



**WEST  
VIRGINIA**

**Economic Development**

**FY25 TIF**

(Tax Increment Financing)

**ANNUAL REPORT**

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## Berkeley County Commission

# Project Description & Annual Report

### Section 1:

- TIF District #1, Project #1, North Berkeley County
- TIF District #2, Project #1, South Berkeley County

## Did Not Submit

# Berkeley County Commission

## TIF District #1, Project #1, North Berkeley County

### The TIF District:

The County Commission of Berkeley County (the “County Commission”) proposes the creation of the “Berkeley County Development District No. 1 – North Berkeley County” (the “TIF District”). The proposed TIF District is located in Berkeley County, West Virginia, and includes contiguous real property located generally along Interstate 81.

The TIF District is being created by the County Commission for the purposes of facilitating the planning, design, acquisition, construction, and equipping of capital improvements within the TIF District or on land outside the TIF District that contains infrastructure or other facilities serving the TIF District. The proposed development contemplated for the TIF District is consistent with several current plans of the County Commission.

### The TIF Project:

The County Commission and the BCDA propose to develop a series of capital improvements within, or serving, the TIF District. These improvements include the design, permitting, acquisition, construction, and equipping of site, infrastructure, and related facilities that will support industrial and commercial development within the TIF District (collectively, the “TIF Projects”). The TIF Projects may include, but are not limited to, the following:

- Waterworks, sewerage, stormwater, telecommunications, cable, fiber optic, electric, natural gas, and related infrastructure improvements
- Buildings for use by the County Commission to provide governmental services, including public safety
- Construction of roads, sidewalks, street lighting, traffic signals, and other roadway and streetscape improvements and related appurtenances
- Acquisition of land within or outside the TIF District that contains, or will contain, infrastructure or other facilities serving the TIF District to facilitate industrial and commercial development
- Demolition, site preparation, excavation, and other earthwork necessary or incidental to the construction and installation of infrastructure and other improvements supporting industrial and commercial development
- Other related improvements, extensions, renovations, and additions
- All professional and consultant service fees associated with these activities, including engineering and design services, legal services, property tax revenue consulting, property tax consulting, trustee services, continuing disclosure services, and all costs incurred in connection with preparation and approval of the Project Plan

The TIF Projects may also include demolition, site preparation, and construction or installation of infrastructure improvements for individual businesses seeking to develop industrial or commercial facilities within the TIF District. The specific phases, capital improvements, and expenditures associated with the TIF Projects are presented as examples, and the actual

improvements and expenditures for each phase may vary, provided they fall within the scope of the TIF Projects described herein.

The TIF Projects further include all professional service fees, costs associated with preparation of the Project Plan, and related costs or reimbursements incurred after approval of the Project Plan by the West Virginia Department of Economic Development.

## **TIF District #2, Project #1, South Berkeley County**

### **The TIF District:**

The County Commission of Berkeley County (the “County Commission”) proposes the creation of the “The Berkeley County Development District No. 2 – South Berkeley County” (the “TIF District”). The proposed TIF District is located in Berkeley County, West Virginia and includes contiguous real property located generally along Interstate 81. A map of the TIF District boundaries is provided in application. The TIF District is being created by the County Commission for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District which contains infrastructure or other facilities which serve the TIF District. The proposed development which is contemplated for the TIF District is consistent with the several current plans of the County Commission.

### **The TIF Project:**

The County Commission and the BCDA propose to develop a series of capital improvements within, or serving, the TIF District. The TIF Projects include the design, permitting, acquisition, construction, and equipping of site, infrastructure, and other improvements that will facilitate industrial and commercial development within the TIF District (collectively, the “TIF Projects”). These may include, but are not limited to, the following:

- Waterworks, sewerage, stormwater, telecommunications, cable, fiber optic, electric, natural gas, and related infrastructure improvements, including infrastructure to provide potable water on the west side of I-81
- Construction of roads, sidewalks, street lighting, traffic signals, and other roadway and streetscape improvements and related appurtenances
- Acquisition of land within or outside the TIF District that contains, or will contain, infrastructure or other facilities serving the TIF District to support industrial and commercial development
- Demolition, site preparation, excavation, and other earthwork necessary or incidental to the construction and installation of infrastructure and other improvements that will facilitate industrial and commercial development within the TIF District
- Other related improvements, extensions, renovations, and additions
- All professional and consultant service fees associated with these activities, including engineering and design services, legal services, property tax revenue consulting, property tax consulting, trustee services, continuing disclosure services, and all costs incurred in connection with preparation and approval of the Project Plan

The TIF Projects may also include demolition, site preparation, and construction or installation of infrastructure improvements for individual businesses seeking to construct industrial or commercial facilities within the TIF District. The specific phases, capital improvements, and expenditures associated

with the TIF Projects are presented as examples, and the actual improvements and expenditures for each phase may vary, provided they fall within the scope of the TIF Projects described herein.

The TIF Projects also include all professional service fees, costs associated with preparation of the Project Plan, and related costs or reimbursements incurred after approval of the Project Plan by the West Virginia Department of Economic Development.



# Cabell County Commission

## **Project Descriptions & Annual Reports**

### Section 2:

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

# **Cabell County Commission**

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

### **The TIF District:**

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

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

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

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

### **The TIF Project:**

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

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

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

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

### **The TIF District:**

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

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

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

### **The TIF Project:**

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

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

### **The TIF District:**

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

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

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

### **The TIF Project:**

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



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

Writer's Contact Information  
[Lacy.Smith@StepToe-Johnson.com](mailto:Lacy.Smith@StepToe-Johnson.com)  
304-933-8177

October 10, 2025

**VIA EMAIL AND FIRST-CLASS MAIL**

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

Todd Hooker, Acting Executive Director  
West Virginia Division of Economic Development  
1900 Kanawha Boulevard, East  
Capitol Complex  
Building 3, Room 600  
Charleston, West Virginia 25305

**Re: 2025 Annual Tax Increment Financing Report – Cabell County**

Dear Mr. Hooker:

Please find enclosed the Cabell County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Cabell County with respect to the fiscal year ending June 30, 2025:

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

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

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

Very truly yours,

Lacy N. Smith

Enclosure

cc (w/encls.-via email): Beth Zerkle, County Administrator ([bzerkle@cabellcounty.gov](mailto:bzerkle@cabellcounty.gov))  
Dawn E. Ashley ([dawn.e.ashley@wv.gov](mailto:dawn.e.ashley@wv.gov))

**TAX INCREMENT FINANCING ANNUAL REPORT**  
***Fiscal Year Ending June 30, 2025***

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

**The County Commission of Cabell County**

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

**Submitted By:**

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

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

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

TIF District No. 1 – HADCO Business Park

Total Taxes Collected	\$480,694.80
Interest on Investments	\$ 1,454.59
Total Revenues and Receipts	\$482,149.39

TIF District No. 2 – Tanyard Station

Total Taxes Collected	\$378,726.45
Interest on Investments	\$ 946.22
Total Revenues and Receipts	\$379,672.67

TIF District No. 3 – Grand Patrician

Total Taxes Collected	\$253,815.29
Interest on Investments	\$ 744.22
Total Revenues and Receipts	\$254,559.51

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

TIF District No. 1 – HADCO Business Park

Amount of Expenditures:	\$482,149.39
Purpose:	Payment of administrative expenses and tax increment debt obligations of District.

TIF District No. 2 – Tanyard Station

Amount of Expenditures:	\$379,672.67
Purpose:	Payment of administrative expenses and tax increment debt obligations of District.

TIF District No. 3 – Grand Patrician

Amount of Expenditures:	\$254,559.51
Purpose:	Payment of administrative expenses and tax increment debt obligations of District.

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

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

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

TIF District No. 1 – HADCO Business Park

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

TIF District No. 2 – Tanyard Station

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

TIF District No. 3 – Grand Patrician

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

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

TIF District No. 1 – HADCO Business Park

Total Personal Property	\$13,830,350
Total Real Property	\$ 8,307,050
<b>Total Current Assessed Value</b>	<b>\$22,137,400</b>

TIF District No. 2 – Tanyard Station

Total Personal Property	\$13,578,958
Total Real Property	\$24,460,740
<b>Total Current Assessed Value</b>	<b>\$38,039,698</b>

TIF District No. 3 – Grand Patrician

Total Personal Property	\$ 328,923
Total Real Property	\$4,051,620
<b>Total Current Assessed Value</b>	<b>\$4,380,543</b>

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

TIF District No. 1 – HADCO Business Park

Total Current Assessed Value	\$22,137,400
	<less>
<u>Base Assessed Value</u>	<u>&lt;\$358,197&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$ 21,779,203</b>

TIF District No. 2 – Tanyard Station

Total Current Assessed Value	\$38,039,698
	<less>
<u>Base Assessed Value</u>	<u>&lt;\$58,806&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$37,980,892</b>

TIF District No. 3 – Grand Patrician

Total Current Assessed Value	\$ 4,380,543
	<less>
<u>Base Assessed Value</u>	<u>&lt;\$387,085&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$3,993,458</b>

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

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

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

TIF District No. 1 – HADCO Business Park

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

TIF District No. 2 – Tanyard Station

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

TIF District No. 3 – Grand Patrician

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

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

TIF District No. 1 – HADCO Business Park

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

TIF District No. 2 – Tanyard Station

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

TIF District No. 3 – Grand Patrician

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

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

TIF District No. 1 – HADCO Business Park

The developer sold 71 acres of the HADCO Business Park (Phase 2) in September 2021 to Trulieve. In 2023 the developer sold a 100,000 SF building on “APPROX 10 ACRES” located in the HADCO Business Park (Phase 1) to Trulieve. On April 29, 2025, Trulieve sold the same property to Alcon Research LLC for \$5.2 million.

