



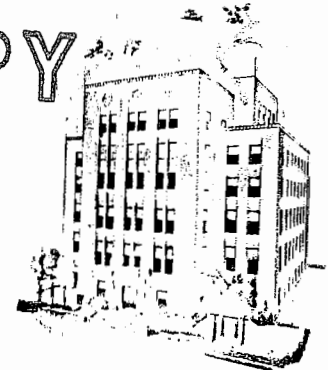
COUNTY OF HARRISON
OFFICE OF THE PROSECUTING ATTORNEY

301 WEST MAIN STREET
CLARKSBURG, WEST VIRGINIA 26301

PHONE: (304) 624-8660

FAX: (304) 624-8708

COPY



HARRISON COUNTY COURT HOUSE



FILE COPY

October 25, 2016

West Virginia Development Office
1900 Kanawha Blvd., East
Charleston, WV 25305-0311

Re: Annual Tax Increment Financing Report, Harrison County, West Virginia for
Harrison County Development District No. 2 "Charles Pointe Project No. 1"
Harrison County Development District No. 3 "White Oaks Project No. 1"
Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

Dear Members of the Tax Incremental Financing Committee:

Pursuant to West Virginia Code §7-11B-15 the Harrison County Commission makes the following report for the time period covering July 1, 2015 to June 30, 2016.

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"

TOTAL - \$1,042,827.90 of which \$1,042,544.24 is tax collections and \$283.66 is interest.

Harrison County Development District No. 3 "White Oaks Project No. 1"

TOTAL - \$1,271,955.50 of which \$1,271,586.89 is tax collections and \$368.61 is interest.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

TOTAL - \$0.00 of which \$0.00 is tax collections and \$0.00 is interest.

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"

TOTAL: \$1,042,827.90

PURPOSE: Payment to Trustee on monthly basis.

Harrison County Development District No. 3 "White Oaks Project No. 1"

TOTAL: \$1,271,955.50

PURPOSE: Payment to Trustee on monthly basis.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

TOTAL: \$0.00

PURPOSE: Not applicable.

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: None reported.
4. The base-assessed value of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate:

Harrison County Development District No. 2 "Charles Pointe Project No. 1"

Base Assessed Value (2005):		Personal Property	Real Property
District 15 – Simpson Outside	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$129,715.00	\$ 0.00
	Class IV	\$ 0.00	\$ 0.00
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 310,980.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$ 0.00</u>	<u>\$3,741,780.00</u>
	TOTAL:	\$129,715.00	\$4,052,760.00

Harrison County Development District No. 3 "White Oaks Project No. 1"

Base Assessed Value (2007):		Personal Property	Real Property
District 05 – Clay Outside	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 320.00
	Class III	\$0.00	\$ 0.00
	Class IV	\$0.00	\$ 0.00

		Personal Property	Real Property
District 15 – Simpson Outside	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00
	Class III	\$0.00	\$ 0.00
	Class IV	\$0.00	\$ 0.00

		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 17,160.00
	Class III	\$0.00	\$ 0.00
	Class IV	<u>\$0.00</u>	<u>\$169,820.00</u>
TOTAL:	\$0.00	\$187,300.00	

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

Base Assessed Value (2012):		Personal Property	Real Property
District 05 – Clay Outside	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00
	Class III	\$0.00	\$ 44,820.00
	Class IV	\$0.00	\$ 0.00

District 15 – Simpson Outside		Personal Property	Real Property
Class I		\$0.00	\$ 0.00
Class II		\$0.00	\$ 0.00
Class III		\$0.00	\$130,870.00
Class IV		<u>\$0.00</u>	<u>\$ 0.00</u>
TOTAL:		\$0.00	\$175,690.00

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"

Assessed Value:		Personal Property	Real Property
District 15 – Simpson Outside	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	\$ 0.00	\$ 0.00

Assessed Value:		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$22,050,260.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$7,679,631.00</u>	<u>\$42,487,090.00</u>
	TOTAL:	\$7,679,631.00	\$64,537,350.00

