Debt Service - Class III Unincorporated Area of County

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Class III Incorporated Assessed Value[4]	Class III Incorporated Base Value[5]	Estimated Class III Incorporated Incremental Value	Harrison County Incorporated Property Tax Rate (Percentage of A.V.)[6]	Total Class III Incorporated Incremental Tax Revenues
1-Jul-23	1-Apr-25	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-24	1-Apr-26	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-25	1-Apr-27	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-26	1-Apr-28	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-27	1-Apr-29	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-28	1-Apr-30	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-29	1-Apr-31	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-30	1-Apr-32	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-31	1-Apr-33	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-32	1-Apr-34	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-33	1-Apr-35	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-34	1-Apr-36	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
1-Jul-35	1-Apr-37	100.0%	$96,110	$0	$96,110	1.3100%	$1,259
Total							$16,368

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following ye Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See *Class II Property (Existing Development)* on Schedule II.

[5]Represents the 2007 Taxable Base Assessed Values for personal property as reported by the County of Harrison Office of the Assessor.

[6]See Class IV tax levy in Table 2 on Schedule VIII.

[7]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harriso installments on or before the date necessary to receive discount.

Schedule XI-B: Projected Incremental Personal Property Taxes Available for Debt Service - Class IV Incorporated Area of County

Assessed As Of[1]	Tax Year Ending[2]	Inflation Factor[3]	Total Current Class IV Incorporated Assessed Value[4]	Total Future Class IV Incorporated Assessed Value[5]	Total Class IV Incorporated Assessed Value	Class IV Incorporated Base Value[6]	Estimated Class IV Incorporated Incremental Value	Harrison County Incorporated Property Tax Rate (Percentage of A.V.)[7]
1-Jul-23	1-Apr-25	100.0%	$20,853,394	$0	$20,853,394	$0	$20,853,394	1.7768%
1-Jul-24	1-Apr-26	100.0%	$20,853,394	$0	$20,853,394	$0	$20,853,394	1.7768%
1-Jul-25	1-Apr-27	100.0%	$20,853,394	$8,828,937	$29,682,331	$0	$29,682,331	1.7768%
1-Jul-26	1-Apr-28	100.0%	$20,853,394	$8,931,563	$29,784,957	$0	$29,784,957	1.7768%
1-Jul-27	1-Apr-29	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-28	1-Apr-30	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-29	1-Apr-31	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-30	1-Apr-32	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-31	1-Apr-33	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-32	1-Apr-34	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-33	1-Apr-35	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-34	1-Apr-36	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
1-Jul-35	1-Apr-37	100.0%	$20,853,394	$9,034,188	$29,887,582	$0	$29,887,582	1.7768%
Total								

MuniCap, Inc.

[1]Property is reassessed annually as of July 1. Based on discussions held with individuals at the County of Harrison Office of the Assessor.

[2]Property tax bills are mailed July 15th of each year and are based on the assessed value for the property as of July 1 of the proceeding year. Property taxes are due without penalty as of April 1st of the following year Harrison Tax Office.

[3]Assumes no annual inflation.

[4]See Class Iv Property (Existing Development) on Schedule II.

[5]Represents when future Personal Property will be realized based on the development coming online. See Schedule III.

[6]Represents the 2007 Taxable Base Assessed Values for personal property as reported by the County of Harrison Office of the Assessor.

[7]See Class IV tax levy in Table 3 on Schedule VIII.

[8]Property taxes paid in two installments on or before September 1 and March 1 of each year receive a 2.5% discount on the property tax liability. Based on discussions held with individuals at the County of Harrison installments on or before the date necessary to receive discount.

Schedule XII: Projected Total Incremental Personal Property Taxes Available for D

Tax Year Ending	Projected Total Incremental Personal Property Taxes Available for Debt S Class III Unincorported[1]	Class IV Incorported[2]	Total
1-Apr-25	$1,228	$361,260	$362,48
1-Apr-26	$1,228	$361,260	$362,48
1-Apr-27	$1,228	$514,211	$515,43
1-Apr-28	$1,228	$515,989	$517,21
1-Apr-29	$1,228	$517,766	$518,99
1-Apr-30	$1,228	$517,766	$518,99
1-Apr-31	$1,228	$517,766	$518,99
1-Apr-32	$1,228	$517,766	$518,99
1-Apr-33	$1,228	$517,766	$518,99
1-Apr-34	$1,228	$517,766	$518,99
1-Apr-35	$1,228	$517,766	$518,99
1-Apr-36	$1,228	$517,766	$518,99
1-Apr-37	$1,228	$517,766	$518,99
Total	$15,958	$6,412,618	$6,428,5

MuniCap, Inc.

[1]See Schedule XI-A.
[2]See Schedule XI-B.

Development District No. 3 - White Oaks Project
Harrison County, West Virginia

Total Property Tax Increment Revenues

Schedule XIII: Projected Total Incremental Property Taxes Available for De Service

Tax Year Ending	Projected Total Incremental Property Taxes Available for Debt Servic		
	Real Property[1]	Personal Property[2]	Total
1-Apr-25	$1,654,145	$362,488	$2,016,633
1-Apr-26	$1,665,059	$362,488	$2,027,547
1-Apr-27	$1,858,687	$515,438	$2,374,126
1-Apr-28	$1,903,305	$517,216	$2,420,521
1-Apr-29	$1,947,923	$518,994	$2,466,917
1-Apr-30	$1,958,837	$518,994	$2,477,831
1-Apr-31	$1,958,837	$518,994	$2,477,831
1-Apr-32	$1,958,837	$518,994	$2,477,831
1-Apr-33	$1,958,837	$518,994	$2,477,831
1-Apr-34	$1,958,837	$518,994	$2,477,831
1-Apr-35	$1,958,837	$518,994	$2,477,831
1-Apr-36	$1,958,837	$518,994	$2,477,831
1-Apr-37	$1,958,837	$518,994	$2,477,831
Total	$24,699,816	$6,428,576	$31,128,392

MuniCap, Inc. *19-Ma*

[1]See Schedule X.

[2]See Schedule XII.

Schedule XIV: Total Projected Debt Service Coverage

Assessed As Of	Tax Year Ending	Bond Year Ending	Inflation Factor	Projected Tax Increment Revenue[1]	Net Annual Senior Debt Service (Series 2021 A)[2]	Projected Annual Excess Tax Increment Revenues	Projected Senior Debt Service Coverage	Net Annua Debt Servic (Series 2021 I
1-Jul-23	1-Apr-25	01-Jun-25	100.0%	$2,016,633	$1,572,433	$444,201	128.2%	$444,201
1-Jul-24	1-Apr-26	01-Jun-26	100.0%	$2,027,547	$1,572,458	$455,090	128.9%	$455,090
1-Jul-25	1-Apr-27	01-Jun-27	100.0%	$2,374,126	$1,571,658	$802,468	151.1%	$802,468
1-Jul-26	1-Apr-28	01-Jun-28	100.0%	$2,420,521	$1,572,033	$848,489	154.0%	$848,489
1-Jul-27	1-Apr-29	01-Jun-29	100.0%	$2,466,917	$1,572,528	$894,389	156.9%	$894,389
1-Jul-28	1-Apr-30	01-Jun-30	100.0%	$2,477,831	$1,572,115	$905,716	157.6%	$905,716
1-Jul-29	1-Apr-31	01-Jun-31	100.0%	$2,477,831	$1,571,795	$906,036	157.6%	$906,036
1-Jul-30	1-Apr-32	01-Jun-32	100.0%	$2,477,831	$1,572,540	$905,291	157.6%	$905,291
1-Jul-31	1-Apr-33	01-Jun-33	100.0%	$2,477,831	$1,572,295	$905,536	157.6%	$905,536
1-Jul-32	1-Apr-34	01-Jun-34	100.0%	$2,477,831	$1,572,060	$905,771	157.6%	$905,771
1-Jul-33	1-Apr-35	01-Jun-35	100.0%	$2,477,831	$1,571,808	$906,023	157.6%	$906,023
1-Jul-34	1-Apr-36	01-Jun-36	100.0%	$2,477,831	$1,572,510	$905,321	157.6%	$904,133
1-Jul-35	1-Apr-37	01-Jun-37	100.0%	$2,477,831	$1,571,843	$905,988	157.6%	$0
Total				$31,128,392	$20,438,073	$10,690,319		$9,783,143

MuniCap, Inc.

[1]See Schedule XIII.

[2]Based on scheduled debt service.

[3]Estimated by MuniCap. See Schedule XVII. Assumes developer-held bonds with super-sinker structure.

Development District No. 3 - White Oaks Project
Harrison County, West Virginia

Comparable Properties

Schedule XV-A: Assessed Value of Comparable Properties - Real Property[1]

Property Type	Address	County	Constructed	Property Area (GSF)	Building Area (GSF)	Total Appraised Value
Residential						
Apartments				*(units)*[3]		
The Domain	5000 Domain Dr	Monongalia	2012	336	461,018	$30,245,900
Black Bear Village	380 Richard Harrison Way	Monongalia	2019	250	279,504	$24,707,700
State of Campus Morgantown[4]	331 Beechurst Ave	Monongalia	2013	232	415,098	$27,771,400
The Lofts Apartments	5000 Station Ave	Monongalia	2010	218	285,649	$21,094,500
Sub-total apartments						
Car Dealership						
Harry Green Chevrolet Sales	1858 E Pike St	Harrison	-	420,790	-	$293,000
Ken Ganley Kia Clarksburg	97 Joy Ln	Harrison	2018	196,891	31,450	$4,910,100
Ursc Honda	772 Barnetts Run Rd	Harrison	1996	131,116	18,265	$1,510,400
Dan Cava's Buick GMC	1221 Johnson Ave	Harrison	2016	87,991	8,800	$2,803,000
Volkswagen Clarksburg	730 Lodgeville Rd	Harrison	2021	331,927	23,604	$4,622,200
Sub-total car dealership						

MuniCap, Inc.