TIF District No. 2 – Tanyard Station

The District’s fixed assets from 07/01/2024 to 06/30/2025 showed no increase.

TIF District No. 3 – Grand Patrician

The District’s fixed assets from July 1, 2024 to June 30, 2025 increased by \$12,345,133.14 for the construction of the Grand Patrician Resort, specifically for the following: Hotel, Ballroom, Chapel, Country Club, Golf Course, and upgrades to Morris Memorial Road.

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

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

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

TIF District No. 1 – HADCO Business Park

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

TIF District No. 2 – Tanyard Station

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

TIF District No. 3 – Grand Patrician

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

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

TIF District No. 1 – HADCO Business Park

Alcon employs 20 skilled employees and 137.5 unskilled employees earning an average wage of \$56,664/year or \$27.24/hour in the HADCO Business Park. Alcon has 155 full-time employees, 7 part-time employees, and 33 temporary employees located in the HADCO Business Park. Alcon offers a complete benefit package including medical, vision, dental, 401K and education reimbursement, and they provide additional company matching funds to their employee's retirement plan. Trulieve currently employes 73 full-time workers in the HADCO Business Park. Trulieve currently employs 56 full-time workers in the HADCO Business Park with annual wages totaling approximately \$2,448,236.00. Trulieve offers the following benefits to all employees: basic life insurance, employee assistance program, short term disability, health insurance, voluntary life insurance, and dental insurance.

TIF District No. 2 – Tanyard Station

The District reports the following estimated number of jobs created:

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

TIF District No. 3 – Grand Patrician

Legends Construction Company, LLC, the general contractor used for the construction of the Grand Patrician Resort properties, employs approximately 30 employees, and utilizes

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

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

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

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

TIF District No. 1 – HADCO Business Park

Amount of Disbursements: \$482,149.39  
Purpose: Payment of administrative expenses and outstanding debt obligations.

TIF District No. 2 – Tanyard Station

Amount of Disbursements: \$379,672.67  
Purpose: Payment of administrative expenses and outstanding debt obligations.

TIF District No. 3 – Grand Patrician

Amount of Disbursements: \$254,559.51  
Purpose: Payment of administrative expenses and outstanding debt obligations.

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

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

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

TIF District No. 1 – HADCO Business Park

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

TIF District No. 2 – Tanyard Station

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

TIF District No. 3 – Grand Patrician

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

The Grand Patrician Development calls for the renovation of the former 88,000 square foot Morris Memorial Hospital building and construction of a 109-room hotel, indoor and outdoor pool facilities, a grand ballroom and conference center, a 300-seat wedding chapel, a workout facility, soccer fields, horse stables and trails, a par 3 nine-hole course, and 320 single and multi-family homes all encompassed within the 178-acre TIF District.

Phase I of the Project is comprised of the Phase I Private Improvements and the Phase I Public Improvements. The Phase I Private Improvements include the hotel, ballroom, chapel, and golf course. The Phase I Public Improvements include the access roads, utilities, and other public improvements associated with the Phase I Private Improvements. It is anticipated that a total of \$60M will be spent to complete Phase I of the Project.

Phase II of the Project is comprised of the Phase II Private Improvements and the Phase II Public Improvements. The Phase II Private Improvements include the country club and Colosseum Hotel. The Phase II Public Improvements include the public improvements associated with the Phase II Private Improvements. Site work for Phase II of the Project has begun during this fiscal year. It is anticipated that another \$30M will be spent on the Colosseum Hotel. As of June 30, 2025, \$54M has been spent on Phase I and Phase II of the Project.

Demolition for the Project began in November 2017 with all construction related to Phase I projected to be fully completed by March 2026. Once completed, the various entities within the TIF District will become one of the largest employers in Cabell County. The facility will provide new entertainment, recreational and lifestyle benefits to the residents

of Cabell County. A concept video presentation of the project can be viewed online at <https://vimeo.com/831988153?share=copy>.

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

TIF District No. 1 – HADCO Business Park

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

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

TIF District No. 2 – Tanyard Station

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

TIF District No. 3 – Grand Patrician

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

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

TIF District No. 1 – HADCO Business Park

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

TIF District No. 2 – Tanyard Station

None.

TIF District No. 3 – Grand Patrician

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

- Business & Occupational Taxes
- Permitting Fees
- Sales & Use Taxes
- Payroll Taxes
- Property Taxes

- Other Taxes as required by federal, state, and local agencies.

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

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

**Section II. Attachments**

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

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

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

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

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

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



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

Writer's Contact Information  
[Lacy.Smith@Steptoe-Johnson.com](mailto:Lacy.Smith@Steptoe-Johnson.com)  
304-933-8177

October 10, 2025

*Via Email and Certified Mail*

[bzerkle@cabellcounty.org](mailto:bzerkle@cabellcounty.org)

Beth Zerkle, Cabell County Administrator  
Cabell County Courthouse  
750 5<sup>th</sup> Ave #300  
Huntington, WV 25701

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

Dear Mrs. Zerkle:

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

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

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

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

- The developer sold 71 acres of the HADCO Business Park (Phase 2) in September 2021 to Trulieve. In 2023 the developer sold a 100,000 SF building on "APPROX 10 ACRES" located in the HADCO Business Park (Phase 1) to Trulieve. On April 29, 2025, Trulieve sold the same property to Alcon Research LLC for \$5.2 million.

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

- Alcon employs 20 skilled employees and 137.5 unskilled employees, earning an average wage of \$56,664/year or \$27.24/hour in the HADCO Business Park. Alcon has 155 full-time employees, 7 part-time employees, and 33 temporary employees located in the HADCO Business Park. Alcon offers a complete

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

benefit package including medical, vision, dental, 401K and education reimbursement, and they provide additional company matching funds to their employee's retirement plan. Trulieve currently employes 73 full-time workers in the HADCO Business Park. Trulieve currently employs 56 full-time workers in the HADCO Business Park with annual wages totaling approximately \$2,448,236.00. Trulieve offers the following benefits to all employees: basic life insurance, employee assistance program, short term disability, health insurance, voluntary life insurance, and dental insurance.

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

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

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

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

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

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

Very truly yours,



Lacy N. Smith



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

Writer's Contact Information  
[Lacy.Smith@StepToe-Johnson.com](mailto:Lacy.Smith@StepToe-Johnson.com)  
304-933-8177

October 10, 2025

***Via Email and Certified Mail***

[bzerkle@cabellcounty.org](mailto:bzerkle@cabellcounty.org)

Ms. Beth Zerkle, County Administrator  
Cabell County Courthouse  
750 5<sup>th</sup> Ave #300  
Huntington, WV 25701

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

Dear Mrs. Zerkle:

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

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

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

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

- The District's fixed assets from July 1, 2024 to June 30, 2025 showed no increase.

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

The District reports the following estimated number of jobs created:

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

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

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

- Academy Sports opened in November 2022; Petsmart opened in June 2023; Starbucks opened August 2023, and Skechers opened in September 2023. Future plans to include possible boot retailer, grocery and soft goods, hotel, and sit down restaurant.
- 5) **Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**
- None

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Lacy N. Smith', with a horizontal line extending to the right.

Lacy N. Smith



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

Writer's Contact Information  
[Lacy.Smith@Steptoe-Johnson.com](mailto:Lacy.Smith@Steptoe-Johnson.com)  
304-933-8177

October 10, 2025

***Via Email and Certified Mail***

[bzerkle@cabellcounty.org](mailto:bzerkle@cabellcounty.org)

Ms. Beth Zerkle, County Administrator  
Cabell County Courthouse  
750 5<sup>th</sup> Ave #300  
Huntington, WV 25701

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

Dear Mrs. Zerkle:

Please accept this letter as an updated summary of the status of the Grand Patrician TIF District No. 3. We have been provided the following information by the Grand Patrician:

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

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

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

- The District's fixed assets from July 1, 2024 to June 30, 2025 increased by \$12,345,133.14 for the construction of the Grand Patrician Resort, specifically for the following: Hotel, Ballroom, Chapel, Country Club, Golf Course, and upgrades to Morris Memorial Road.

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

- Legends Construction Company, LLC, the general contractor used for the construction of the Grand Patrician Resort properties, employs approximately 30 employees, and utilizes more than a dozen subcontractors, which employ an unknown number of employees. We suspect that the construction of the Grand Patrician Resort properties has created approximately 50-100 jobs in the construction industry with wages ranging from \$15 to \$75 per hour. These jobs

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

include temporary, semi-permanent, and permanent positions of both skilled and unskilled employees. These jobs include, but are not limited to general laborers, supervisors, electricians, plumbers, masonry, bricklayers, roofers, painters, architects, HVAC, engineers, interior designers, drywallers, concrete, landscapers, accountants, etc.