Harrison County Development District No. 3 "White Oaks Project No. 1"

District 05 – Clay Outside		Personal Property	Real Property
	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 6,060.00
	Class III	\$0.00	\$ 9,500.00
	Class IV	\$0.00	\$ 0.00

District 15 – Simpson Outside		Personal Property	Real Property
	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00
	Class III	\$0.00	\$ 10,560.00
	Class IV	\$0.00	\$ 0.00

District 16 – Simpson Bridgeport		Personal Property	Real Property
	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00
	Class III	\$0.00	\$ 0.00
	Class IV	<u>\$21,118,354.00</u>	<u>\$60,358,200.00</u>
	TOTAL:	\$21,118,354.00	\$60,384,320.00

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

Base Assessed Value:

District 05 – Clay Outside		Personal Property	Real Property
Class I		\$0.00	\$ 0.00
Class II		\$0.00	\$ 0.00
Class III		\$0.00	\$ 44,820.00
Class IV		\$0.00	\$ 0.00

District 15 – Simpson Outside		Personal Property	Real Property
Class I		\$0.00	\$ 0.00
Class II		\$0.00	\$ 0.00
Class III		\$0.00	\$ 131,040.00
Class IV		<u>\$0.00</u>	<u>\$ 0.00</u>
TOTAL:		\$0.00	\$ 175,860.00

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"

Assessed Value:		Personal Property	Real Property
District 15 – Simpson Outside	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 129,715.00	\$ 0.00
	Class IV	\$ 0.00	\$ 0.00

		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$22,361,240.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$7,679,631.00</u>	<u>\$46,228,870.00</u>
	TOTAL:	\$7,809,346.00	\$68,590,110.00

Harrison County Development District No. 3 "White Oaks Project No. 1"

Assessed Value:		Personal Property	Real Property
District 05 – Clay Outside	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 6,380.00
	Class III	\$ 0.00	\$ 9,500.00
	Class IV	\$ 0.00	\$ 0.00

		Personal Property	Real Property
District 15 – Simpson Outside	Class I	\$ 0.00	\$ 0.00

Class II	\$	0.00	\$	0.00
Class III	\$	0.00	\$	10,560.00
Class IV	\$	0.00	\$	0.00

		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 17,160.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$21,118,354.00</u>	<u>\$60,528,020.00</u>
	TOTAL:	\$21,118,354.00	\$60,571,620.00

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

Base Assessed Value:

District 05 – Clay Outside		Personal Property	Real Property
	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00
	Class III	\$0.00	\$ 89,640.00
	Class IV	\$0.00	\$ 0.00
District 15 – Simpson Outside		Personal Property	Real Property
	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00
	Class III	\$0.00	\$261,910.00
	Class IV	<u>\$0.00</u>	<u>\$ 0.00</u>
	TOTAL:	\$0.00	\$351,550.00

7. **Payments made in lieu of taxes received and expended:** None reported.
8. **Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**
Harrison County Development District No. 2 "Charles Pointe Project No. 1"
See Attached EXHIBIT "A", response from Genesis Partners.

Harrison County Development District No. 3 "White Oaks Project No. 1"
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.
9. **A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:** All plans have already been submitted to the West Virginia Development Office and should be of record for review and comment.
10. **The cost of any property acquired, disposed of rehabilitated, reconstructed, repaired or remodeled:**
Harrison County Development District No. 2 "Charles Pointe Project No. 1"

See Attached EXHIBIT "A", response from Genesis Partners.

Harrison County Development District No. 3 "White Oaks Project No. 1"
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.

11. The number of parcels of land acquired by or through initiation of eminent domain proceedings:
None

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"
See Attached EXHIBIT "A", response from Genesis Partners.

Harrison County Development District No. 3 "White Oaks Project No. 1"
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"
See Attached EXHIBIT "A", response from Genesis Partners.