[1]Based on research on Monongalia County Assessor data, Harrison County Assessor data and West Virginia Property Viewer. All information accessed by MuniCap on 5/1/2023.

[2]Values used for projections of tax increment herein are shown in bold italics.

[3]Unit count based on information accessed on CoStar as of 5/1/2023.

[4]Current values based on tax year 2022.

Schedule XV-A: Assessed Value of Comparable Properties - Real Property, continued[1]

Development Type	Address	County	Built	Appraised Value Land	Building	Total	Assessment Ratio[2]	Assess Value
Single-Family Detached								
Hunter's Chase	174 Ashbrooke Ct	Harrison	2014	$89,700	$258,200	$347,900	60%	$208,7
Hunter's Chase	128 Ashbrooke Ct	Harrison	2018	$87,200	$232,700	$319,900	60%	$191,9
Hunter's Chase	192 Ashbrooke Ct	Harrison	2012	$91,800	$288,300	$380,100	60%	$228,0
Worthington Village	39 Kingston Dr	Harrison	2015	$89,700	$163,900	$253,600	60%	$152,1
Worthington Village	47 Kingston Dr	Harrison	2011	$89,700	$209,400	$299,100	60%	$179,4
Worthington Village	92 Bancroft Ct	Harrison	2015	$119,200	$291,400	$410,600	60%	$246,3
Worthington Village	76 Bancroft Ct	Harrison	2009	$128,700	$377,900	$506,600	60%	$303,9
Worthington Village	169 Salisbury Cir	Harrison	2019	$50,200	$400,000	$450,200	60%	$270,1
Worthington Village	231 Kingston Dr	Harrison	2019	$94,200	$274,000	$368,200	60%	$220,9
Worthington Village	213 Kingston Dr	Harrison	2019	$88,500	$366,700	$455,200	60%	$273,1
Worthington Village	193 Kingston Dr	Harrison	2019	$88,500	$274,200	$362,700	60%	$217,6
Worthington Village	63 Kingston Dr	Harrison	2020	$86,000	$366,900	$452,900	60%	$271,7
Worthington Village	1170 Worthington Dr	Harrison	2010	$114,100	$235,300	$349,400	60%	$209,6
Worthington Village	14 Kingston DR	Harrison	2009	$86,000	$271,800	$357,800	60%	$214,6
Worthington Village	242 Salisbury Cir	Harrison	2020	$88,500	$269,300	$357,800	60%	$214,6
Worthington Village	228 Salisbury Cir	Harrison	2020	$90,500	$264,400	$354,900	60%	$212,9
Worthington Village	208 Salisbury Cir	Harrison	2020	$139,400	$347,900	$487,300	60%	$292,3
Worthington Village	196 Salisbury Cir	Harrison	2020	$90,500	$185,500	$276,000	60%	$165,6
Worthington Village	180 Salisbury Cir	Harrison	2020	$86,000	$240,100	$326,100	60%	$195,6
Worthington Village	168 Salisbury Cir	Harrison	2020	$86,000	$223,100	$309,100	60%	$185,4
Meadland Farms Lot	16 Beechwood Ct	Taylor	2014	$65,000	$321,700	$386,700	60%	$232,0
Meadland Farms Lot	383 Ashberry Dr	Taylor	2010	$62,500	$277,700	$340,200	60%	$204,1
Average value per SF								***$222.3***
Townhouse								
Barrington Townhomes	40 Barrington Ct #115	Harrison	2013	$30,000	$135,300	$165,300	60%	$99,18
Barrington Townhomes	40 Barrington Ct #114	Harrison	2013	$30,000	$142,300	$172,300	60%	$103,3
Barrington Townhomes	40 Barrington Ct #107	Harrison	2015	$30,000	$174,500	$204,500	60%	$122,7
Barrington Townhomes	40 Barrington Ct #108	Harrison	2015	$30,000	$148,200	$178,200	60%	$106,9
Average value per SF								$108,0
Duplex								
Parkview Village	75 Berkshire Cir	Harrison	2019	$48,100	$308,100	$356,200	60%	$213,7
Parkview Village	140 Berkshire Cir	Harrison	2013	$48,100	$264,100	$312,200	60%	$187,3
Parkview Village	211 Berkshire Cir	Harrison	2013	$48,500	$263,100	$311,600	60%	$186,9
Average value per SF								$196,0

MuniCap, Inc.

[1]Based on information obtained from the County of Harrison Office of the Assessor. Value chosen is underlined and shown in bold and italics.

[2]Assessed value represents 60% of market or appraised value. Based on discussion held with individuals at the County of Harrison Office of the Assessor.

Schedule XV-B: Assessed Value of Comparable Properties - Personal Property

Property Type	Address	County	Constructed	Property Area[1] (GSF)
Residential				
Apartments				*(units)*
The Domain[3]	5000 Domain Dr	Monongalia	2012	336
Sub-total apartments				
Vehicle Dealership				
Tractor Guys	14 Tunnel Hill Dr	Harrison	2013	25,000
Triple S Harley Davidson	7300 Willie G Ave	Monongalia	2013	34,720
Ken Ganley Kia Clarksburg	97 Joy Ln	Harrison	2018	31,450
Premier Chevrolet	5392 University Town Centre D	Monongalia	2013	30,000
Lithia Ford/Lincoln	501 Mary Jane Wood Circle	Monongalia	2017	30,000
Sub-total vehicle dealership				

MuniCap, Inc.

[1]Based on information provided by West Ridge, Inc., except as noted. Dates, uses, and square footages represent best estimates at the time of this writing. The Developer does not cont information provided. The Developer does not guarantee or warrant the development program and schedule shown herein.

[2]Based on Monongalia County Assessor & Harrison County Assessor data. All information accessed by MuniCap on 5/1/2023. Values used for projections of tax increment herein are sl

Development District No. 3 - White Oaks Project
Harrison County, West Virginia

BOND PROJECTIONS
2021 B Bonds Restructured

Schedule XVI: Sources and Uses of Funds - Bond Issuance Assumptions

	Restructured 2021 B Bonds	
	Proceeds	Percent
Sources of funds:		
Total bond proceeds	$6,422,000	100.0%
Interest earned in the improvement fund (see Schedule IV)	$0	0.0%
Total sources of funds	$6,422,000	100.0%
Uses of funds:		
2021B Bonds Outstanding and Additional Bonds	$6,247,000	97.3%
Issuance costs	$175,000	2.7%
Underwriter's discount	$0	0.0%
Capitalized interest (see Schedule III)	$0	0.0%
Reserve fund	$0	0.0%
Rounding	$0	0.0%
Total uses of funds	$6,422,000	100.0%

Assumptions:	
Bond maturity	14 years
Interest only	0 years
Amortization	14 years
Coupon rate[1]:	5.00%
Reinvestment rates:	
Reserve fund[2]	3.92%
Improvement fund[2]	3.28%
Capitalized interest[2]	3.92%
Bond issuance date[1]	15-Jul-23
Payment dates:	
Interest	June 1 and December 1
Principal	June 1
Capitalized interest:	
Interest fully funded through	-
Months interest fully funded	-

MuniCap, Inc. *19-May-23*

[1]Rate assumed based on current coupon of Series 2021 B Bonds.

[2]Represents the rate of return of a six month US government security as of May 5, 2023. Source: US Department of the Treasury.

Schedule XVII: Projected Repayment of Restructured 2021 B Bonds

Development Year Ending	Tax Year Ending	Bond Year Ending	Beginning Balance	Bonds Drawn At Closing[3]	Total Tax Revenues Available[2]	Interest Expenses	Interest Rate[1]	Capitalized Interest	Administrative Expsenses[3]	Interest Paid	Principal Paid
1 Jul 21	1-Apr 23	15 Jul 23	$0	$6,422,000	$0	$0	5.00%	$0		$0	$0
1 Jul 22	1 Apr 24	1 Jun 24	$6,422,000	$0	$348,406	$287,206	5.00%	$0	$61,200	$287,206	$0
1 Jul 23	1 Apr-25	1 Jun 25	$6,422,000	$0	$444,201	$321,100	5.00%	$0	$62,424	$321,100	$60,677
1 Jul 24	1 Apr 26	1 Jun 26	$6,361,323	$0	$455,090	$318,066	5.00%	$0	$63,672	$318,066	$73,351
1 Jul-25	1-Apr-27	1 Jun 27	$6,287,973	$0	$802,468	$314,399	5.00%	$0	$64,946	$314,399	$423,124
1 Jul-26	1 Apr 28	1 Jun 28	$5,864,849	$0	$848,489	$293,242	5.00%	$0	$66,245	$293,242	$489,002
1 Jul 27	1 Apr 29	1 Jun 29	$5,375,847	$0	$894,389	$268,792	5.00%	$0	$67,570	$268,792	$558,027
1-Jul-28	1 Apr-30	1-Jun 30	$4,817,820	$0	$905,716	$240,891	5.00%	$0	$68,921	$240,891	$595,904
1 Jul 29	1 Apr 31	1 Jun 31	$4,221,916	$0	$906,036	$211,096	5.00%	$0	$70,300	$211,096	$624,641
1 Jul-30	1-Apr-32	1 Jun-32	$3,597,276	$0	$905,291	$179,864	5.00%	$0	$71,706	$179,864	$653,722
1-Jul-31	1-Apr-33	1-Jun-33	$2,943,554	$0	$905,536	$147,178	5.00%	$0	$73,140	$147,178	$685,219
1 Jul-32	1 Apr-34	1 Jun 34	$2,258,335	$0	$905,771	$112,917	5.00%	$0	$74,602	$112,917	$718,252
1 Jul 33	1 Apr 35	1-Jun 35	$1,540,084	$0	$906,023	$77,004	5.00%	$0	$76,095	$77,004	$752,925
1 Jul-34	1 Apr-36	1 Jun-36	$787,159	$0	$905,321	$39,358	5.00%	$0	$77,616	$39,358	$787,159
1 Jul 35	1 Apr 37	1 Jun 37	$0	$0	$905,988	$0	5.00%	$0	$0	$0	$0
1-Jul-36	1-Apr-38	1-Jun-38	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul 37	1 Apr 39	1 Jun 39	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-38	1-Apr-40	1-Jun-40	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul 39	1 Apr 41	1 Jun 41	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-40	1-Apr-42	1-Jun-42	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-41	1-Apr-43	1-Jun-43	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-42	1-Apr-44	1-Jun-44	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-43	1-Apr-45	1-Jun-45	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul-44	1 Apr 46	1 Jun 46	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-45	1-Apr-47	1-Jun-47	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-46	1 Apr-48	1 Jun 48	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul 47	1 Apr-49	1-Jun-49	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-48	1-Apr-50	1-Jun-50	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul 49	1 Apr 51	1 Jun 51	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-50	1-Apr-52	1-Jun-52	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul 51	1 Apr 53	1 Jun 53	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-52	1-Apr-54	1-Jun-54	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul 53	1 Apr 55	1 Jun 55	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul-54	1-Apr-56	1-Jun-56	$0	$0	$0	$0	5.00%	$0		$0	$0
1-Jul 55	1 Apr 57	1 Jun 57	$0	$0	$0	$0	5.00%	$0		$0	$0
1 Jul-56	1 Apr-58	1-Jun 58	$0	$0	$0	$0	5.00%	$0		$0	$0
				$6,422,000	$11,038,725	$2,811,113		$0		$2,811,113	$6,422,000