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

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

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

- The Grand Patrician Resort, LLC is developing certain public infrastructure projects within the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, land acquisition, walking and running paths and trails, new road construction and road improvements, including new intersections improvements, and other related infrastructure and utilities improvements all benefiting the TIF District.
- The Grand Patrician Development calls for the renovation of the former 88,000 square foot Morris Memorial Hospital building and construction of a 109-room hotel, indoor and outdoor pool facilities, a grand ballroom and conference center, a 300-seat wedding chapel, a workout facility, soccer fields, horse stables and trails, a par 3 nine-hole course, and 320 single and multi-family homes all encompassed within the 178-acre TIF District.
- Phase I of the Project is comprised of the Phase I Private Improvements and the Phase I Public Improvements. The Phase I Private Improvements include the hotel, ballroom, chapel, and golf course. The Phase I Public Improvements include the access roads, utilities, and other public improvements associated with the Phase I Private Improvements. It is anticipated that a total of \$60M will be spent to complete Phase I of the Project.
- Phase II of the Project is comprised of the Phase II Private Improvements and the Phase II Public Improvements. The Phase II Private Improvements include the country club and Colosseum Hotel. The Phase II Public Improvements include the public improvements associated with the Phase II Private Improvements. Site work for Phase II of the Project has begun during this fiscal year. It is anticipated that another \$30M will be spent on the Collesseum Hotel. As of June 30, 2025, \$54M has been spent on Phase I and Phase II of the Project.

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

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

- The developer would like to note that all taxes have been paid to the best of its knowledge as it relates to the construction of the Grand Patrician Resort. This includes, but is not limited to the following taxes, either as paid directly by the developer or indirectly by its general contract or the dozens of subcontractors used for the construction of the Grand Patrician Resort:
  - Business & Occupational Taxes
  - Permitting Fees
  - Sales & Use Taxes
  - Payroll Taxes
  - Property Taxes
  - Other Taxes as required by federal, state, and local agencies.

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

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

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

Very truly yours,



Lacy N. Smith



**City of Charleston**

# **Project Description & Annual Report**

Section 3:

- TIF District #1, Charleston Convention & Civic Center

# City of Charleston

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

### The TIF District:

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

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

### The TIF Project:

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

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

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

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

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

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

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

**CITY OF CHARLESTON**  
**OFFICE OF THE FINANCE DIRECTOR**

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September 19, 2025

Dawn Ashley  
West Virginia Department of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Ms. Ashley:

Please find enclosed the required Annual Report for the City of Charleston Development District No.1 – Charleston Convention and Civic Center Project for the fiscal year ending June 30, 2025.

Should you have any questions regarding this, you may reach me at 304-348-8014.

A handwritten signature in blue ink that reads "Andy Wood". The signature is written in a cursive, flowing style.

Andy Wood  
Finance Director

CC: Benjamin Mishoe, City Manager  
Samme Gee

**THE CITY OF CHARLESTON, WEST VIRGINIA**

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**THE CITY OF CHARLESTON DEVELOPMENT DISTRICT NO. 1 –  
CHARLESTON CONVENTION AND CIVIC CENTER PROJECT  
ANNUAL REPORT FOR THE FISCAL YEAR ENDED JUNE 30, 2025**

Pursuant to Section 15, Article 11B of Chapter 7 of the Code of West Virginia, 1931, as amended, the City of Charleston hereby provides the annual report for the fiscal year ended June 30, 2025, for is “The City of Charleston Development District No.1 – Charleston Convention and Civic Center Project”, created on March 19, 2012.

- (1) The aggregate amount and the amount by source of revenue in the tax increment financing fund: **Total - \$2,418,600.16; TIF Current Taxes - \$2,314,006.42; Interest Earnings - \$104,593.74.**
- (2) The amount and purpose of expenditures from the tax increment financing fund: **Total Disbursement - \$1,967,038.68 for project related costs related to final construction and equipment related to the Charleston Coliseum and Convention Center renovation project.**
- (3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$0.00**
- (4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate: **\$186,560,563**
- (5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate: **\$121,342,960**
- (6) The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be: **\$0.00**
- (7) Payments made in lieu of taxes received and expended: **\$0.00**
- (8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project: **This is a design-build project that has substantially completed construction.**
- (9) A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis: **This is a design-build project that has substantially completed construction. Actual construction drawings with additions and deletions to the base proposal are voluminous but can be made available for inspection at the Charleston Coliseum and Convention Center Administration Offices.**

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

Submitted by the City Manager of the City of Charleston on this 19th day of September 2025.



9/19/2025

Benjamin Mishoe  
City Manager



**City of Clarksburg**

# **Project Description & Annual Report**

Section 4:

- District #2, Project #1, Downtown Revitalization Project

# City of Clarksburg

## Downtown Revitalization Project

### The TIF District:

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

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

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

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

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

### The TIF Project:

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



OFFICE OF  
DIRECTOR OF FINANCE

# CITY OF CLARKSBURG

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

**City of Clarksburg  
TIF District #1  
Downtown Revitalization Project  
Annual Report July 1, 2024 through June 30, 2025**

**Summary – Receipts & Disbursements**

Beginning Fund Balance July 1, 2024 \$2,116,033.99

**Receipts**

Real/Personal Property Taxes \$ 653,280.76

Interest \$ 97,827.85

Total Receipts \$ 751,108.61

**TOTAL FUNDS AVAILABLE \$2,867,142.60**

**Disbursements**

Milling and Paving Costs \$ -0-

Demolition of Structures \$ -0-

Beautification Supplies \$ -0-

Sidewalks/Infrastructure \$ -0-

Total Disbursements \$ -0-

**Fund Balance June 30, 2025 – TIF Fund \$2,867,142.60**

**Summary – Status – Development Plan**

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

**Amount – TIF Financing Principal Outstanding**

None – no bonds have been issued.

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

Kim Karakiozis  
Director of Finance



**City of Elkins**

# **Project Description & Annual Report**

Section 5:

- TIF District #1, Redevelopment Project

# Elkins, City of

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

### The TIF District:

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

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

### The TIF Projects

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

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



# City of Elkins, West Virginia

September 29, 2025

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

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

RE: City of Elkins - Annual TIF Report for fiscal year ended June 30, 2025

Mr. Hooker:

Pursuant to W. Va. Code §7-11B-15(a), please find enclosed the Annual Report for the City of Elkins Redevelopment District No. 1 ("TIF District") for the fiscal year ended June 30, 2025. An approved Project Plan for TIF District is on file with your office and is appended to our report for ease of reference. The City will publish this report on its webpage in accordance with the TIF Act at <https://cityofelkinswv.com>.

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

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

Sincerely,

*Sutton Stokes*

Sutton Stokes  
City Clerk

Enclosures

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



**City of Fairmont**

# **Project Description & Annual Report**

Section 6:

- TIF District #1, Redevelopment Project



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

**Approved: October 23, 2015**

## SECTION II.

## PROJECT INFORMATION

### A. DETAILED DESCRIPTION OF PROJECT

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

#### The TIF District

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

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

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

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

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

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

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

### **The TIF Project**

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

### **Tax Increment Financing Obligations**

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



**2025 Annual Report**  
**City of Fairmont**  
**TIF**  
**Redevelopment District No. 1**

**Submitted by:**

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

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

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

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

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

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

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

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

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

In compliance with provision WV Code 7-11B-15(c), the information contained hereinafter is to be considered the Annual Statement for the City of Fairmont’s “Redevelopment District No. 1” for the Cash Basis **fiscal year ended June 30, 2025.**

1. Summary of Receipts by Category for Fiscal Year ended June 30, 2025:

<b>TIF Current Taxes</b>	<b>\$ 686,823.39</b>
<b>TIF Prior Years</b>	<b>\$ 45,523.03</b>
<b>Contributions from Grant Funds</b>	<b>\$ 518,900.57</b>
<b>Interest on Investment</b>	<b>\$ 37,934.02</b>
<b>Other Investment Earnings</b>	<b><u>\$ 340,431.81</u></b>
<b>Total Receipts</b>	<b>\$ 1,629,612.82</b>

2. Summary of Disbursements by Category for Fiscal Year ended June 30, 2025:

<b>Advertising Legal Pub</b>	<b>\$ 84.01</b>
<b>Professional Services</b>	<b>\$ 318,412.43</b>
<b>Capital Outlay Land</b>	<b>\$ 345,000.00</b>
<b>Capital Outlay Buildings</b>	<b>\$ 81,000.00</b>
<b>Capital Outlay Other Improvements</b>	<b>\$ 853,995.93</b>
<b>Capital Outlay Equipment</b>	<b>\$ 435,880.85</b>
<b>Other Taxes and Fees</b>	<b>\$ 215.00</b>
<b>Bank Fees</b>	<b><u>\$ 3,652.78</u></b>
<b>Total Disbursements</b>	<b>\$2,038,336.36</b>

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

**Plan Status:**

**Rehabilitation and Demolition of Property:**

**AJ Hayes Building**

The AJ Hayes Building, which was destroyed by fire was donated to the City of Fairmont. The demolition of the burned interior was completed and work was done to reinforce and preserve the building Façade. Demolition/Reinforcement Cost \$149,697.00, Taxes and Fees \$19.00.