Harrison County Development District No. 3 "White Oaks Project No. 1"
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.

14. The amount of disbursement from the tax incremental financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require: The Harrison County Commission is unaware of any other disbursements.

15. An annual statement showing payment made in lieu of taxes received and expended during the fiscal year: See response to Paragraph #7 above.

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

Harrison County Development District No. 2 "Charles Pointe Project No. 1"
See Attached EXHIBIT "A", response from Genesis Partners.

Harrison County Development District No. 3 "White Oaks Project No. 1"
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.

17. The amount of outstanding tax increment financing obligations:

Harrison County Development District No. 2 "Charles Pointe Project No. 1"

This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.

Harrison County Development District No. 3 "White Oaks Project No. 1"

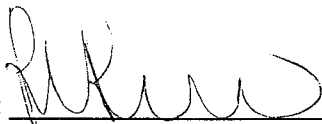
This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.

Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"

This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.

18. Any additional information the county commission or municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:
None.

Respectfully Submitted,
Harrison County Commission

By: 

Rachel Romano
301 W. Main St.
Third Floor
Clarksburg, WV 26301
304-624-8660

cc: Harrison County Commission

GENESIS PARTNERS

October 21, 2016

Ms. Rachel Romano, Prosecuting Attorney
Counsel for the Harrison County Commission
301 West Main Street
Clarksburg, WV 26301

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

Dear Ms. Romano:

We are in receipt of your letter dated October 3, 2016 (copy enclosed) requesting information from our office for inclusion in a yearly T.I.F. report to be prepared by the County Commission pursuant to West Virginia Code §7-11B-15. In response to your request, we offer the following information relating to The County Commission of Harrison County Development District No. 2 - Charles Pointe Charles Pointe Project No.1 for the current reporting year:

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

2. A Copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:
 - *The Charles Pointe plan is consistent with that as represented by the approved Tax Increment Financing Application dated September 2, 2005.*
3. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:
 - *No property acquisition, disposition, rehabilitation, reconstruction, repair, or remodeling has occurred during the current reporting year.*
4. The number and types of jobs projected by the project developer to be created and the estimated annualized wage and benefits paid:
 - *Section II B (2) of the above referenced tax increment financing application includes estimated employment impacts resulting from the development of Charles Pointe. A copy of Section II B (2) is enclosed and marked as **Exhibit A**.*
5. The number, type and duration of the jobs created and the annualized wage and benefits:
 - *Charles Pointe currently supports an estimated 705 direct jobs and an estimated 1315 plus indirect jobs.*
6. The status of the development or redevelopment plan and projects therein:
 - *Charles Pointe is a 1,700 acre master planned, mixed use, pedestrian friendly development combining residential, retail, office, and hospitality uses with amenities such as parks, schools, trails, community facilities, and recreational facilities. The Charles Pointe goal is to create an exemplary development that provides a sustainable environment to live and work thus attracting talent and businesses while creating jobs.*
 - *Charles Pointe, a \$1.4 billion Master Planned Community, encompasses over 1700 acres strategically located in the heart of north-central West Virginia's growth area adjacent to and*

immediately accessible from interstate I-79 (six lanes), WV Route 279 (four lanes), WV State Route 131 (two lanes) and the North Central West Virginia Regional Airport (7000' runway). Key access points throughout the development allow for great community and business access to healthcare and emergency services including the new United Hospital Center and the new Bridgeport Emergency Services Facility.