MuniCap, Inc.

[1]See Schedule XVI

[2]See Schedule XIV

[3]Estimated by MuniCap

$_____
The County Commission of Harrison County
Amended and Restated
Subordinate Tax Increment Revenue Bonds
Series 2021 A Taxable
(Development District No. 3 – White Oaks)

CONTRACT OF EXCHANGE

THIS CONTRACT OF EXCHANGE is made as of the ____ day of _____, 2023, by and between High Tech Corridor Development, LLC, a West Virginia limited liability company (the "Purchaser"), and The County Commission of Harrison County (the "Issuer").

WHEREAS, the Issuer has authorized the issuance of its Amended and Restated Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks), in the aggregate principal amount of $_____ (the "Amended and Restated Series 2021 B Bonds"), and delivery of the Amended and Restated Series 2021 B Bonds to the Purchaser in exchange for delivery by the Purchaser to United Bank, as trustee (the "Trustee"), for cancellation of the Issuer's Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks), issued in the original aggregate principal amount of $4,195,000 (the "Original Series 2021 B Bonds") and currently outstanding in the amount of $_____ plus $_____ in accrued and unpaid interest; and

WHEREAS, the exchange of the Amended and Restated Series 2021 B Bonds for the Original Series 2021 B Bonds shall constitute payment in kind by the Purchaser for the portion of the Amended and Restated Series 2021 B Bonds advanced as of the date hereof in the amount of $_____, and $_____ remains available to be drawn on the Amended and Restated Series 2021 B Bonds.

NOW, THEREFORE, the parties mutually agree as follows:

1. Capitalized terms used and not otherwise defined herein shall have the respective meanings set forth in the Indenture of Trust dated as of May 25, 2021, by and between the Issuer and the Trustee (the "Original Indenture"), as amended and supplemented by the First Supplemental Indenture of Trust for the Amended and Restated Series 2021 B Bonds dated as of _____, 2023 (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture").

2. On the Date of Issue, the following actions shall occur, all of which must occur in order for any of the actions to occur:

a. The Amended and Restated Series 2021 B Bonds will be issued by the Issuer, authenticated by the Trustee and delivered to the Purchaser.

b. The Purchaser shall deliver the Original Series 2021 B Bonds to the Trustee for cancellation.

c. The Issuer and High Tech Corridor Development, LLC (the "Developer") will submit a requisition on the Series 2021 B Bonds Project Fund in the amount of $_____ and a requisition on the Series 2021 B Bonds Costs of Issuance Fund in the amount of $_____ to the Trustee for payment in accordance with the provisions of the Indenture.

3. Upon and subject to the terms, conditions and provisions set forth in this Contract of Exchange, the Purchaser hereby agrees to purchase from the Issuer, and the Issuer agrees to sell to the Purchaser, all but not less than all of the Amended and Restated Series 2021 B Bonds. The Amended and Restated Series 2021 B Bonds are to be issued under, for the purposes described in, have such terms and be secured as provided in the Indenture and shall contain the various terms set forth in Exhibit A hereto. The Amended and Restated Series 2021 B Bonds are junior and subordinate to the Issuer's $20,573,000 Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks) with respect to lien on, source of and security for payment from the Tax Increment Revenues and the funds on deposit from time to time in the TIF Fund and the Revenue Fund.

4. The Issuer represents, warrants and covenants as follows:

(a) The Issuer is a county commission validly created and existing under West Virginia law and has full power and authority pursuant to the Constitution of the State of West Virginia, the other laws of the State, including, without limitation, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), and any regulations promulgated thereunder, as the same are currently in effect (collectively, the "Laws"), to: (i) enter into this Contract of Exchange; (ii) adopt the Bond Order (as hereinafter defined); (iii) execute the First Supplemental Indenture; (iv) execute the First Amendment to Development Agreement dated as of the date hereof (the "First Amendment to Development Agreement"), between the Issuer and the Developer, which amends the Development Agreement, dated May 25, 2021 (the "Original Development Agreement" and together with the First Amendment to Development Agreement, the "Development Agreement"); (v) issue, sell and deliver the Amended and Restated Series 2021 B Bonds as provided in this Contract of Exchange; and (vi) perform its obligations under and as contemplated in this Contract of Exchange, the Bond Order, the First Supplemental Indenture, the Amended and Restated Series 2021 B Bonds, the First Amendment to Development Agreement and any documents or instruments required to be executed in connection with any of the foregoing (collectively, the "Transaction Documents"). The County Commissioners, the Clerk and the other officials of the Issuer have been duly and lawfully elected or appointed to such positions.

(b) The Issuer has, by an Authorizing Resolution and Order duly enacted on _____, 2023 (the "Bond Order"), which Bond Order has not been amended, further supplemented, rescinded or repealed, and which remains in full force and effect, duly authorized: (i) the issuance, execution and delivery of the Amended and Restated Series 2021 B Bonds; (ii) the execution, delivery and due performance of each of the Transaction Documents and of other documents, instruments, agreements and certificates and the taking of any action as may be required on the part of the Issuer to consummate the transactions contemplated by the Transaction Documents and any other documents, instruments, agreements and certificates relating to the issuance of the Amended and Restated Series 2021 B Bonds; and (iii) the principal amounts, maturities, interest rates and other terms of the Amended and Restated Series 2021 B Bonds. All

necessary approvals of the transactions contemplated by the Transaction Documents by the State of West Virginia, its officers and agencies, and of the Issuer, have been obtained; and there is no further requirement as to any other consent, approval, authorization or other order of, filing with, registration with, or certification by, any regulatory authority having jurisdiction over the Issuer and no election or referendum of or by any person, organization or public body whatsoever is required in connection with any of the foregoing transactions.

(c) The Amended and Restated Series 2021 B Bonds will conform to the description in the Bond Order and the Indenture, and when delivered to and paid for in kind by the Purchaser with respect to the exchange of the Original Series 2021 B Bonds and upon the funding of the requisitions submitted to the Trustee at the closing of the exchange, will have been duly authorized, executed, issued and delivered by, and will constitute valid and binding special limited obligations of the Issuer, payable from the sources specified in the Bond Order and Indenture, enforceable in accordance with its terms and the terms of the Bond Order and the Indenture, except as limited by bankruptcy, insolvency, reorganization, moratorium or other laws affecting creditors' rights and except to the extent that the enforceability may be limited by the application of general principles of equity. No event of default under the Indenture has occurred and is continuing, and no event has occurred and is continuing which, with the lapse of time or the giving of notice or both, would constitute such an event of default.

(d) Upon their due execution and delivery, the Transaction Documents will constitute legal, valid and binding obligations of the Issuer, enforceable in accordance with their terms and the terms of the Bond Order and the Indenture, except as limited by bankruptcy, insolvency, reorganization, moratorium or other laws affecting creditors' rights and except to the extent that the enforceability may be limited by the application of general principles of equity.

(e) The execution and delivery of the Transaction Documents, the adoption and entry of record of the Bond Order, and compliance with the provisions of the Transaction Documents, will not, to the best of our knowledge, conflict with or result in a violation of the Laws or, to the best of our knowledge, any other law to which the Transaction Documents or the transactions contemplated thereby are subject, including, without limitation, any debt limitations or other restrictions or conditions on the debt-issuing power of the Issuer, and, to the best of our knowledge, will not conflict with or result in a violation of, or breach of, or constitute a default under, any law or administrative regulation or, to the best of our knowledge, any of the terms, conditions or provisions of any judgment, decree, loan agreement, note, resolution, indenture, mortgage, deed of trust or other agreement or instrument to which the Issuer is a party or by which it is bound.