### **Project #1 Locust Avenue Sidewalk**

FY18 TIF Committee met – decided on project

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

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

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

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

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

In FY20 the City took all the necessary steps to amend the TIF Project Plan to include Norwood Park which was approved by the WV Development Office on May 14, 2020 and also by Council on July 14, 2020, Ordinance No. 1855. This pay-as-you-go project will provide an inclusive handicap accessible public recreational facility. Total project cost is estimated at \$861,601.30.

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

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

On August 21, 2025 the Norwood Park grand opening was held. The park was completed with a combination of funding from ARPA Funds, Capital Funds and Donations. TIF funds expended in FY25 were: Professional Services \$101,330.00, Buildings \$81,000.00, Site Preparation \$91,908.34, Playground Equipment \$435,880.85.

**Project #4 Rail-Trail**

FY21 the TIF Advisory Committee met to create a fourth TIF Project. The Budget for the rail-trail project was set at \$1.9 million.

FY23 18.04 acres were acquired at \$546,791.13, the purchase cost included Professional Services, Taxes, Fees and Land.

FY24 14.273 acres were acquired for \$319,141.00, the purchase cost included Professional Services, Taxes, Fees and Land.

FY25 the Box Factory on 12<sup>th</sup> Street was acquired. Property \$345,000.00, Professional Services \$148,181.86, Capital Outlay Other Improvements \$162,390.59. Grant Funding also expended for this project included \$68,900.57 received from EPA Brownfield Assessment Grant for professional services and \$450,000.00 from WV DLAP Grant for demolition.

**Project Status:**

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

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

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

**Project 1 Expenditures**

FY22 \$82,957.60 Professional Services - WV Division of Highways Matching Funds for Grant  
FY23 \$65,042.40 Professional Services – WV Division of Highways Matching Funds for Grant

**Project 2 - Locust Avenue Rain Garden and Bus Stop – In Progress**

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

City intends to partner with Fairmont State University on the larger design and implementation of the Locust Avenue sidewalks and other improvements.

### Project 2 Expenditures

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

FY21 \$4,349.44 Taxes on property acquired

### **Project 3 - Norwood Park – Completed (in FY 26)**

Norwood Park project was doubled in land area thanks to a generous donation of adjacent land from Novelis. CEC has completed an updated design to fit the new scale of the park. A public input session was conducted for feedback on desired park amenities. The current park design creates different zones for different ages, needs, or interests, to include educational walkways and stormwater facilities. Property donation from Novelis was completed and recorded June 14, 2024. Construction was bid out on June 27, 2024. The Bid Opening is scheduled for July 26, 2024. A Groundbreaking ceremony is scheduled for September 5, 2024. Green River Group was awarded the Contract for Norwood Park. The Construction was completed with additional Funds from ARPA and Donations. The Ribbon Cutting was held on August 21, 2025. Total new / redeveloped park space is just over 1 acre of land.

### Project 3 Expenditures

FY21 \$ 56.33 Advertising Legal Publication Norwood Park

FY21 \$ 9,189.00 Civil & Environmental Consultants, Inc. Lidar Mapping, Survey Services, Mtgs

FY22 \$ 46,792.00 Civil & Environmental Consultants, Inc. Mtgs, Design, Landscape Arch Svcs

FY23 \$ 25,891.00 Civil & Environmental Consultants, Inc. Construction Docs

FY24 \$ 60,428.43 Civil & Environmental Consultants, Inc, Filing Fees, American Fence Co.

FY25 \$710,393.55 Green River Group, Civil & Environmental, Other Fees

### **Project 4 – Rail-Trail – In Progress**

City of Fairmont has secured two of the most critical pieces of land on the west side of the Monongahela River. These two sections include the West Fork River area owned by Industrial Resources and CSX Transportation.

FY23 18.04 acres were acquired for \$546,791.13, the purchase costs include Professional Services, Taxes, Fees and Land. These purchases total nearly 2.5 miles of new rail-trail corridor.

FY24 14.273 acres were acquired for \$319,141.00, the purchase cost included Professional Services, Taxes, Fees and Land.

FY25 Defeasible Title was granted on July 10, 2024 for the 12<sup>th</sup> St Box Factory Property. Total Costs including the design of the West Fork Trail Head were \$655,589.45. WV DLAP Grant Funds and the Brownfields Assessment Grant offset \$518,900.57 in costs.

Design for the new rail-trail, Momentum Adventure Park trailhead, and related amenities is nearly complete. Design includes approximately two miles of new rail-trail along the West Fork and Monongahela Rivers as well as a spur which runs from the West Fork River to Country Club

Road near Woodside Drive to create a neighborhood trailhead for Edgemont and West End neighborhoods. The Momentum Adventure Park trailhead, located on 12th Street at the former Box Factory site, includes a skatepark, pump track, outdoor bouldering facility, adult and youth athletic equipment, and more. Total trail and park area encompasses 36 acres of land. Design work is being done by Civil and Environmental Consultants.

A final public input meeting before the project goes out for construction has been scheduled for October 8th, 2025.

Project 4 Expenditures

FY22 \$26,000.00 Thrasher Engineering, Inc - Land Survey, Aerial Map West Fork River Trail

FY23 \$553,091.13 Professional Services, Taxes, Fees and Land

FY24 \$550,620.92 Professional Services, Taxes, Fees, Land

FY25 \$655,589.45 Professional Services, Taxes, Fees, Land

4. Amount of TIF Principle Outstanding as of close of Fiscal Year ended June 30, 2025:

TIF Principle Balance **\$ 0.00**

5. Additional Necessary Information for Fiscal Year ended on June 30, 2025:

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

**\$ 4,202,716.01 Total Fund Balance**  
**\$ 686,823.39 TIF Current Taxes**  
**\$ 5,431,677.31 TIF All Prior Years Taxes**  
**\$571,597.64 Contributions From Grant**  
**\$ 233,702.53 Interest on Investment**  
**\$ 1,676,056.13 Investment Income**

less aggregate expenditures noted in #B below,

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

**\$ 881.11 Legal Publications**  
**\$ 1,577,510.75 Capital Outlay Land**  
**\$ 159,604.44 Other Taxes and Fees**  
**\$ 19,769.03 Bank Fees**  
**\$ 857,786.27 Professional Services**  
**\$853,995.93 Capital Outlay Other Improvements**  
**\$435,880.85 Capital Outlay Equipment**  
**\$81,000.00 Capital Outlay Buildings**

- C. The amount of any pledged revenues in the TIF fund, for the payment of principal and interest on any outstanding TIF obligations; **\$0.00,**
- D. The base-assessed value of taxable property in the development or redevelopment project area or district; **\$264,726,267,**
- E. The current assessed value of taxable property in the development or redevelopment project area or district; **\$321,907,137,**
- F. The increase in assessed value over the base-assessed value of taxable property in the development or redevelopment project area or district; **Expense Levy FY2024-2025 = \$57,180,870**
- G. The amount of payments in lieu of taxes that have been deposited in the TIF fund and expended, both for that year and for the life of the project; **\$0.00,**
- H. Reports on any contracts associated with the project plan; Civil & Environmental Services, Inc, Montrose Environmental Solutions and Reclaim have been contracted for Project 4. Raze International completed the demo and stabilization of a historic structure in downtown Fairmont. Green River Group, LLC completed the construction of Norwood Park.
- I. A copy of the original project plan and any amendments to the project plan; Project was amended to add Project 4, which aligns with the original defined project from 2015 and clarifies a more specific location in which up to \$2,500,000 may be expended for the creation of a rail-trail on the West Side of the Monongahela River and northern side of the West Fork River.
- J. A status of the overall project; Fairmont has completed the first major addition to pedestrian infrastructure along Locust Avenue. Construction of Norwood Park has been completed in FY25. The rail trail advanced in FY 25 with the acquisition of land for the proposed trail connection through Fairmont. Further development of sidewalks and rail trails are expected in next fiscal year. Development is projected to include a trail head park and 2.5 miles of new rail trail, and the design of the largest expansion of sidewalks on Locust Avenue stretching from Bell Run Rd to Broadview Ave.
- K. The cost of any property acquired, sold, rehabilitated, reconstructed, repaired, or remodeled in association with the project plan as part of the project; **\$1,232,510.75.**
- L. The number of parcels of land acquired by or through initiation of eminent domain proceedings: **One in FY 24-25.**
- M. The number of jobs created or projected to be created, if any, in the project area or district, and the estimated wages and benefits associated with those jobs; **None,**
- N. Any other information that the county or municipality deems necessary or that may be required by the West Virginia Development Office.

Submitted by the Finance Director of the City of Fairmont on this 30<sup>th</sup> day of September, 2025.

Priscilla A. Hamilton

Priscilla A. Hamilton

9-30-2025

Date

# Fairmont, City of

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

### The TIF District:

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

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

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

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

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

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

### The TIF Project:

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

# TIMES WEST VIRGINIAN

Announcements

Merchandise & Garage Sales

Legal

Employment

## Business & Service DIRECTORY

### Legal Advertisements

**ADVERTISEMENT**  
In compliance with West Virginia Code §7-11B-15(c), the information contained hereinafter is to be considered the Annual Statement for the City of Fairmont's "Redevelopment District No. 1" for the fiscal year ended June 30, 2025.