- *Several major West Virginia employers are located at Charles Pointe including Petroleum Development Corporation, Toothman Rice, Harrison Rural Electrification, the Bridgeport Conference Center, Fairmont Federal Credit Union, and several other retailers, doctor's offices, daycare facilities, and small businesses. Key employers located within a one mile radius of Charles Pointe include Bombardier, Pratt & Whitney, Aurora Flight Services, the FBI, the new WVU related United Hospital Center, Steptoe & Johnson law offices and various related businesses.*
- *The master plan area is located entirely within the City of Bridgeport, Harrison County, West Virginia and all appropriate zoning has been established and approved via Planned Unit Developments (PUD's). Currently the maximum allowable densities are approximately 2,350 residential units and 3.1 million square feet of commercial/office/retail use. Approximately 30% of the total area (over 400 acres) will be green space including park areas, trails and recreation.*
- *State of the art utility provisions are presently available to support the master plan, all underground. Infrastructure extension plans, including broadband voice, video, and data to the premise, within the development have been prepared and continue in various stages of construction. All environmental clearances have been obtained, including the Army Corp of Engineers permit, for the entire master plan area and complete build out approval from the West Virginia DOH.*
- *Meticulous efforts in design and engineering of infrastructure encourage safe and efficient pedestrian movement through-out the community. Charles Pointe has planned over 20 miles of trails and sidewalks to promote a healthy community with initial phases*


of construction either complete or underway. To date, over 7 miles of trails and sidewalks have been constructed.

- *Building construction commenced in late 2004 on 156 acres north of Route 279 and is progressing quite well with multiple buildings and housing units complete or in various stages of construction. Non-residential construction completed to date totals over 300,000 square feet. Names, addresses, phone numbers, and primary line of business information for owners and lessees are included in the enclosed **Exhibit B**. Over 250 residential units have been constructed to date and lots have been fully developed to allow for the construction of an additional nearly 60 residential units. Homes have been sold in four neighborhoods and building lots have been fully developed in two additional neighborhoods including expansion of existing multifamily neighborhoods. Phase I construction is complete on the 40 acre "Bridgeport Recreation Complex at Charles Pointe". This key amenity to the community and region opened in spring of 2012. Three additional parcels have been conveyed for additional planned community amenities including a 17,500 SF civic multi-use facility, a new 25,000 SF conferencing facility, and a 100,000 SF indoor recreation facility. These amenities are currently in various stages of design and construction.*
- *Charles Pointe is a true public / private partnership supported by multiple private and public funding sources. To date, Charles Pointe has attracted over \$528 million in public improvements funding of which over \$61 million has been expended. Private investments to date total over \$235 million of which over \$85 million is building construction.*
- *Our related companies have been successfully working together in West Virginia since 1942. For our founder C.E. "Jim" Compton, it was not merely about the financial contribution, it was most definitely about improving the quality of life for his fellow man. With this strong heritage we truly understand the value of relationships and getting things done. We are dedicated to excellence through quality – creating value for our customers, employees, business partners and share holders. Our planning efforts with West Virginia University, Carnegie Mellon University, government officials (local, state and federal), Engineers' Kimley-*

Horn and Land Planners' Haden/Stanziale is unquestionably about improving quality of life and certainly focused on attracting talent to West Virginia.

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

Sincerely,

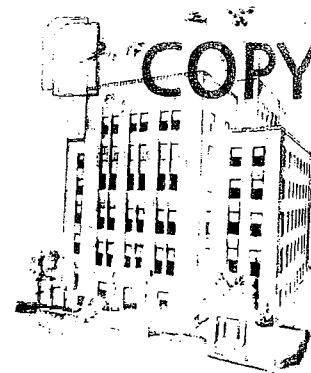
A handwritten signature in black ink, appearing to read "JA Corton". The signature is written in a cursive, somewhat stylized font.

James A. Corton
Genesis Partners, Limited Partnership

Enclosures
JAC/sbf



COUNTY OF HARRISON
OFFICE OF THE PROSECUTING ATTORNEY
301 WEST MAIN STREET
CLARKSBURG, WEST VIRGINIA 26301
PHONE: (304) 624-8660
FAX: (304) 624-8708



HARRISON COUNTY COURT HOUSE

October 3, 2016

Genesis Partners Limited Partnership
Attn: James A. Corton, President
P. O. Box 1000
Bridgeport, WV 26330

Re: Annual TIF reporting for the Harrison County Development District No. 2
"Charles Pointe Project No. 1."