(f) No action, suit, inquiry, investigation or proceeding, at law or in equity, to which the Issuer is or would be a party, is pending or threatened, nor to the best of the knowledge of the Issuer, is any such matter to which the Issuer is not a party, pending or threatened, in or before any court, governmental agency, authority, body or arbitrator, which in any way: (i) affects the creation, organization or existence of the Issuer; or (ii) contests the title of the present members of the Issuer's governing body or other officers of the Issuer to their respective offices; or (iii) seeks to restrain or enjoin the issuance, sale or delivery of the Amended and Restated Series 2021 B Bonds or the execution and delivery of the Transaction Documents, or the pledge of the Trust Estate under the Indenture to secure the payment of the principal of and interest on the Amended

and Restated Series 2021 B Bonds (the "Trust Estate"); or (iv) contests or affects, in any way, the validity or enforceability of the Transaction Documents, the pledge of the Trust Estate, the powers or authority of the Issuer with respect to the Transaction Documents or with respect to the collection of Tax Increment Revenues; or (vi) contests or affects the exemption of the Amended and Restated Series 2021 B Bonds or the Indenture from registration with the United States Securities and Exchange Commission.

(g) Neither this Contract of Exchange nor any of the documents, certificates, contracts, or other information relating to the Issuer or the Amended and Restated Series 2021 B Bonds supplied to the Purchaser by the Issuer contains, to the best knowledge of the Issuer (in each case as of its date), an untrue statement of a material fact or omits a material fact necessary to make the statements and information contained herein or therein not misleading, in light of the circumstances under which they were made. None of the statements, documents, certificates or other items to be prepared or supplied by the Issuer in respect of the transactions contemplated herein will contain, to the best knowledge of the Issuer, an untrue statement of a material fact or omit a material fact necessary to make the statements and information contained therein not misleading, in light of the circumstances under which they will be made. There is no fact (other than matters of a general economic or political nature which do not affect the Issuer uniquely) known to the Issuer which the Issuer has not disclosed to the Purchaser and of which the Issuer is aware which materially and adversely affects or could materially and adversely affect the ability of the Issuer to timely satisfy its obligations to the Purchaser under the Transaction Documents. Notwithstanding the foregoing, or any other statement, covenant, representation or warranty contained herein, the Issuer makes no representation, warranty or covenant that the Tax Increment Revenues generated in the TIF District and/or the funds on deposit from time to time in the TIF Fund or the other funds and accounts maintained by the Trustee in connection with the Amended and Restated Series 2021 B Bonds will be in such amount as shall be sufficient to pay the principal of or interest on the Amended and Restated Series 2021 B Bonds as the same become due and payable. The Issuer makes no representation or warranty that actual Tax Increment Revenue collections in the TIF District will equal or approximate any Tax Increment Revenue projections which have been provided to the Purchaser for the TIF District in connection with its purchase of the Amended and Restated Series 2021 B Bonds, and the Purchaser acknowledges and recognizes that the actual Tax Increment Revenues generated in the TIF District may vary significantly from the estimates contained in such projections. The Issuer has not prepared or circulated any Tax Increment Revenue projections with respect to the TIF District and the Issuer provides no assurances, express or implied, as to the accuracy or reasonableness of any Tax Increment Revenue projections which have been provided to the Purchaser with respect to the Amended and Restated Series 2021 B Bonds or as to the assumptions underlying such Tax Increment Revenue projections.

(h) The covenants, representations and warranties of the Issuer contained in the Indenture will, when the First Supplemental Indenture is executed and delivered by the Issuer, to the best knowledge of the Issuer, be true and correct in all material respects.

(i) The Issuer will not intentionally take or omit to take any action which will in any way result in the proceeds from the sale of the Amended and Restated Series 2021 B Bonds being applied in a manner other than as provided in the Bond Order and the Indenture.

(j) Any certification signed by the President of the Issuer, or by a duly appointed and acting deputy or assistant of said official on his or her behalf, and delivered to the Purchaser shall be deemed a representation and warranty by the Issuer to the Purchaser as to the truth of the statements made by the Issuer in that certificate.

5. The Purchaser represents as follows:

(a) The Purchaser has full power and authority to execute and deliver this Contract of Exchange, to make the representations and warranties specified herein, and to consummate the transactions contemplated herein, and it has the full right and power to purchase the Amended and Restated Series 2021 B Bonds and perform its obligations pursuant to this Contract of Exchange.

(b) The Purchaser has full power and authority to execute and deliver an Investment Letter with respect to its purchase of the Amended and Restated Series 2021 B Bonds and the representations on the part of the Purchaser contained therein with respect to its qualification to purchase the Amended and Restated Series 2021 B Bonds are accurate.

(c) No filing with, or authorization, approval, consent, license, order, registration, qualification or decree of, any governmental body, agency or court having jurisdiction over the Purchaser, other than those that have been made or obtained, is necessary or required for the performance by the Purchaser of its obligations under this Contract of Exchange or to consummate the transactions contemplated herein.

(d) This Contract of Exchange has been duly authorized, executed and delivered by the Purchaser.

(e) To the best of its knowledge, after reasonable inquiry, the Purchaser is not in violation of or default under any term or any provision of any agreement, instrument or contract or other document to which it is a party or by which it is bound or of any statute, rule or regulation applicable to the Purchaser which would prevent the Purchaser from performing any material obligation set forth in this Contract of Exchange. The execution, delivery and performance of and compliance with this Contract of Exchange, and the consummation of the transactions contemplated herein, will not, with or without the passage of time or giving of notice, result in any such material violation, or be in conflict with or constitute a default under any such term applicable to the Purchaser or its business or operations which would prevent the Purchaser from performing any material obligations set forth in this Contract of Exchange.

6. In connection with the exchange of the Amended and Restated Series 2021 B Bonds for the Original Series 2021 B Bonds, the following documents must be properly executed, certified or otherwise verified, dated as of such date and in such form, as may be satisfactory to Bond Counsel and the Purchaser, shall be delivered:

(a) An opinion of Bond Counsel, with respect to the due authorization, legality, validity and enforceability of the Amended and Restated Series 2021 B Bonds and the Indenture, the validity and enforceability of the subordinate security interest in the Trust Estate, and certain

legal matters relating to the Issuer and its issuance, sale and delivery of the Amended and Restated Series 2021 B Bonds;

(b) A letter from the Purchaser indicating its qualification to purchase the Amended and Restated Series 2021 B Bonds either as an Accredited Investor pursuant to 17 CFR §230.501 or as a Qualified Institutional Buyer pursuant to 17 CFR §230.144A and indicating the understanding of the Purchaser with respect to certain risks associated with its purchase of the Amended and Restated Series 2021 B Bonds;

(c) The Bond Order, the enactment of which shall be certified by the Clerk of the Issuer;

(d) Fully executed counterpart originals of the Transaction Documents; and

(e) Such additional certificates, proceedings, opinions, instruments and other documents as the Purchaser and Bond Counsel to the Issuer shall require in connection with the execution and delivery of the Amended and Restated Series 2021 B Bonds.

7. The Purchaser is aware that the assessment and collection of Tax Increment Revenues from the TIF District involve certain economic variables and risks, outside the control or influence of the Issuer, that could adversely affect the security of its investment in the Amended and Restated Series 2021 B Bonds, including, without limitation, (i) potential negative financial conditions, including, but not limited to, bankruptcy or insolvency proceedings, of major property owners within the TIF District, (ii) declining assessed values within the TIF District due to economic conditions or other factors, (iii) the risk of catastrophic loss of properties within the TIF District, (iv) the discretion of the Office of the Assessor of Harrison County in determining the assessed value of the real and personal property in the TIF District, (v) the current ownership or acquisition of property located in the TIF District by entities that are exempt from or not subject to ad valorem taxation of real and personal property pursuant to applicable law, including, but not limited to Chapter 11, Article 3, Section 9 of the Code of West Virginia, 1931, as amended, (vi) the successful appeal by taxpayers within the TIF District of the assessed values and/or property taxes payable with respect to property located in the TIF District, (vii) exonerations of property taxes otherwise due and payable by the Issuer sitting as a Board of Equalization and Review, a Board of Assessment Appeals or otherwise, (viii) a reduction in tax levy rates with respect to real and personal property, and (ix) the assessment of ad valorem property taxes on operating public utility property located within the TIF District by the West Virginia Board of Public Works and the payment of the applicable property tax associated therewith to the West Virginia Auditor's Office rather than the Sheriff of Harrison County with the result that the incremental property tax revenues associated therewith are not deposited into the TIF Fund for the TIF District and therefore not available for repayment of the Amended and Restated Series 2021 B Bonds. ***The Purchaser acknowledges that there are no assurances or guarantees that the value of real and personal property will be at levels sufficient to generate Tax Increment Revenues as pledged under the Indenture to pay debt service on the Amended and Restated Series 2021 B Bonds and to meet the obligations under the Indenture.***

8. Governing Law. This Contract of Exchange shall be governed by and construed in accordance with the laws of the State of West Virginia.

9. Severability. If any Section, paragraph, sentence, clause or phrase of this Contract of Exchange shall for any reason be held illegal or unenforceable, such holding shall not affect the validity of the remaining portions of this Contract of Exchange.

10. Counterparts. This Contract of Exchange may be executed in counterparts, each of which shall be deemed an original.

[Remainder of Page Intentionally Left Blank]

IN WITNESS WHEREOF, the parties hereto have each caused this Contract of Exchange to be duly executed by their respective officers or other representatives thereunto duly authorized as of the date first above written.

HIGH TECH CORRIDOR DEVELOPMENT, LLC

By: _____
Name:
Title:

THE COUNTY COMMISSION OF HARRISON COUNTY

By: _____
Name: Susan Thomas
Title: President

EXHIBIT A

Terms of Amended and Restated Series 2021 B Bonds

- Issuer: The County Commission of Harrison County (the "Issuer").

- Par Amount of Bonds: $_____ Amended and Restated Subordinate Tax Increment Revenue Bonds, Series 2021 A Taxable (Development District No. 3 – White Oaks) (the "Amended and Restated Series 2021 B Bonds").