**1. Summary of Receipts by Category for Fiscal Year ended June 30, 2025:**

TIF Current Taxes	\$ 686,823.39
TIF Prior Years	\$ 45,523.03
Contributions from Grant Funds	\$ 518,900.57
Interest on Investment	\$ 37,934.02
Other Investment Earnings	\$ 340,431.81
Total Receipts	\$ 1,629,612.82

**2. Summary of Disbursements by Category for Fiscal Year ended June 30, 2025:**

Advertising Legal Pub	\$ 84.01
Professional Services	\$ 318,412.43
Capital Outlay Land	\$ 345,000.00
Capital Outlay Buildings	\$ 81,000.00
Capital Outlay Other Improvements	\$ 853,995.93
Capital Outlay Equipment	\$ 435,880.85
Other Taxes and Fees	\$ 215.00
Bank Fees	\$ 3,652.78
Total Disbursements	\$ 2,038,336.36

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

**Rehabilitation of Property:**  
**AJ Hayes Building**  
The AJ Hayes Building, which was destroyed by fire was donated to the City of Fairmont. The demolition of the burned interior was completed and work was done to reinforce and preserve the building facade. Demolition/Reinforcement Cost \$149,697.00, Taxes and Fees \$19,000.  
**Project 3 - Norwood Park**  
On August 21, 2025 the Norwood Park grand opening was held. The park was completed with a combination of funding from ARPA Funds, Capital Funds and Donations. TIF funds expended in FY25 were: Professional Services \$101,330.00, Buildings \$91,000.00, Site Preparation \$91,908.34, Playground Equipment \$435,880.85.

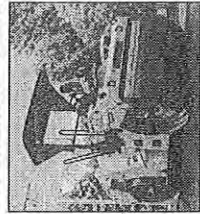
**Project 4 - Rail Trail**  
Box Factory 12th Street Property: TIF funds expended in FY 25 were: Property \$345,000.00, Professional Services \$148,181.86, Capital Outlay Other Improvements \$162,390.59. Grant Funding also expended for this project included \$68,900.57 received from Brownfield Grant for professional services and \$450,000.00 from WV DLAP Grant for demolition.

The TIF Plan includes allowances for the following public improvements: road, intersection, and public property improvements, demolition, and site preparation, and incidental costs and expenses, all in order to facilitate the issuance of tax increment financing obligations and allow for "pay as you go" projects that, due to limited sources of funding for such projects, would not be funded without the use of tax increment funds. The City of Fairmont TIF Redevelopment Project Plan No. 1 was approved on October 23, 2015. For more information, please visit the City's website at [www.fairmontwv.gov](http://www.fairmontwv.gov). Priscilla Hamilton, Finance Director

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# Fayette County Commission

## **Project Description & Annual Reports**

### Section 7:

- TIF District #1, Wolf Creek Business Park

# **Fayette County Commission**

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

### **The TIF District:**

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

### **The TIF Project:**

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

**COMMISSIONERS**  
John G. Brenemen  
Allison Rae Taylor  
Greg Fernett



PO Box 307  
Fayetteville, WV 25840-0307  
Phone: (304) 574-4290  
Fax: (304) 574-4255

**FAYETTE COUNTY COMMISSION**

**Summary- Receipts & disbursements**

**Beginning Fund Balance July 1, 2024** **\$148,738.79**

**Receipts**

Real/Personal Property Taxes	\$ 34,072.46	
Interest	\$ 2.51	
	<b>Total Receipts</b>	<u>34,074.97</u>
<b>Total Funds Available</b>		<b>\$182,813.76</b>

**Disbursements**

None

**Total Disbursements** \$0

**Fund Balance June 30, 2024** **\$182,813.76**

**Summary** The FCURA has been officially dissolved as of Jun 30, 2025. The organization conducted no business during fiscal year 2025.

The Wolf Creek Park property was transferred to the New River Gorge Regional Development Authority who is in the process of conducting a design study for the property. Once complete, the property will be marketed with the intention of being sold to developers. The money collected through the TIF will be used for further development of the property.

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

A handwritten signature in blue ink that reads "Ruth Lanier".

Ruth Lanier  
County Administrator



# Town of Fayetteville

# Project Description & Annual Report

## Section 8:

- TIF District #1, Redevelopment Project

# Fayetteville City

## TIF District #1, Redevelopment

### The TIF District:

District No. 1.” The proposed TIF District includes approximately 278 acres of contiguous real property generally located in downtown Fayetteville, West Virginia. A map of the proposed boundaries of the TIF District and a listing of included parcels of real property, as identified by tax map and parcel number are provided in application. The TIF District is being proposed for creation by the Town for the purpose of facilitating the planning, acquisition, construction and equipping of infrastructure improvements, parking facilities, a visitor’s center and related improvements within the TIF District in connection with the redevelopment of business and public facilities within the TIF District.

The primary purpose of establishing the TIF district is to develop the infrastructure and public improvements alongside the continuous growth of the Town as a popular destination for travelers and adventurers from across the country. The TIF District and the TIF Projects, described herein, are designed to complement the growth of tourism generated by the New River Gorge National Park & Preserve. New River Gorge became a national park in 2020, but Fayetteville has been an “adventure town” for many decades. The Town is eager to take advantage of, and redevelop alongside, the tourism boom that has occurred since the designation as a National Park. Improving sidewalks, roads, green space, parking and conveniences for visitors, including a proposed visitor’s center, and other structures not only refine and refresh the Town’s attraction to visitors, but also increase the quality of life for the residents who routinely engage with all the Town has to offer.

In addition, the Town is preparing for the expansion of Ascend West Virginia to the Town and the New River Gorge. As more people make a meaningful transition to the Town and make a “home in the hills,” the Town must be ready for this fluctuation of tourists, adventurers, and residents to come. The TIF Projects will also attract additional improvements and attractions as a result of both the private investment and the increased livability of the area with the construction of a new hotel and apartments in the Town. The Town should not only be adequately prepared for the expansion that will come from accessible housing and a program like Ascend West Virginia, but it should also be equipped to handle the ever-increasing flow of visitors into the community. There is great potential to attract visitors to the Town for much more beyond Bridge Day and generate revenue as a result of this anticipated development.

### The TIF Project:

The Town proposes to develop a series of capital improvements within or contiguous with the TIF District, aimed primarily at enhancing tourist and visitor access and experiences. Project Plan No. 1 provides for the design, permitting, acquisition, construction, renovation, and equipping of site, infrastructure, and other improvements that will facilitate redevelopment within, or for the benefit of, the TIF District. These improvements may include site acquisition, remediation, site preparation, cut and fill, site infrastructure, earthwork, new roads and roadway improvements (including intersection improvements), curbing, bridges, traffic control measures, lighting, and other related infrastructure. Additional improvements may involve water lines, water works facilities, sanitary sewer lines, sewerage facilities, stormwater facilities, wetlands mitigation, electric and natural gas utilities,

telecommunications, cable, fiber optics, other utility upgrades and relocations, demolition, community facilities, streetscaping (including sidewalks, curbing and guttering, street lighting, traffic signals, and intersection enhancements), retaining wall repairs, parking facilities, a visitor's center, and other infrastructure improvements and necessary appurtenances within or benefitting the TIF District (collectively, the "TIF Projects").

More specifically, the TIF Projects are expected to include, but are not limited to:

1. Parking, traffic, and sidewalk improvements in downtown Fayetteville, including around the new apartments and boutique hotel near Wiseman Avenue and High Street
2. Repair of historic stone retaining walls throughout downtown Fayetteville
3. Construction of a new concession stand and restrooms, along with installation of fencing, at the old football field along Reynolds Avenue
4. Development of a visitor's center in downtown Fayetteville
5. Installation of signage throughout downtown Fayetteville
6. Construction of a tunnel and sidewalk along South Court Street
7. Relocation of above-ground utilities to underground along several main roads in downtown Fayetteville
8. Restoration of the Fayette County Soldiers and Sailors Memorial Building

Mayor Sharon Cruikshank  
Recorder Zenda Vance  
Town Manager Matt Diederich  
Town Attorney Carl Harris  
Police Chief Tyler Hogan



Council Members:  
Stanley Boyd  
Brian Good  
Gabriel Peña  
Okey Skidmore  
Lori Tabit

September 24, 2025

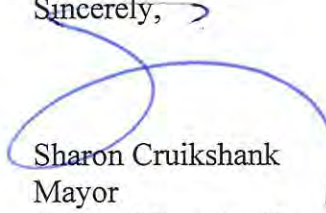
VIA EMAIL ([Dawn.E.Ashley@wv.gov](mailto:Dawn.E.Ashley@wv.gov))

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

Dr. Mr. Hooker:

Pursuant to West Virginia Code §7-11B-15, the Town of Fayetteville provides the enclosed Annual Report for the Town of Fayetteville Downtown Redevelopment District No. 1. The Town's tax increment financing application and Project Plan No. 1 for the Town of Fayetteville Downtown Redevelopment District No. 1 were approved by the West Virginia Department of Economic Development on May 20, 2024. The Town enacted an ordinance creating the TIF District on August 1, 2024.

Should you have any questions, please feel free to contact me at (304) 574-0101.