Dear Mr. Corton:

The Harrison County Commission has asked me to prepare the yearly TIF report pursuant to W.V. Code §7-11B-15. To complete this report the following information is needed from the Developer (Genesis Partners Limited Partnership).

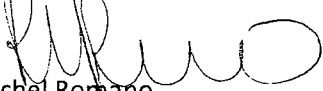
If any questions or amounts are unknown, not in control of your office or not applicable please indicate.

1. Report on contracts made incidental to the implementation and furtherance of the development or redevelopment plan(s) or project(s).
2. A Copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.
3. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.
4. The number and types of jobs projected by the project developer to be created and the estimated annualized wage & benefits paid.
5. The number, type and duration of the jobs created and the annualized wage & benefits.
6. The status of the development or redevelopment plan and projects therein.

We need your response on or before **October 14, 2016**; failure to respond will result in the County having to publish our official response, with your failure to respond being noted. Please return any

information to the attention of **Rachel Romano, Prosecuting Attorney, 301 West Main Street, Third Floor, Clarksburg, West Virginia 26301.**

Sincerely,

A handwritten signature in black ink, appearing to read 'RR', written over a horizontal line.

Rachel Romano
Prosecuting Attorney
And Counsel for the Harrison County Commission

RR/kjm

Cc: Genesis Partners Limited Partnership
Attn: Rob Stuart, Director of Development
P.O. Box 1000
Bridgeport, WV 26330

B(2): ESTIMATES

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

Employment Impacts

Estimated employment impacts resulting from the development of Charles Pointe are addressed in a study titled "Charles Pointe - City of Bridgeport, West Virginia - Economic Impact Analysis", dated February 7, 2005, prepared by MuniCap, Inc., for the City of Bridgeport and Genesis Partners, a copy of which is provided in **Attachment 7** and is on file with the County. The method of estimating employment impacts is explained in the schedules that accompany the study. Temporary jobs assume a one-year duration. Direct impacts are jobs at the development; indirect impacts are jobs created within the County but not at the development. A summary of estimated employment impacts from the study follows.

Estimated Employment ImpactsTemporary Jobs (construction related):

	<u>Jobs</u>	<u>Wages</u>
Direct impacts	9,000	\$294,686,768
Indirect impacts (within Harrison County)	<u>7,935</u>	<u>\$221,152,209</u>
Total Impacts	16,935	\$515,838,977

Permanent Jobs:

Retail related:		
Direct impacts	1,496	\$ 23,536,454
Indirect impacts (within Harrison County)	562	\$ 16,880,705
Office related:		
Direct impacts	3,684	\$254,442,696
Indirect impacts	4,514	\$136,010,170
Hotel related:		
Direct impacts	591	\$ 9,006,008
Indirect impacts	226	\$ 7,066,647
Golf Course related:		
Direct impacts	65	\$ 946,118
Indirect impacts	<u>94</u>	<u>\$ 868,177</u>
Total direct impacts	5,836	\$287,931,276
Total indirect impacts	<u>5,396</u>	<u>\$160,825,699</u>
Total impacts	11,232	\$448,756,975