- Draw Down Bonds: The initial par and authorized principal amount of the Amended and Restated Series 2021 B Bonds shall be $_____. However, a portion of the principal amount of the Amended and Restated Series 2021 B Bonds in the amount of $_____ has been previously advanced by the Purchaser for the purposes of paying requisitions submitted by the Issuer and Developer for payment of costs of the Phase III TIF Project and costs of issuance of the Original Series 2021 B Bonds. Additionally, the Issuer and the Developer have submitted requisitions for payment on the Closing Date from the Series 2021 B Bonds Project Fund in the amount of $_____ and from the Series 2021 B Bonds Costs of Issuance Fund in the amount of $_____. Following the Closing Date, additional proceeds of the Amended and Restated Series 2021 B Bonds in the amount of $_____ shall be available for requisitioning by the Developer and the Issuer for the sole purpose of paying costs of the TIF Project prior to May 25, 2024. Upon the advance by the Purchaser of the monies necessary in order to fund such requisitions a corresponding amount of the principal amount and purchase price of the Amended and Restated Series 2021 B Bonds shall be deemed to be purchased by the Purchaser. The Trustee shall maintain the official record of advances of the principal amount and purchase price of the Amended and Restated Series 2021 B Bonds. Interest shall only accrue on the principal amount of the Amended and Restated Series 2021 B Bonds which has been funded by the Purchaser from time to time.

- Purchaser: All of the Amended and Restated Series 2021 B Bonds will be placed directly with High Tech Corridor Development, LLC (the "Purchaser").

- Delivery Date: The date of issuance and delivery of the Amended and Restated Series 2021 B Bonds to the Purchaser, being on or about _____, 2023.

- Interest Rate: The Amended and Restated Series 2021 B Bonds shall bear interest at the fixed rate of 5.00% per annum.

- Security: The Indenture of Trust dated May 25, 2021 (the "Original Indenture") by and between the Issuer and United Bank, as trustee (the "Trustee"), as the same has been supplemented by the First Supplemental Indenture of Trust dated _____, 2023, by and between the Issuer and the Trustee (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture"; terms used in this Exhibit A and not otherwise defined have the meanings set forth in the Indenture), pursuant to which the Amended and Restated Series 2021 B Bonds are issued, includes a covenant by the Issuer to transfer to the Trustee, on or before the 10th day of each month all Tax Increment Revenues received

by the Sheriff of Harrison County, West Virginia and deposited in the TIF Fund. The Amended and Restated Series 2021 B Bonds will have a junior and subordinate lien to The County Commission of Harrison County Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks) (the "Series 2021 A Bonds"), on the Tax Increment Revenues on deposit with the Trustee after payment of annual administrative and other expenses of the Development District. The Amended and Restated Series 2021 B Bonds will also be secured by a first lien on certain funds and accounts established for the Amended and Restated Series 2021 B Bonds pursuant to the Indenture (see the Indenture for a full description of the security for the Amended and Restated Series 2021 B Bonds and such funds and accounts).

- Maturity: The date on which the principal of the Amended and Restated Series 2021 B Bonds which has been drawn down by the Issuer and other appropriate parties and advanced by the Purchaser and not theretofore repaid pursuant to optional or mandatory redemption as provided in the Indenture, together with all interest thereon remaining unpaid at such time, becomes due and payable, which date for the Amended and Restated Series 2021 B Bonds is June 1, 2037 (the "Maturity Date").

  Pursuant to Section 10 of the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended, and Section 2.10 of the Indenture, notwithstanding any other provision of the Indenture to the contrary, the TIF District shall dissolve on the earlier date of the following: (i) payment in full or legal defeasance of the outstanding principal of and interest on all tax increment financing obligations that have been issued by the Issuer for the benefit of the TIF District, including, but not limited to, the Series 2021 A Bonds, any Additional Bonds issued on a parity therewith, any Additional Subordinate Bonds issued on a parity with the Amended and Restated Series 2021 B Bonds, or to refund such obligations, together with the satisfaction of all obligations on the TIF Fund for the payment of pay-as-you-go projects that have been approved for the TIF District, provided that there is no approved project plan for the TIF District which provides for the issuance of additional tax increment financing obligations for the TIF District not theretofore issued; or (ii) October 4, 2037, being 30 years from the date of creation of the TIF District by the Issuer.

  The Purchaser will agree that any principal or interest on the Amended and Restated Series 2021 B Bonds which remains due and payable following October 4, 2037 shall be waived and the Amended and Restated Series 2021 B Bonds shall thereupon be considered legally discharged and satisfied. Following October 4, 2037, the Issuer shall cause the Sheriff of Harrison County to transfer all funds then on deposit in the TIF Fund to the Revenue Fund, to be used, first for the payment of Administrative Expenses of the TIF District, and then for payment to the Bondholders of any Outstanding Series 2021 A Bonds, any Additional Bonds, the Amended and Restated Series 2021 B Bonds and any additional Subordinate Bonds in their order of priority.

- Bond Issue Denominations: The Amended and Restated Series 2021 B Bonds shall be issued in authorized denominations of $100,000 and any increment of $0.01 in excess thereof.

- Interest Payments: The Amended and Restated Series 2021 B Bonds shall bear interest based upon the principal amount of the Amended and Restated Series 2021 B Bonds advanced by the Purchaser from time to time and not theretofore repaid as indicated in the register of advances maintained by the Trustee as the official record of principal due. Interest on the Amended and Restated Series 2021 B Bonds shall be payable annually on June 1 of each year, commencing June 1, 2022.

- Delinquent Interest: Interest will not accrue on delinquent interest but will continue to accrue on Outstanding principal at the rate stated herein. Notwithstanding any other provision contained in the Indenture or in the Amended and Restated Series 2021 B Bonds, delinquent interest shall not accrue on the Amended and Restated Series 2021 B Bonds in excess of the sum of $_____ and such interest shall be capped at such amount.

- Principal Payments: The Amended and Restated Series 2021 B Bonds shall have no scheduled principal payments prior to their Maturity Date. The entire principal amount of the Amended and Restated Series 2021 B Bonds not theretofore repaid pursuant to optional or mandatory redemption as provided for in the Indenture and described herein shall be due and payable on the Maturity Date. The principal of the Amended and Restated Series 2021 B Bonds shall be subject to mandatory redemption and optional redemption prior to their Maturity Date as described below.

- Mandatory Redemption: The Amended and Restated Series 2021 B Bonds are subject to mandatory redemption and payment prior to maturity at a Redemption Price equal to 100% of the principal amount thereof then being redeemed plus accrued interest thereon on June 1 (or on such subsequent date as would permit the notice of redemption required by Section 3.03 of the Indenture to be given unless such notice is waived by the Bondholder) of each Bond Year, commencing June 1, 2022, from funds transferred from the Revenue Fund to the Series 2021 B Bonds Redemption Account for the redemption of Amended and Restated Series 2021 B Bonds in accordance with the Indenture. Such redemptions must be in $1,000 increments with the Amended and Restated Series 2021 B Bonds being equally and proportionately redeemed; provided that, unless all of the remaining principal of the Amended and Restated Series 2021 B Bonds is being paid in full, such optional redemption of principal shall at all times leave an Authorized Denomination of the Amended and Restated Series 2021 B Bonds outstanding.

- Optional Redemption: The Amended and Restated Series 2021 B Bonds are subject to redemption prior to maturity, at the option of the Issuer, as a whole or in part at any time at a Redemption Price equal to 100% of the principal amount redeemed, plus interest accrued thereon to the date set for redemption, with no redemption premium being due and payable. Such redemptions must be in $1,000 increments with the Amended and Restated Series 2021 B Bonds being equally and proportionately redeemed; provided that, unless all of the remaining principal of the Amended and Restated Series 2021 B Bonds is being paid in full, such optional redemption of principal shall at all times leave an Authorized Denomination of the Amended and Restated Series 2021 B Bonds outstanding.

- Additional Bonds and Subordinate Bonds: The Indenture provides for the issuance of Additional Bonds on a parity with respect to lien on, source of and security for payment with the Series 2021 A Bonds and the issuance of Subordinate Bonds which shall be junior and subordinate in all respects with respect to lien on, source of and security for payment with the Series 2021 A Bonds and any Additional Bonds then Outstanding upon the satisfaction of the conditions and in the manner provided in the Indenture. Subordinate Bonds may not be issued by the Issuer under the Indenture or any Supplemental Indenture without the prior written consent of 75% of the Owners of the Subordinate Bonds then Outstanding; provided that the Issuer may issue Subordinate Bonds to refund any then Outstanding Subordinate Bonds without the need to obtain any consents. See Section 2.06 of the Indenture for additional information regarding the issuance of Additional Bonds and Subordinate Bonds.

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

by and between

THE COUNTY COMMISSION OF HARRISON COUNTY
as Issuer

and

HIGH TECH CORRIDOR DEVELOPMENT, LLC
as Developer

Dated _____, 2023

$_____
The County Commission of Harrison County
Amended and Restated
Subordinate Tax Increment Revenue Bonds
Series 2021 A Taxable
(Development District No. 3 – White Oaks)

FIRST AMENDMENT TO DEVELOPMENT AGREEMENT

This **FIRST AMENDMENT TO DEVELOPMENT AGREEMENT** is made _____, 2023 (this "First Amendment"), supplementing and amending the Development Agreement made and entered into as of May 25, 2021 (the "Original Development Agreement" and together with this First Amendment, the "Development Agreement"), by and between **THE COUNTY COMMISSION OF HARRISON COUNTY**, a public corporation and governing body of Harrison County (the "Issuer") and **HIGH TECH CORRIDOR DEVELOPMENT, LLC**, a West Virginia limited liability company (the "Developer").