Sincerely, 

Sharon Cruikshank  
Mayor  
Town of Fayetteville

**Annual Report  
Town of Fayetteville Downtown Redevelopment District No. 1  
June 30, 2025**

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

As of June 30, 2025, the tax increment financing fund had a balance as follows:

\$ .00

As if the fiscal year ended June 30, 2025, the TIF Fund received the following funds:

<b>Revenue Category</b>	<b>FY 2025 Amounts</b>	<b>Project Expenditures</b>
TIF Fund Collections	\$.00	\$
TIF Interest Earnings	\$.00	\$
Miscellaneous Revenue	\$.00	\$
<b>Total</b>	<b>\$.00</b>	<b>\$</b>

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

As if the fiscal year ended June 30, 2025, the following funds were expended:

<b>Revenue Category</b>	<b>FY2025 Amounts</b>	<b>Project Expenditures</b>
TIF Fund Collections	\$	\$
TIF Interest Earnings	\$	\$
Miscellaneous Revenue	\$	\$
<b>Total</b>	<b>\$</b>	<b>\$</b>

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

As of the date of this report, there have been no tax increment financing obligations issued.

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

The Base Assessed Value of the TIF District is \$10,728,952.

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

The Current Assessed Value of the TIF District is \$1,522,218 (July 1, 2025 assessment date).

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

The next increase in the assessed value is pending from Fayette County Assessor.

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

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

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

There have been no contracts made incidental to the implementation and furtherance of the TIF District.

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

Previously submitted with TIF Application dated May 10, 2024.

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

As of the date of this report, no property has been acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

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

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

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

Previously submitted with TIF Application dated May 10, 2024.

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

Previously submitted with TIF Application dated May 10, 2024.

**(14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the Development Office may require:**

During the fiscal year ended June 30, 2025, the following funds were expended:

<b>Revenue Category</b>	<b>FY 2025 Amounts</b>	<b>Project Expenditures</b>
TIF Fund Collections	\$ .00	\$ .00
TIF Interest Earnings	\$ .00	\$ .00
Miscellaneous Revenue	\$ .00	\$ .00
<b>Total</b>	<b>\$ .00</b>	<b>\$ .00</b>

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

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

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

The Town’s tax increment financing application and Project Plan No. 1 for the TIF District were approved by the West Virginia Department of Economic Development on May 20, 2024. The Town enacted an ordinance creating the TIF District on August 1, 2024.

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

As of the date of this report, there have been no tax increment financing obligations issued for the TIF District.

**(18) Any additional information the Town deems necessary or that the executive director of the Development Office may by procedural rule require:**

*Signed on 04/03/2025 Resolution recognizing the expectation of the reimbursement of expenditures in connection with Project Plan No. 1 for the Town of Fayetteville Downtown Redevelopment District No. 1*

Parking Expansion & Sidewalks	\$ 157,650.00
Site Prep work 135 High Street	\$ 400,000.00
<b>Total Reimbursement</b>	<b>\$ 557,650.00</b>



## **Greenbrier County Commission**

# **Project Description & Annual Report**

### Section 9:

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

# Greenbrier County Commission

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

### The TIF District:

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

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

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

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

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

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

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

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

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

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

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

### **The TIF Project:**

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

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

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

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

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

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

### **The TIF District:**

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

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

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

### **The TIF Project:**

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

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



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

Writer's Contact Information  
[Lacy.Smith@StepToe-Johnson.com](mailto:Lacy.Smith@StepToe-Johnson.com)  
304-933-8177

October 15, 2025

**VIA EMAIL AND FIRST-CLASS MAIL**

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

Todd Hooker, Acting Executive Director  
West Virginia Division of Economic Development  
1900 Kanawha Boulevard, East  
Capitol Complex  
Building 3, Room 600  
Charleston, West Virginia 25305

**Re: 2025 Annual Tax Increment Financing Report – The County  
Commission of Greenbrier County TIF District No. 1 – White Sulphur  
Springs**

Dear Mr. Hooker:

Please find enclosed the Greenbrier County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Greenbrier County with respect to the fiscal year ending June 30, 2025:

The County Commission of Greenbrier County TIF District No. 1 – White Sulphur Springs

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

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

Very truly yours,

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

Lacy N. Smith

Enclosure

cc (w/encls.-via email): Lowell Rose (via email w/encl.: [lowellrose.rose@gmail.com](mailto:lowellrose.rose@gmail.com))  
Kelly Banton (via email w/encl.: [kelly.banton@greenbriercounty.net](mailto:kelly.banton@greenbriercounty.net))  
Dawn E. Ashley ([dawn.e.ashley@wv.gov](mailto:dawn.e.ashley@wv.gov))

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**TAX INCREMENT FINANCING ANNUAL REPORT**  
***Fiscal Year Ending June 30, 2025***

**FILED WITH THE SECRETARY OF THE  
WEST VIRGINIA DEPARTMENT OF ECONOMIC DEVELOPMENT  
AND PUBLISHED AT [HTTPS://GREENBRIERCOUNTY.NET](https://greenbriercounty.net)**

**The County Commission of Greenbrier County**

The County Commission of Greenbrier County TIF District No. 1 –  
White Sulphur Springs

**Submitted By:**

**The County Commission of Greenbrier County  
912 Court Street North  
Lewisburg, West Virginia 24901**

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

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

TIF District No. 1 – White Sulphur Springs

Total Taxes Collected	\$4,427,013.09
Excess funds from Series 2013 Bonds	<u>\$ 647,609.58</u>
<b>Total Revenues and Receipts</b>	<b>\$5,074,622.67</b>

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

TIF District No. 1 – White Sulphur Springs

Amount of Expenditures: \$6,728,997.44

Purpose: Payment of administrative expenses for the District and engineering, construction, and technical services incurred by the City of White Sulphur Springs for approved projects in the District.

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

This District has no current revenue pledge as all tax increment obligations have been met.

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

TIF District No. 1 – White Sulphur Springs

Total Personal Property	\$ 26,644,206
Total Real Property	<u>\$205,732,600</u>
<b>Total Base Assessed Value</b>	<b>\$232,376,806</b>

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

TIF District No. 1 – White Sulphur Springs

Total Personal Property	\$ 25,615,023
Total Real Property	<u>\$671,056,270</u>

**Total Current Assessed Value**                      **\$696,671,293**

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

TIF District No. 1 – White Sulphur Springs

Total Current Assessed Value	\$696,671,293
	<less>
<u>Base Assessed Value</u>	<u>&lt;\$232,376,806&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$464,294,487</b>

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

There have been no payments made in lieu of taxes for the Greenbrier County TIF District.

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

TIF District No. 1 – White Sulphur Springs

The following projects are actively under way: Caldwell Sewer Project, Maple Dale Tank Project, The Ridges Project, Villa Park Waterline Replacement Project and the Water Treatment Plant Improvements Project.

Two properties were acquired for the Maple Dale Water Tank Project.

Final contract amount for the Route 60 East Project \$2,323,381.50

Current contract amount for Wastewater Treatment Plant Disinfection System Upgrades Project \$519,067.39.

Current contract amount for The Ridges Project (contract was entered into, however no expenditures were made during the fiscal year) \$910,725.53.

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

TIF District No. 1 – White Sulphur Springs

Please refer to the TIF Application for this district.

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

TIF District No. 1 – White Sulphur Springs

You'll see three primary projects that received funding over the course of the year:

Wastewater Treatment Plant Disinfection System Upgrades  
Maple Dale Water Tank  
Rt. 60 East Wastewater Project

The "Other" expenses line was for Region 4 administrative expenses which is comprehensive across all projects.

Two properties were acquired for the Maple Dale Water Tank Project.

Costs associated with land purchases \$39,500.00

The description of rehabilitated, reconstructed, repaired or remodeled, \$2,514,206.41 worth of improvements were accomplished.

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

There have been no parcel(s) of land in any of the Greenbrier County TIF District which have been acquired pursuant to eminent domain proceedings.

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

TIF District No. 1 – White Sulphur Springs

Please refer to the TIF Application for this district.

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

TIF District No. 1 – White Sulphur Springs

Approximately three to five temporary construction jobs were created during the prior fiscal year.

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

TIF District No. 1 – White Sulphur Springs

Amount of Disbursements: \$6,728,997.44

Purpose: Payment of administrative expenses, engineering, construction, and technical services of District.

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

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

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

TIF District No. 1 – White Sulphur Springs

Final contract amount for the Route 60 East Project \$2,323,381.50

Current contract amount for Wastewater Treatment Plant Disinfection System Upgrades Project \$519,067.39.

Current contract amount for The Ridges Project (contract was entered into, however no expenditures were made during the fiscal year) \$910,725.53.

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

TIF District No. 1 – White Sulphur Springs

None.

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

TIF District No. 1 – White Sulphur Springs

None.