EXHIBIT B

Owner / Leasee Schedule

Business	Primary Business	Purchase Date/ Lease Date	Address	Phone Number	Estimated Employees
Bridgeport Conference Center	Hospitality	6/21/2004	300 Conference Center Way	304.808.3000	50
Wingate	Hospitality	8/23/2004 Contribution	350 Conference Center Way	304.808.1000	23
Petroleum Development	Natural Resources	4/1/2005	120 Genesis Boulevard	304.842.3597	109
Microtel Inn and Suites	Hospitality	9/22/2005 Contribution	201 Conference Center Way	304.808.2000	25
Fairmont Federal Credit Union	Financial Institution	10/28/2005	680 Genesis Boulevard	304.363.5320	13
Dr Bonasso- WomanCare / Labcorp	Physician	12/14/2005	700 Genesis Boulevard	304.808.7000	8
Nabors	Natural Resources		735 Genesis Boulevard		40
Exxon On The Run/ Dunkin Donuts	Gas / Convenience Retail	2/2/2006	50 Genesis Boulevard	304.808.6001	12
Cubby's Childcare	Child Care	5/11/2006	801 Genesis Boulevard	304.842.3508	70
Buffalo Wild Wings	Restaurant	3/8/2007	45 Betten Court	304.808.6453	65
Julia Compton	Investor	8/20/2007	Betten Court		N/A
VC Two LLC	Investor	10/23/2007 Contribution	600 Marketplace Avenue	304.842.5461	N/A
Civil & Environmental Consultants	Engineering/Environmental	8/1/2015	600 Marketplace Avenue Suite 201		70
Toothman & Rice LLC	Accounting Services	11/4/2008 Lease	600 Marketplace Avenue Suite 100	304.624.5471	20
Harrison Rural Electrification Assoc.	Electric Utility	10/8/2008 Lease	600 Marketplace Avenue Suite 104	304.624.6365	7
City of Bridgeport	Recreation Complex	12/16/2008	Forrester Boulevard	304.842.8233	3
Genesis Partners	Development Company	8/21/2009 Lease	600 Market Place Avenue Suite 102	304.808.8000	8
Metro Rentals	Apartment Rentals	9/25/2009	Parkview Drive		2
Dale & Melissa Hays	Dress and Fashion Retail	1/5/2010	121 Daniel Drive		2
Bruceton Farm Service	Gas / Convenience / Restaurant	11/18/2010	55 Genesis Boulevard		25
GAI	Engineering	1/1/2014 Lease	600 Market Place Avenue Suite 301		8
Noblis	IT Applications / Service	5/1/2012 Lease	600 Market Place Avenue Suite 310		7
Metro Rentals	Retail Center	10/17/2011	Conference Center Way		N/A
Bankers Life	Insurance	2016 Lease	600 Marketplace Avenue Suite 108		20
Larson Design Group	Engineering	2016 Lease	600 Marketplace Avenue Suite 300		3
Cardinal Pediatrics	Physician	2/1/2012	Conference Center Way		5
Bridgeport Family Pharmacy	Pharmacy	5/1/2014	Conference Center Way		4
Sherril's Closet & Cleaners	Dry Cleaner	5/1/2014	Conference Center Way		4
Firehouse Subs	Restaurant	11/1/2013	Conference Center Way		15
Mia Margherita	Restaurant	12/1/2013	Conference Center Way		58
Meagher's Irish Pub	Restaurant	5/1/2014	Conference Center Way		29

HIGH TECH CORRIDOR DEVELOPMENT, LLC

600 White Oaks Boulevard

P. O. Box 940

Bridgeport, WV 26330

Phone: (304) 624-4108

October 12, 2016

Ms. Rachel Romano
Counsel for the Harrison County Commission
301 West Main Street
Clarksburg, West Virginia 26301

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

Dear Ms. Romano:

I am pleased to report the following information which you requested regarding the above referenced TIF project. The report includes information known to us regarding contracts for both the TIF and non-TIF projects information with respect to jobs created pursuant to TIF projects and non-TIF projects. For some of the non-TIF projects we do not have the number of employees or specific wage and benefits information. This report covers the period from our last report dated October 9, 2015. Responding in the order of you request the information is as follows:

1. There were no new contracts entered into since the date of last report.
2. There have been no changes in the development or to the redevelopment plan from that which have been previously submitted and there have been no required binding or cost benefit analysis. The roadway and utilities from the Dominion Building to the Saltwell interchange is completed with the exception of the asphalt wearing course which will be completed this year. The bonds were made available for the road extension project on September 3, 2015 and to date \$6,088,030 in project fund TIF bonds have been issued leaving \$1,458,029 available for additional TIF eligible expenditures.