RECITALS

WHEREAS, the Issuer, under Chapter 7, Article 11B of the Code of West Virginia of 1931, as amended (the "TIF Act" or "Act"), has plenary power and authority to issue tax increment financing obligations to finance the costs of acquisition, construction and equipping of a project or projects included in a development or redevelopment plan approved by the West Virginia Development Office and adopted by the governing body of the Issuer, that are located within a development or redevelopment district, which project costs may include (i) interest prior to and during the acquisition, construction and equipping of a project and for a reasonable time thereafter; (ii) such reserves as may be required; (iii) reimbursement of costs of any interim financing or cash expenditures entered on behalf of projects in the development or redevelopment district; and (iv) any and all other expenses incidental to planning, carrying out and financing the project;

WHEREAS, pursuant to the Act, the Issuer, on October 4, 2007, following all necessary actions, publications, public hearings and approvals, entered an Order (the "District and Project Approval Order") approving and creating a development district to be known as the Harrison County Development District No. 3 - White Oaks (the "TIF District") as a development district under the provisions of the Act and, approving a project plan ("Project Plan No. 1") and establishing a tax increment financing fund for the TIF District (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;

WHEREAS, the Developer is the developer of the TIF District;

WHEREAS, Project Plan No. 1 provided for the use of tax increment financing for the design, acquisition, construction and equipping of certain projects for the development known as White Oaks in Harrison County, West Virginia, consisting generally 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;

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on May 21, 2015 approving a new project plan for the TIF District ("Project Plan No. 2") for the second phase of development in the TIF District, particularly certain public infrastructure improvements, 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 (the "Phase II TIF Project");

WHEREAS, following a public hearing and the approval of the Executive Director of the West Virginia Development Office, the Issuer entered an Order on December 28, 2018 approving the amendment of the Project Plan No. 2 to include additional phases of development of certain infrastructure projects within the TIF District, including, but not limited to: design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District ("Amended Project Plan No. 2");

WHEREAS, pursuant to a Bond Authorizing Order entered on May 12, 2021 (the "Original Bond Order"), the Issuer and United Bank (the "Trustee") entered into an Indenture of Trust dated May 25, 2021 (the "Original Indenture") under which the Issuer issued The County Commission of Harrison County Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 – White Oaks) (the "Series 2021 A Bonds"), and The County Commission of Harrison County Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks) (the "Original Series 2021 B Bonds");

WHEREAS, the Original Series 2021 B Bonds were dated May 25, 2021, and were issued in the aggregate principal amount of $4,195,000;

WHEREAS, the Issuer and the Trustee, with the written consent of the Developer, as the sole registered owner of the Series 2021 B Bonds, have entered into a First Supplemental Indenture of Trust, dated the date hereof (the "First Supplemental Indenture" and together with the Original Indenture, the "Indenture") in order to (i) increase the authorized principal amount of the Series 2021 B Bonds from $_____ to $_____, and (ii) issue the Amended and Restated Series 2021 B Bond No. BR-1 (the "Amended and Restated Series 2021 B Bond"); and

WHEREAS, the Issuer has adopted and entered on _____, 2023, an Authorizing Resolution and Order (the "Authorizing Resolution") authorizing this First Amendment and the First Supplemental Indenture and authorizing the issuance of the Amended and Restated Series 2021 B Bond.

NOW, THEREFORE, for and in consideration of the mutual covenants and agreements contained herein, the receipt and adequacy of which is hereby acknowledged by the parties hereto, the Issuer and the Developer covenant and agree as follows:

Section 1. Definitions.

All undefined capitalized terms used in this First Amendment and not defined herein shall have the meanings set forth in the Original Development Agreement or in the Indenture, unless a different meaning clearly appears from the context.

Section 1.01 of the Original Development Agreement is hereby amended and restated so as to read, in relevant part, as follows:

"Bond Order" means the Bond Authorizing Order of the Issuer adopted and entered of record on May 12, 2021, authorizing the issuance, sale and delivery of the original Series 2021 B Bonds, together with the Resolution and Order of the Issuer adopted and entered of record on _____, 2023, authorizing the amendment and restatement of the Series 2021 B Bonds.

"Indenture" means the Indenture of Trust, dated May 25, 2021, by and between the Issuer and the Trustee as the same has been supplemented and amended pursuant to the First Supplemental Indenture of Trust, dated _____, 2023, by and between the Issuer and the Trustee.

"Series 2021 B Bonds" means The County Commission of Harrison County Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks), dated May 25, 2021, issued in the aggregate principal amount of $4,195,000, as amended and restated by The County Commission of Harrison County Amended and Restated Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 – White Oaks), issued on _____, 2023, in the original aggregate principal amount of $_____ by the Issuer pursuant to the Indenture.

Section 2. The Developer hereby reaffirms the representations, warranties and covenants made by the Developer for the benefit of the Issuer pursuant to Section 8.01 of the Original Development Agreement. The Issuer hereby reaffirms the representations, warranties and covenants made by the Issuer to the Developer pursuant to Section 8.03 of the Original Development Agreement.

Section 3. Exhibit A – Project Description and Estimated Costs.

Exhibit A to the Original Development Agreement is hereby replaced in its entirety with **Exhibit A** hereto.

Section 4. Exhibit B – Form of Certificate of Completion.

Exhibit B to the Original Development Agreement is hereby replaced in its entirety with the Form of Certificate of Completion attached hereto as **Exhibit B**.

Section 5. Counterparts.

This First Amendment may be executed in multiple counterparts, each of which shall be deemed an original.

[Signatures Follow]

IN WITNESS WHEREOF, the parties have executed this First Amendment to Development Agreement as of the day and year first above written.

THE COUNTY COMMISSION OF HARRISON COUNTY

By:_____
Its President

ATTEST:

By: _____
Its County Clerk

HIGH TECH CORRIDOR DEVELOPMENT, LLC, as Developer

By:_____
Its Authorized Officer

EXHIBIT A

PROJECT DESCRIPTION AND ESTIMATED COSTS

DESCRIPTION	ESTIMATED COST
The design, acquisition, construction and equipping of new road construction and road improvements, water, sewer, electric, gas and other necessary utility improvements, intersection improvements, curbing, traffic control, lighting, sidewalks and other related infrastructure, engineering, remediation, earthwork, site preparation, cut and fill, site infrastructure, and improvements to public infrastructure within the TIF District.	$_____*

*As of _____, 2023, proceeds of the Series 2021 B Bonds in the amount of $_____ have been previously requisitioned by the Issuer and the Developer for payment of costs of the Phase III TIF Project. Following the Closing Date on the Amended and Restated Series 2021 B Bond, proceeds of the Amended and Restated Series 2021 B Bond in the amount of $_____ remain available for requisitioning by the Issuer and the Developer on a draw down basis to cover additional components of the Phase III TIF Project as the Developer chooses to undertake same.

EXHIBIT B

$_____
The County Commission of Harrison County
Amended and Restated Subordinate Tax Increment Revenue Bonds
Series 2021 A Taxable
(Development District No. 3 – White Oaks)

FORM OF CERTIFICATE OF COMPLETION

The Phase III TIF Project described in the Development Agreement for the Series 2021 Bonds, dated May 25, 2021, by and between The County Commission of Harrison County, a public corporation and governing body of Harrison County, a political subdivision of the State of West Virginia and High Tech Corridor Development, LLC, as Project Developer and Series B Purchaser (the "Original Development Agreement"), as amended and supplemented by the First Amendment to Development Agreement, dated _____, 2023, by and between the Issuer and the Developer (the "First Amendment to Development Agreement" and together with the Original Development Agreement, the "Development Agreement"), has been reviewed and found, to the best knowledge, information and belief of the Resident Project Representative, to be substantially complete, as such term is defined in the American Institute of Architects (AIA) Document 2704™ 2000 Certificate of Substantial Completion, or as contemplated by the Construction Contract(s) for the Phase III TIF Project.

Date: _____

THE THRASHER GROUP,
as Resident Project Representative

By: _____
Its _____

LGSD BR (Ver. 2020)

Ora Ash, Deputy State Auditor
West Virginia State Auditor's Office
200 West Main Street
Clarksburg, WV 26301
Phone: 627-2415 ext. 5114
Fax: 304-340-5090
Email: lgs@wvsao.gov

REQUEST FOR REVISION TO APPROVED BUDGET

Subject to approval of the state auditor, the governing body requests that the budget be revised prior to the expenditure or obligation of funds for which no appropriation or insufficient appropriation currently exists. (§ 11-8-26a)

CONTROL NUMBER
FY: 2023-2024
Fund: 1
Rev No 1
Pages 1

Harrison County
GOVERNMENT ENTITY

Person To Contact Regarding Request:
Name: Laura Pysz
Phone: 304-624-8500
Fax: 304-624-8673
Email: lpysz@harrisoncountywv.gov

301 W Main St
STREET OR PO BOX

Clarksburg — CITY
26301 — ZIP CODE

COUNTY
Government Type

REVENUES: (net each acct.)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
299	Unassigned Fund Balance	3,400,000	495,757		3,895,757
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				

NET INCREASE/(DECREASE) Revenues (ALL PAGES) 495,757

COUNTIES-TRANSFERS TO THE GENERAL FUND FROM OTHER FUNDS MUST HAVE PRIOR APPROVAL OF AUDITOR'S OFFICE

EXPENDITURES: (net each account category)

(WV CODE 7-1-9)

ACCOUNT NUMBER	ACCOUNT DESCRIPTION	PREVIOUSLY APPROVED AMOUNT	(INCREASE)	(DECREASE)	REVISED AMOUNT
424	Courthouse	3,194,845	495,757		3,690,602
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				
	#N/A				

NET INCREASE/(DECREASE) Expenditures 495,757

APPROVED BY THE STATE AUDITOR

BY:
Deputy State Auditor, Local Government Services Div. **Date**

AUTHORIZED SIGNATURE OF ENTITY

APPROVAL DATE

RESOLUTION

At a regular session of the county commission, held (Month, day and year) July 26, 2023 the following order was made and entered:

SUBJECT: The revision of the Levy Estimate (Budget) for the County of Harrison. The following resolution was offered:

RESOLVED: That subject to approval of the State Auditor as ex officio chief inspector of public offices, the county commission does hereby direct the budget be revised PRIOR TO THE EXPENDITURE OR OBLIGATION OF FUNDS FOR WHICH NO APPROPRIATION OR INSUFFICIENT APPROPRIATION CURRENTLY EXISTS, as shown on budget revision number 001, a copy of which is entered as part of this record.