**Section II. Attachments**

**Attachment 1:** The County Commission of Greenbrier County, TIF District No. 1 – White Sulphur Springs

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



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

Writer's Contact Information  
[Lacy.Smith@Steptoe-Johnson.com](mailto:Lacy.Smith@Steptoe-Johnson.com)  
304-933-8177

October 15, 2025

*Via Email and Certified Mail*  
[lowellrose.rose@gmail.com](mailto:lowellrose.rose@gmail.com)  
[kelly.banton@greenbriercounty.net](mailto:kelly.banton@greenbriercounty.net)

Mr. Lowell Rose, President  
County Commission of Greenbrier County  
912 Court Street North  
Lewisburg, WV 24901

Re: *In Re: The County Commission of Greenbrier County TIF  
District No. 1 – White Sulphur Springs*

Dear Mr. Rose:

Please accept this letter as an updated summary of the status of the County Commission of Greenbrier County TIF District No. 1 – White Sulphur Springs. We have been provided the following information by :


- 1) **Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**
  - The following projects are actively under way: Caldwell Sewer Project, Maple Dale Tank Project, The Ridges Project, Villa Park Waterline Replacement Project and the Water Treatment Plant Improvements Project.
  - Two properties were acquired for the Maple Dale Water Tank Project.
  - Final contract amount for the Route 60 East Project \$2,323,381.50
  - Current contract amount for Wastewater Treatment Plant Disinfection System Upgrades Project \$519,067.39.
  - Current contract amount for The Ridges Project (contract was entered into, however no expenditures were made during the fiscal year) \$910,725.53.
- 2) **The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:**

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

- You'll see three primary projects that received funding over the course of the year:
    - Wastewater Treatment Plant Disinfection System Upgrades
    - Maple Dale Water Tank
    - Rt. 60 East Wastewater Project
  - The "Other" expenses line was for Region 4 administrative expenses which is comprehensive across all projects.
  - Two properties were acquired for the Maple Dale Water Tank Project.
  - Costs associated with land purchases \$39,500.00
  - The description of rehabilitated, reconstructed, repaired or remodeled, \$2,514,206.41 worth of improvements were accomplished.
- 3) **The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:**
- Approximately three to five temporary construction jobs were created during the prior fiscal year.
- 4) **The status of the development or redevelopment plan and projects therein:**
- Final contract amount for the Route 60 East Project \$2,323,381.50
  - Current contract amount for Wastewater Treatment Plant Disinfection System Upgrades Project \$519,067.39.
  - Current contract amount for The Ridges Project (contract was entered into, however no expenditures were made during the fiscal year) \$910,725.53.
- 5) **Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:**
- None.

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

Very truly yours,



Lacy N. Smith



# Harrison County Commission

## **Project Descriptions & Annual Reports**

### Section 10:

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

# Harrison County Commission

## TIF District #2, Charles Pointe

### The TIF District:

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

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

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

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

### The TIF Project:

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

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

### **The TIF District:**

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

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

### **The TIF Project:**

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

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

### **The TIF District:**

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

### **The TIF Project:**

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

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

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

### **The TIF District:**

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

### **The TIF Project:**

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

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

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

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

### **The TIF District:**

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

### **The TIF Project:**

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

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

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

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

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

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

### **The TIF District:**

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

### **The TIF Project:**

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

# **ANNUAL STATUTORY REPORT**

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

**\$36,500,000**

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

**\$12,280,000**

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

**\$17,600,000**

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

**CUSIP NUMBERS:**

41524T AB3

41524T AC1

**As of June 30, 2025**

**PREPARED BY:**

**MUNICAP, INC.**

— PUBLIC FINANCE —

December 2, 2025

# ANNUAL STATUTORY REPORT

## CHARLES POINTE ECONOMIC OPPORTUNITY DEVELOPMENT DISTRICT

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## *I. INTRODUCTION*

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

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

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

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

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

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

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### **A. ITEMIZED STATEMENT OF RECEIPTS – FISCAL YEAR 2025**

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

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

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

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

**Statement of Net Position<sup>(1)</sup>**  
**As of June 30, 2025**

	<b>2025</b>
<b>Assets:</b>	
<b>Current Assets</b>	
Restricted cash and cash equivalents	\$9,474,490
Accrued interest receivable	\$28,091
Due from primary government	\$596,743
Due from Charles Pointe 2008	\$89
<i>Total Current Assets</i>	<i>\$10,099,413</i>
<b>Noncurrent Assets</b>	
Capital assets	\$28,663,576
<i>Total Noncurrent Assets</i>	<i>\$28,663,576</i>
<b>Total Assets</b>	<b>\$38,762,989</b>
<b>Liabilities:</b>	
<b>Current Liabilities</b>	
Accounts payable	\$107,923
<i>Total Current Liabilities</i>	<i>\$107,923</i>
<b>Noncurrent Liabilities</b>	
Long-term interest payable	\$8,430,976
Long-term debt	\$48,727,951
<i>Total Noncurrent Liabilities</i>	<i>\$57,158,927</i>
<b>Total Liabilities</b>	<b>\$57,266,850</b>
<b>Net Position:</b>	
Net investment in capital assets	(\$20,064,375)
Restricted	\$9,474,490
Unrestricted	(\$7,913,976)
<b>Net Position</b>	<b>(\$18,503,861)</b>

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

**Statement of Revenues, Expenses, and Changes in Net Position<sup>(1)</sup>**  
**For the Year Ended June 30, 2025**

	<b>2025</b>
Operating Revenues:	
Tax revenues	\$2,902,656
<i>Subtotal Operating Revenues</i>	<i>\$2,902,656</i>
Operating Expenses:	
Administrative fees	\$138,640
Legal fees	\$325,611
<i>Subtotal Operating Expenses</i>	<i>\$464,251</i>
<b>Total Operating Income</b>	<b>\$2,438,405</b>
Non-Operating Revenues/(Expenses):	
Interest and dividend income	\$194,368
Interest expense	(\$3,016,721)
Income from sale of property	\$4,358,562
<b>Total Non-Operating Revenues/(Expenses)</b>	<b>\$1,536,209</b>
<b>Change in Net Position</b>	<b>\$3,974,614</b>
<b>Net Position, Beginning of Year</b>	<b>(\$22,478,475)</b>
<b>Net Position, End of Year</b>	<b>(\$18,503,861)</b>

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

**Statement of Cash Flows<sup>(1)</sup>**  
**For the Year Ended June 30, 2025**

	2025
<b>Cash Flows from Operating Activities:</b>	
Cash receipts from primary government	\$2,846,595
Cash payments for administrative fees	(\$119,601)
Cash payments for legal fees	(\$255,091)
<b>Net Cash Provided by Operating Activities</b>	<b>\$2,471,903</b>
<b>Cash Flows from Investing Activities:</b>	
Interest and dividends received on investments	\$175,645
Proceeds from sale of property	\$4,358,562
<b>Net Cash Provided by Investing Activities</b>	<b>\$4,534,207</b>
Change in Cash Balance	\$7,006,110
Cash, Beginning of Year	\$2,468,380
<b>Cash, End of Year</b>	<b>\$9,474,490</b>
<b>Adjustments to Reconcile Operating Income to Net Cash:</b>	
Operating Income	\$2,438,405
<b>Adjustments:</b>	
Increase in due from primary government	(\$56,060)
Increase in accounts payable	\$89,558
<b>Net Cash Provided by Operating Activities</b>	<b>\$2,471,903</b>

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

## **B. DESCRIPTION OF ACTIVITIES FOR FISCAL YEAR 2025**

As of October 2, 2025, the Developer is of the opinion that the following activities occurred within the Excise Tax District from July 1, 2024, through June 30, 2025 (“Fiscal Year 2025”), and accordingly, such opinions do not necessarily reflect the views of the District Board or its members:

Charles Pointe EODD Project #2 included construction contracts for earthwork and infrastructure improvements in the area of Charles Pointe South known as Charles Pointe Crossing, along with other related expenditures. The Developer reports that all Charles Pointe EODD Project #2 construction projects required by the 2019 Series A&B Bond Documents and funded by Series 2019 A Project Fund proceeds are complete and were done so under budget. While all construction projects are complete and paid for from 2019 Series A Project Fund proceeds, the Developer reports that other remaining Project Fund Budget items were not permitted by the Trustee (UMB Bank) for payment from either the remaining Project Fund proceeds or the Contingency Fund. Per the 2019 Series A&B Bond Documents, any remaining funds in the Project Fund following the certified completion of the project to be funded with proceeds of such Bonds, along with funds held in the Construction Contingency Fund, were to be split equally (50/50) between the Trustee (UMB Bank), for application to the bonds, and the Developer, for additional allowable qualified uses or applications.