Ms. Rachel Romano


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3. There has been no TIF qualified property acquired or disposed of during the reporting period.
4. The number of new jobs created by TIF qualified projects is unknown.
5. There have been approximately 2,500 full and part time jobs created in the TIF district. The wage amounts are unknown.
6. There has been no change in the development or redevelopment plan.

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

Very truly yours,



H. Wood Thrasher

HIGH TECH CORRIDOR DEVELOPMENT, LLC

600 White Oaks Boulevard

P. O. Box 940

Bridgeport, WV 26330

Phone: (304) 624-4108

October 12, 2016

Ms. Rachel Romano
Counsel for the Harrison County Commission
301 West Main Street
Clarksburg, West Virginia 26301

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

Dear Ms. Romano:

Responding in the order of you request the information is as follows:

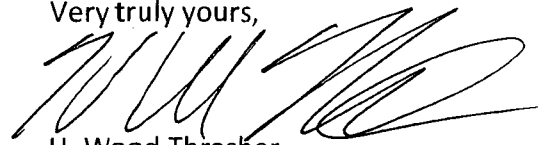
1. High Tech entered into a contract with S. W. Group, LLC in the amount of \$375,250 for the extension of utilities to the “Industrial Park”. The project will be completed by October 31, 2016. A 4.5 acre parcel was sold to MDW Realty, LLC and it is anticipated they will begin construction on a new car facility on or about November 1, 2016. We also expect TIF bonds to be issued in the first week of November.
2. There have been no changes in the development or to the redevelopment plan.
3. There has been no TIF qualified property acquired or disposed of during the reporting.
4. At this time there are no new jobs created.
5. There have been no new jobs created by TIF qualified projects.

Ms. Rachel Romano
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October 12, 2016

6. There has been no change in the development or redevelopment plan.

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

Very truly yours,

A handwritten signature in black ink, appearing to be 'H. Wood Thrasher', written in a cursive style.

H. Wood Thrasher



WEST VIRGINIA DEVELOPMENT OFFICE

1900 Kanawha Boulevard East • Charleston, WV 25305-0311
(304) 558-2234 • (800) 982-3386 • WVDO.org

September 21, 2016

The Honorable Ron Watson
President
Harrison County Commission
301 West Main Street
Clarksburg, WV 26301



Dear Commissioner Watson:

Please let this correspondence serve as a reminder that the TIF District #2, Charles Pointe; District #3, White Oaks Development #1; and District #4, White Oaks Development #2 projects, annual reports for the period ending June 30th will be due in this office no later than Monday, November 14, 2016.

As a part of the reporting requirements of the Tax Increment Financing (TIF) program, all county commissions and municipalities with approved TIF Districts and Projects shall publish an annual statement that complies with the provisions of the West Virginia State Code Chapter 7-11B-15 (c). This statement should be in a newspaper of general circulation and contain the following items:

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

This statement should be printed after the close of each fiscal year, but before October 1, each year.

The West Virginia Development Office is requiring project developers to provide accurate breakdowns of construction and permanent jobs created as a result of the TIF projects. This is being done in order to provide the legislature with accurate information regarding the economic benefits of this program.

Additionally, TIF Districts and Projects that are 5-years old or older must conduct a public hearing regarding the approved District and Project in compliance with West Virginia State Code Chapter 7-11-B-15 (d).

Thank you for your attention to this matter. If you have any questions, please contact me by phone at (304) 558-2234, or via e-mail at Todd.E.Hooker@wv.gov.