The adoption of the foregoing resolution having been moved by _____, and duly seconded by _____ the vote thereon was as follows:

Susan Thomas	Yes or No
David Hinkle	Yes or No
Patsy Trecost II	Yes or No

WHEREUPON, Susan Thomas, declared said resolution duly adopted, and it is therefore ADJUDGED and ORDERED that said resolution be, and the same is, hereby adopted as so stated above, and the Commission President is authorized to fix her signature on the attached "Request for Revision to Approved Budget" to be sent to the State Auditor for approval.

GENERAL COUNTY FUND BALANCE BR# FY 2024

$3,895,757.00	6/30/2023
$3,400,000.00	7/1/2023
$495,757.00	DIFFERENCE TO BE REVISED

$3,895,757.00	REVISED FUND BALANCE FOR FY 2024

AVENU

Fiscal Balance - INQUIRY

PACE

/20/2023
8:44 AM



Exit

Clear

Previous

Account Number 001101000 CASH - GENERAL COUNTY

Post Period 06 2023

Account Balance.....: 3895757.55

Enter

Budget Trans History | Encumbrance Trans Hist | Fiscal Balance | G/L Trans Hist | Period Balances

Fileset: I BA171S-3

AVENU

Period Balances - INQUIRY

PACE



Account Number 001299002 UNENC BALANCE BUDGETED

Post Period 07 2023

Period	Revised Budget	Revenues
07/2023	3400000.00	.00
08/2023	.00	.00
09/2023	.00	.00
10/2023	.00	.00
11/2023	.00	.00
12/2023	.00	.00
01/2024	.00	.00
02/2024	.00	.00
03/2024	.00	.00
04/2024	.00	.00
05/2024	.00	.00
06/2024	.00	.00

Exit

Clear

Previous

View Chart

Enter

Budget Trans History | Encumbrance Trans Hist | Fiscal Balance | G/L Trans Hist | Period Balances

Fileset: I BA171S-2

United States of America

A-1

State of West Virginia

County of Harrison, ss:

Clerk's Fiduciary Report

Estate from Wednesday, July 12, 2023, through Tuesday, July 18, 2023

The County Commission of Harrison County this day proceeded to examine the report of the Clerk of the Commission of the Fiduciary and Probate matters had before his during the vacation of the Commission, and it appearing to the Commission that all of the proceedings had therefore ordered that the said report and matters thereto contained be and the same is hereby ratified and confirmed. Said report is in words and figures as follows, to-wit:

On, Thursday, July 13, 2023, the following matters were disposed of in the presence of the Clerk:

The last will and testament of **MARJORIE (MARGIE) GRACE JACKSON**, deceased, was proved by the affidavit of the attesting witnesses and the same was admitted to probate and record.

WILLARD JACKSON JR, who was named in the last will and testament of **MARJORIE (MARGIE) GRACE JACKSON**, deceased, as EXECUTOR thereof, qualified as such. No bond was required.

The said estate of **TERESA ROBINSON**, deceased was referred to **JAMES A VARNER**, a FIDUCIARY COMMISSIONER for the Harrison County, for settlement thereof.

More than 31 days since the date of death or the surviving spouse or heir, upon a motion, **KIMBERLY DIANE KALLEL** was appointed and qualified as ADMINISTRATRIX of the estate of **FRED EUGENE KALLEL**, deceased. No bond was required.

More than 31 days since the date of death or the surviving spouse or heir, upon a motion, **SUSAN LEAH GARNER** was appointed and qualified as ADMINISTRATRIX of the estate of **IRENE HELEN MOSSBURG**, deceased. Bond was 200,000.00.

On, Friday, July 14, 2023, the following matters were disposed of in the presence of the Clerk:

The last will and testament of **ANGELA MARIE ABRUZZINO**, deceased, was proved by the affidavit of the attesting witnesses and the same was admitted to probate and record.

JAMES JOSEPH ABRUZZINO, who was named in the last will and testament of **ANGELA MARIE ABRUZZINO**, deceased, as EXECUTOR thereof, qualified as such. No bond was required.

On, Monday, July 17, 2023, the following matters were disposed of in the presence of the Clerk:

The said estate of **CAROL SUE KEAVNEY**, deceased was referred to **ROBERT L GREER**, a FIDUCIARY COMMISSIONER for the Harrison County, for settlement thereof.

The said estate of **ELEANORE VIRGINIA CHIPPS**, deceased was referred to **NORMAN T FARLEY**, a FIDUCIARY COMMISSIONER for the Harrison County, for settlement thereof.

On, Tuesday, July 18, 2023, the following matters were disposed of in the presence of the Clerk:

The last will and testament of **WILLIAM EDWARD BETLER**, deceased, was proved by the affidavit of the attesting witnesses and the same was admitted to probate and record.

DOUGLAS KENT BETLER, who was named in the last will and testament of **WILLIAM EDWARD BETLER**, deceased, as EXECUTOR thereof, qualified as such. No bond was required.

John R Spires
Clerk of the Harrison County Commission

Wednesday, July 26, 2023

Confirmed

C-1

CHARLES POINTE
COMMUNITY ENHANCEMENT DISTRICT BOARD

MINUTES OF REGULAR MEETING OF BOARD

The members of the Charles Pointe Community Enhancement District Board (the "Board") met in regular session, pursuant to notice duly given, on June 2, 2023, via video and telephonic conference duly noticed, at the hour of 3:00 p.m.

PRESENT: Denielle Hansberry
Theresa Scoville
John Walker

ABSENT: Sheriff Robert Matheny
Douglas Miley

ALSO PRESENT: Thomas L. Aman, Jr., Steptoe & Johnson PLLC, Counsel for the Harrison County Commission
James R. Christie, Counsel for Genesis Partners Limited Partnership
Jamie Corton, Genesis Partners Limited Partnership
Gordon Gendler, UMB Bank, Trustee for the Series 2008 B TIF Bonds
Mark A. Imbrogno, Jackson Kelly PLLC, Counsel for the Board
Patrick Kennedy, Municap, Inc.
Charles Kungu, Municap, Inc.
Samuel Metcalf, Municap, Inc.
Jason W. Turner, Steptoe & Johnson PLLC, Counsel for the Harrison County Commission
Seth Wilson, Bowles Rice LLP, Counsel to Dan Ryan Builders

John Walker, Chairman, announced that a quorum of members was present and that the meeting was open for any business properly before it.

As the first order of business, the Board considered the election of officers for the year 2023. Upon motion by Deni Hansberry, seconded by Terri Scoville, Mr. Walker was elected Chairman. Upon motion by Ms. Hansberry, seconded by Mr. Walker, Ms. Scoville was elected Secretary. Upon motion by Ms. Hansberry, seconded by Ms. Scoville, Sheriff Robert Matheny was elected Treasurer. Following election of officers, the new officers were seated, and Mr. Walker presided as Chairman for the remainder of the meeting.

The second order of business was consideration for approval of the minutes of the special meeting of the Board held on April 21, 2023, which had been provided to the Board members for review prior to the meeting. Upon motion by Ms. Hansberry, seconded by Ms. Scoville, the minutes were approved.

As the third order of business, the Board then considered for adoption a Resolution Approving CED Board Report; Approving the Sixteenth Revised Special Assessment Roll; Approving the Providing of Certain Notices With Respect to CED Assessments; and Approving Other Matters Relating Thereto for the Charles Pointe Community Enhancement District.

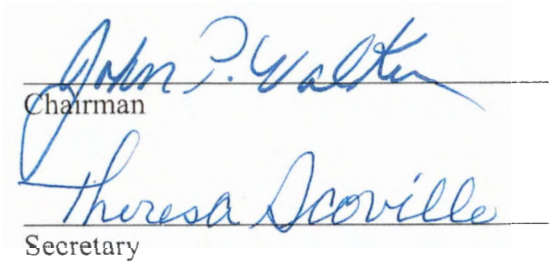
Samuel Metcalf provided a detailed explanation of the Report for Tax Year 2023-2024 and the Sixteenth Revised Special Assessment Roll for Tax Year 2023-2024, including an explanation of the Exhibits attached to the Report. Tom Aman then asked a series of questions regarding the Report. Patrick Kennedy and Charles Kungu provided follow-up explanations in response to the questions from Mr. Aman. Mr. Aman, Ms. Hansberry and Ms. Scoville then followed up with questions regarding CED assessment allocations on certain residential properties described in the Report, and James Christie and Seth Wilson responded to such questions. In turn, there was further discussion among meeting attendees regarding the CED assessments on certain residential properties, particularly that seeing such CED assessments on the properties was not expected. Based on such discussion, Mr. Aman, Mr. Christie, Mark Imbrogno and Mr. Wilson offered to follow up on the matter, review timing of property sales and develop a plan to address the CED assessments on certain residential properties. Following such discussion, Mr. Aman then provided an explanation of the approvals provided by the Resolution.

After hearing the explanation of the Report and discussion of the Resolution, upon motion by Ms. Scoville, seconded by Ms. Hansberry, the Resolution was adopted.

There being no further business to come before the meeting, on motion by Ms. Hansberry, seconded by Ms. Scoville, it was unanimously ordered that the meeting adjourn.

[Remainder of this page intentionally left blank; signature page follows.]

Dated: June 2, 2023



Chairman

Secretary

C-2

CHARLES POINTE
COMMUNITY ENHANCEMENT DISTRICT BOARD

MINUTES OF SPECIAL MEETING OF BOARD

The members of the Charles Pointe Community Enhancement District Board (the "Board") met in special session, pursuant to notice duly given, on March 10, 2023, via video and telephonic conference duly noticed, at the hour of 3:00 p.m.

PRESENT: Denielle Hansberry
Sheriff Robert Matheny
Douglas Miley
Theresa Scoville
John Walker

ABSENT: None

ALSO PRESENT: Thomas L. Aman, Jr., Steptoe & Johnson PLLC, Counsel for the Harrison County Commission
James Christie, Counsel for Genesis Partners Limited Partnership
Mark A. Imbrogno, Jackson Kelly PLLC, Counsel for the Board

John Walker, Chairman, announced that a quorum of members was present and that the meeting was open for any business properly before it.

As the first order of business, the Board considered for approval of the minutes of the regular meeting of the Board held on December 2, 2022, which had been provided to the Board members for review prior to the meeting. Upon motion by Theresa Scoville, seconded by Douglas Miley, the minutes were approved.

As the second order of business, the Board then considered approval of A Resolution Approving and Conditionally Authorizing the Execution and Delivery of a Release of Lien of Community Enhancement District Assessments on Certain Residential Parcels Within the Charles Pointe Community Enhancement District, Subject to the Approval and Execution of Such Release by UMB Bank, National Association, as Trustee In Connection with The County Commission of Harrison County Tax Increment Revenue and Refunding Bonds (Charles Pointe Project No. 2 – South Land Bay Improvements), Series 2008 B; and Authorizing the Taking of All Other Actions Relating to Such Release of Lien of Community Enhancement District Assessments.

As a part of the Board's consideration of the Resolution, James Christie, Counsel for Genesis Partners Limited Partnership, explained the need for the Release of Lien and the related history of the Forbearance Agreement. In response to a question from Sheriff Robert Matheny,

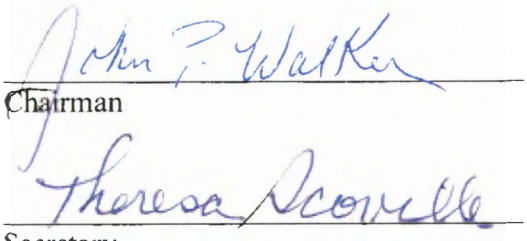
Thomas Aman, Bond Counsel for the County Commission, discussed that there would not be an impact on the County as a result of the Release of Lien, and that it would be of benefit to the property owners. Following both Mr. Christie and Mr. Aman's comments, Mark Imbrogno, Counsel for the Board, explained the Resolution.

After hearing the explanation of the Resolution and details of the Release of Lien, upon motion by Denielle Hansberry, seconded by Mr. Miley, the Resolution was adopted.

There being no further business to come before the meeting, on motion by Mr. Miley, seconded by Sheriff Matheny, it was unanimously ordered that the meeting adjourn.

[Remainder of this page intentionally left blank; signature page follows.]

Dated: March 10, 2023



Chairman

Secretary

[Signature Page to Minutes of Special Meeting of Charles Pointe CED Board held March 10, 2023.]

C-3

BINGAMON PUBLIC SERVICE DISTRICT
PO Box 35, Shinnston, WV 26431

Michael R Sieber, Chairman Edward Hildreth, Jr, Secretary
Brad Fortney, Treasurer

June 19, 2023

The monthly meeting of the Bingamon Public Service District (BPSD) Board of Directors was held on June 19th, 2023, at the Bingamon Public Service District office trailer.

CALL TO ORDER: The meeting was called to order at 6:35 p.m. by ***Chairman Michael Sieber.***

ROLL CALL: Board members present: Edward (Bud) Hildreth, Jr., Brad Fortney, and Michael Sieber. BPSD staff: Plant Manager Rusty Kuhens.

READING OF THE MINUTES - Minutes from the May 15th, 2023, BPSD board meeting were distributed. Mr. Sieber called for any corrections or additions to the minutes. ***A motion was made by Bud Hildreth and seconded by Brad Fortney, to accept the minutes as published. The motion carried unanimously.***

TREASURER'S REPORT – Board members reviewed the Treasurer's Report. The bank balance as of May 31st , 2023, was $24,337.23 Accounts receivable for the month totaled $4,066.65.

- Current outstanding bills were reviewed. ***A motion was made by Michael Sieber and seconded by Bud Hildreth, to pay the current bills. The motion was passed unanimously.***

OFFICE MANAGER'S REPORT – BALANCES AS OF May 31st , 2023

- City National Bank MMA earned $118.96 in interest and totals $106,643.77.
- City National Bank Reserve Account earned $49.88 in interest and totals $65,276.25.
- The Renewal/Replacement Acct. at BB&T earned $.10 in interest totals $11,396.17.
- There were 38 customers given 24 hour notices this month. Totaling $8,766.22. $2458.69 has been collected.

PLANT OPERATOR'S REPORT

- Mr. Kuhens said there was 3 service line leaks and 1 main line leak all have been repaired.
- Mr. Kuhens reported replacement of the Kellar's tap is scheduled for next week pending permit approval.
- Mr. Kuhens reports fire hydrant replacement will begin in July.

- Mr. Kuhens reported the 2" meter at the Margaret stopped working and had to be replaced. He will order two more meters, but it may take months to get them.

- Mr. Kuhens reported that employees cleaned up around Cunningham tank, but debris removal will take place in the weeks to come.

- The board members reviewed the audit proposals submitted by three audit firms and ranked each. The final selection was Tetrick and Bartlett, as the other two proposals were not sufficient to meet our compliance requirements.

- As per our agreement with employees, a COLA based on the 2022 calendar year CPI of 6.5% was approved to begin on July 1st,2023.

SAFETY COMMITTEE MEETING: Driving Safety

OLD BUSINESS: None Voiced

NEW BUSINESS: Board approved creating a position of General Manager for Rusty Kuhens starting July 1st, 2023. See attached job description.

NEXT MONTHLY BPSD BOARD MEETING – The next regularly scheduled BPSD board meeting will be held @ the office trailer on July 17th, 2023 @ 6:30 PM

ADJOURNMENT – The meeting was adjourned at 8:12 pm upon a ***motion by Bud Hildreth, seconded by Michael Sieber, and carried unanimously.***

Michael Sieber, Chairman

Renee' Eddy, Office Manager

C-4

EAST VIEW PUBLIC SERVICE DISTRICT
1655 PHILIPPI PIKE
CLARKSBURG, WV 26301

MEETING MINUTES

The regular meeting of the East View Public Service District will held on JULY 11, 2023 AT NOON.

Those in attendance: James Harbert, Vice Chairman, Thomas Bryant (via phone), Dawn Hogue, Laura Guzzi, Dave Layton.

FINANCIAL:

WV Municipal Bond - $2838
USDA Rural Development Loan - $1081
Clarksburg Water Board - $2138.43
Clarksburg Sanitary Board - $4240.31
Payroll – $3450
CWCR Account - $535
HNB 2.5 % - $511
CWCR-S Account - $285
PACE Lab - $1152.30
WVCorp – 1847
Frontier - $81.36
Hope Gas - $284
Unifirst - $66.88
Bennett & Dobbin - $450
Mon Power - $97.03
HNB - $63.51
Enterprise Sanitation - $43.38
Federal Deposit - $850.86 (Withholdings)
State of WV Deposit - $167 Withholdings)
The Town of Anmoore - $21.26
Miss Utility of WV - $10
USPS - $231.05
Misc - $647.21

New Business:

1. We discussed the Harrison County Commission's request to attend a Special Work Session on June 28th in the Commission Chambers. The session was the commission's desire to consolidate small PSD's into the Clarksburg Water Board. Jason Myers, Manager of the Clarksburg Water Board will be at our August 8th meeting to discuss the the advantages of consolidation. We will need to make a decision by that meeting as to whether we approve of the consolidation.

The Board has decided to have a public meeting at 6:00 on the evening of August 2nd, to see what the customers view is on consolidating with the Clarksburg Water Board.

Old Business:

1. We discussed that we are seeing a great response to accepting electronic payments. We are set up with WVgopay@wvsto.com. Our Office Assistant, Laura Guzzi has set up a Website that will direct customers on payment information. We will take payments in office and take payments on line through the Website with a $1.20 convenience fee. Customers can also use their banking account numbers to pay on-line with no fee. It has reduced late payments and past due accounts.

2. We have found air releases on the map for both systems. For the Lafayette system we have located two on the Layfette system. They have been cleaned out and repaired and are now functioning. We are still trying to locate one on the Powell system, in the area of Sunburst Drive. We discussed waiting on possibly getting Bertis McCarty to assist in locating that one.

3. Again, we are continually going to monitor the slippages on Capitol and Hanover where our infrastructure is in jeopardy. Continue to monitor the sewer main that is somewhat exposed that is crossing the creek on the Powell system/Nutter Street side. Checking for anyone who has information on the slippage in the late 60's on Stonewood's side of the hill. We talked to a Mr. Leonard who may be able to find out some information for us.

4. We discussed Lead and Copper water testing, cost and inconvenience. Our system is newer and engineer reports are from 1989 consisting plastic PVC pipe. 90% of our results are ND (none detected) and the remainder are extremely minimal at less than tens of hundreds percent. Lead and Copper is costing us almost $600 each time and we are scheduled to take them again the second half of this year. I had sent in a Request for Reduced Monitoring and was sent a copy of our monitoring schedule with the first half and second half of the year requirements. I am going to try to call Charleston.