Sincerely,

Todd E. Hooker
Deputy Director
Business and Industrial Development

TEH/sjl



HARRISON COUNTY COURT HOUSE

COUNTY OF HARRISON
OFFICE OF THE ASSESSOR
301 WEST MAIN STREET
CLARKSBURG, WEST VIRGINIA 26301
PERSONAL PROPERTY (304) 624-8510
BUSINESS DIVISION (304) 624-8659
REAL ESTATE DIVISION (304) 624-8521
FAX: (304) 626-1066

Cheryl L. Romano
ASSESSOR

October 5, 2016

OCT 06 2016

The Honorable Rachael Romano
Prosecuting Attorney
301 West Main Street
Clarksburg, WV 26301

Dear Ms. Romano:

Following is the information you requested in your letter received October 3, regarding the values for the yearly TIF report as it relates to the described redevelopment project areas or districts:

1. The **base-assessed value** of the development or redevelopment project, or the development or redevelopment project area or district, as appropriate for:
 - a. Harrison County Development District No. 2 "Charles Pointe Project No. 1" Base-Assessed Value (Base Year 2005)

District 15 - Simpson Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	129,715	0
Class IV	0	0
District 16 - Simpson Bridgeport		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	310,980
Class III	0	0
Class IV	0	3,741,780
TOTAL	129,715	4,052,760

b. Harrison County Development District No. 3 "White Oaks Project No. 1"
Base-Assessed Value (Base Year 2007)

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	320
Class III	0	0
Class IV	0	0

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	0
Class IV	0	0

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	17160
Class III	0	0
Class IV	0	169820
TOTAL	0	187300

c. Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1" Base-Assessed Value (Base Year 2012)

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	44,820
Class IV	0	0

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	130,870
Class IV	0	0
<u>TOTAL</u>	<u>0</u>	<u>175,690</u>

2. The **assessed value for the current tax year (2016)** of the development or redevelopment project property, or of the taxable property having a tax situs in the development or redevelopment project area or district:

a. Harrison County Development District No. 2 "Charles Pointe Project No. 1" Assessed Value for Current Tax Year 2016

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	0
Class IV	0	0

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	22,050,260
Class III	0	0
Class IV	7,679,631	42,487,090
<u>TOTAL</u>	<u>7,679,631</u>	<u>64,537,350</u>

b. Harrison County Development District No. 3 "White Oaks Project No. 1"
Assessed Value for Current Tax Year 2016

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	6060
Class III	0	9500
Class IV	0	0

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	10,560
Class IV	0	0

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	0
Class IV	21,118,354	60,358,200
TOTAL	21,118,354	60,384,320

c. Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1" Assessed Value for Current Tax Year 2016

District 05 - Clay Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	44,820
Class IV	0	0
District 15 - Simpson Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	131,040
Class IV	0	0
TOTAL	0	175,860

3. The **assessed value added to base-assessed value** of the development or redevelopment project, or the taxable property having a tax situs in the development or redevelopment area or district:

a. Harrison County Development District No. 2 "Charles Pointe Project No. 1" Assessed Value Added to Base-Assessed Value

District 15 - Simpson Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	129,715	0
Class IV	0	0
District 16 - Simpson Bridgeport		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	22,361,240
Class III	0	0
Class IV	7,679,631	46,228,870
TOTAL	7,809,346	68,590,110

b. Harrison County Development District No. 3 "White Oaks Project No. 1"
Assessed Value Added to Base-Assessed Value

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	6,380
Class III	0	9,500
Class IV	0	0

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	10,560
Class IV	0	0

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	17,160
Class III	0	0
Class IV	21,118,354	60,528,020
<u>TOTAL</u>	<u>21,118,354</u>	<u>60,571,620</u>

c. Harrison County Development District No. 5 "White Oaks Industrial Park
Project No. 1" Assessed Value Added to Base-Assessed Value

District 05 - Clay Outside

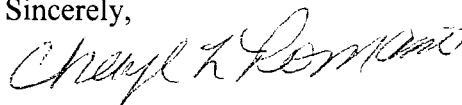
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	89,640
Class IV	0	0

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	261,910
Class IV	0	0
TOTAL	0	351,550

Please do not hesitate to call if you need additional information.

Sincerely,



Cheryl L. Romano
Assessor of Harrison County
West Virginia

cc: Harrison County Commission

bc