### **2019 Excise Tax Revenue and Improvements Bonds Series A&B** **Charles Pointe EODD Project #2**

- **Force Majeure Event Declaration (Covid-19 Pandemic):** By letter dated October 25, 2022, Genesis Partners, Limited Partnership (“Genesis”) gave UMB Bank, N.A. the Trustee, written notice of its election to declare a force majeure event pursuant to Section 4(a) of the Escrow Agreement (Deed of Trust and Release Proceeds), dated August 16, 2019, for the COVID-19 pandemic, citing the delays caused by the pandemic with respect to construction of the site preparation and the prevention and inability of Menard to construct and open its home improvement store within the time frame required under Menard’s Site Development Agreement with Charles Pointe Crossing, LLC. Genesis cited the starting date of March 11, 2020, being the formal declaration of such Force Majeure event, as declared by the World Health Organization (WHO), and an ending date, pursuant to letter from Menard, dated August 9, 2022, of thirty (30) months from the beginning thereof. Section 4(a) of the Escrow Agreement provides that the Escrow Fund Release Date shall be extended for a period equal to the duration of the Force Majeure. Based thereon, the Escrow Funds Release Date was proposed to be extended for a period of thirty (30) months from February 1, 2023.
- **Bond Trustee Notice:** By letter dated March 28, 2023, Greenberg Traurig, P.A. / Attorneys at Law, provided the following written notice to Genesis Partners, Limited Partnership, Charles Pointe Economic Opportunity Development District Board, and The County Commission of Harrison County:

*UMB Bank, N.A., serves as successor indenture trustee (the “Bond Trustee”) under that certain Indenture of Trust dated August 16, 2019 (the “Master*

*Indenture”), for the Series 2019 Excise Tax Bonds,<sup>1</sup> and Greenberg Traurig, P.A. serves as counsel to the Bond Trustee. I am in receipt of the email of February 9, 2023, enclosing Requisition No. 36 for the Series 2019A Excise Tax Bonds Project Fund and Requisition No. 01 for the Series 2019 Construction Contingency Fund (collectively, the “February 9 Requisitions”);<sup>2</sup> however, the Bond Trustee is unable to fund the February 9 Requisitions due to (i) continuing Events of Default under the Master Indenture, Development Agreement and other financing documents, and (ii) by operation of Sections 4.03 and 4.09 of the Master Indenture.*

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

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

*and the Construction Contingency Fund or funds otherwise available pursuant to the Indenture or any Supplemental Indenture are sufficient therefor.”); 4.05 (“The Developers acknowledge that any lack of availability of amounts in the Series 2019A Excise Tax Bonds Project Fund, the 2019C Excise Tax Bonds Project Fund, the Construction Contingency Fund or under the Indenture to fund the costs of the project shall in no way diminish the obligations of Developers under the Construction Contracts or this Development Agreement.”).*

**2019 Junior Subordinate Excise Tax Revenue and Improvements Bonds Series C**  
**Charles Pointe EODD**

As reported by the Developer and in accordance with the 2019C Bond Documents, 39 Project Cost Requisitions for Development Expenditures totaling \$17.6 million dollars have been submitted by the Developer, approved by the EODD Board, submitted and approved by the Issuer, and forwarded to and received by the Trustee for credit to the 2019C Bonds. Bond Indentures require that (i) the Trustee, upon receipt of a Project Cost Requisition approved by the Issuer, and which has all supporting invoices and evidence of payment of such invoices attached thereto, will credit the same to the 2019 C Bonds and update the Record of Advances maintained by the Trustee, (ii) the Trustee pay accrued interest on the amount of the 2019 C Bonds which has been funded from time to time on June 1 and December 1 of each year, commencing December 1, 2021, to the extent funds are available therefore following payment of Administrative Expenses and the repayment in full and discharge of the Series 2019 A Bonds, the Series 2019 B Bonds and any Additional Bonds (provided, however, that delinquent interest accrual shall not exceed the sum of \$1,320,000, and (iii) the Trustee provide written reports to the Issuer, the District Board and the Administrator by the 15<sup>th</sup> day of each month of the balances in all funds held by the Trustee and all money received and expended by it. Numerous inquiries have been made regarding the Record of Advances, interest payments, and the required monthly reports. As of June 30, 2025, the Trustee has not provided the requested information.

The Charles Pointe EODD – 2019 Junior Subordinate Excise Tax Revenue and Improvements Bonds Series C – Project Cost Requisitions and Accrued Interest Schedule as of June 30, 2025, follows as provided by the Developer:

**2019 JUNIOR SUBORDINATE EXCISE TAX REVENUE AND IMPROVEMENTS BONDS SERIES C**

**CHARLES POINTE EODD**

**PROJECT COST REQUISITIONS AND ACCRUED INTEREST SCHEDULE**

RFP#	Description	Invoice Date	Payee	Amount	Status	Credit Approved	Credit Due
1	Project Management Fee	8/16/2019	Genesis Partners Limited Partnership	\$ 50,001.00	Credit to 2019C Bond	\$ 50,001.00	
2	Project Management Fee	10/14/2019	Genesis Partners Limited Partnership	\$ 11,530.28	Credit to 2019C Bond	\$ 11,530.28	
3	Project Management Fee	11/5/2019	Genesis Partners Limited Partnership	\$ 26,032.38	Credit to 2019C Bond	\$ 26,032.38	
4	Project Management Fee	11/7/2019	Genesis Partners Limited Partnership	\$ 50,000.00	Credit to 2019C Bond	\$ 50,000.00	
5	Project Management Fee	12/3/2019	Genesis Partners Limited Partnership	\$ 26,019.17	Credit to 2019C Bond	\$ 26,019.17	
6	Project Management Fee	1/7/2020	Genesis Partners Limited Partnership	\$ 39,504.08	Credit to 2019C Bond	\$ 39,504.08	
7	Project Management Fee	2/4/2020	Genesis Partners Limited Partnership	\$ 51,897.26	Credit to 2019C Bond	\$ 51,897.26	
8	Project Management Fee	3/3/2020	Genesis Partners Limited Partnership	\$ 258,263.28	Credit to 2019C Bond	\$ 258,263.28	
9	Project Management Fee	3/31/2020	Genesis Partners Limited Partnership	\$ 68,065.51	Credit to 2019C Bond	\$ 68,065.51	
10	Project Management Fee	5/5/2020	Genesis Partners Limited Partnership	\$ 64,884.99	Credit to 2019C Bond	\$ 64,884.99	
11	Project Management Fee	6/2/2020	Genesis Partners Limited Partnership	\$ 58,451.18	Credit to 2019C Bond	\$ 58,451.18	
12	Project Management Fee	7/1/2020	Genesis Partners Limited Partnership	\$ 71,069.02	Credit to 2019C Bond	\$ 71,069.02	
13	Project Management Fee	8/3/2020	Genesis Partners Limited Partnership	\$ 68,796.37	Credit to 2019C Bond	\$ 68,796.37	
14	Project Management Fee	9/2/2020	Genesis Partners Limited Partnership	\$ 92,609.78	Credit to 2019C Bond	\$ 92,609.78	
15	Project Management Fee	10/6/2020	Genesis Partners Limited Partnership	\$ 45,187.27	Credit to 2019C Bond	\$ 45,187.27	
16	Project Management Fee	11/2/2020	Genesis Partners Limited Partnership	\$ 55,758.61	Credit to 2019C Bond	\$ 55,758.61	
17	Project Management Fee	12/1/2020	Genesis Partners Limited Partnership	\$ 52,754.58	Credit to 2019C Bond	\$ 52,754.58	
18	Project Management Fee	1/5/2021	Genesis Partners Limited Partnership	\$ 32,513.81	Credit to 2019C Bond	\$ 32,513.81	
19	Project Management Fee	2/3/2021	Genesis Partners Limited Partnership	\$ 30,415.53	Credit to 2019C Bond	\$ 30,415.53	
20	Project Management Fee	3/3/2021	Genesis Partners Limited Partnership	\$ 36,044.93	Credit to 2019C Bond	\$ 36,044.93	
21	Project Management Fee	4/6/2021	Genesis Partners Limited Partnership	\$ 14,501.72	Credit to 2019C Bond	\$ 14,501.72	
22	Project Management Fee	4/29/2021	Genesis Partners Limited Partnership	\$ 25,245.21	Credit to 2019C Bond	\$ 25,245.21	
23	Project Management Fee	6/10/2021	Genesis Partners Limited Partnership	\$ 33,439.99	Credit to 2019C Bond	\$ 33,439.99	
24	Project Management Fee	7/8/2021	Genesis Partners Limited Partnership	\$ 14,056.82	Credit to 2019C Bond	\$ 14,056.82	
25	Project Management Fee	7/29/2021	Genesis Partners Limited Partnership	\$ 4,489.16	Credit to 2019C Bond	\$ 4,489.16	
26	Project Management Fee	8/26/2021	Genesis Partners Limited Partnership	\$ 4,239.88	Credit to 2019C Bond	\$ 4,239.88	
27	Project Management Fee	10/1/2021	Genesis Partners Limited Partnership	\$ 13,684.21	Credit to 2019C Bond	\$ 13,684.21	
28	Project Management Fee	11/17/2021	Genesis Partners Limited Partnership	\$ 6,847.28	Credit to 2019C Bond	\$ 6,847.28	
29	Project Management Fee	12/14/2021	Genesis Partners Limited Partnership	\$ 32,615.54	Credit to 2019C Bond	\$ 32,615.54	
30	Project Management Fee	1/12/2022	Genesis Partners Limited Partnership	\$ 3,561.59	Credit to 2019C Bond	\$ 3,561.59	
31	Project Management Fee	2/14/2022	Genesis Partners Limited Partnership	\$ 632.09	Credit to 2019C Bond	\$ 632.09	
32	Project Management Fee	3/8/2022	Genesis Partners Limited Partnership	\$ 1,110.84	Credit to 2019C Bond	\$ 1,110.84	
33	Project Management Fee	5/19/2022	Genesis Partners Limited Partnership	\$ 6,474.96	Credit to 2019C Bond	\$ 6,474.96	
34	Project Management Fee	8/2/2022	Genesis Partners Limited Partnership	\$ 15,295.89	Credit to 2019C Bond	\$ 15,295.89	
35	Legal Services - Title	8/22/2019	Greer Law Offices	\$ 40,000.00	Credit to 2019C Bond	\$ 40,000.00	
35	Financial Services - Construction Loan	8/27/2019	Corban Capital	\$ 230,000.00	Credit to 2019C Bond	\$ 230,000.00	
35	Brokerage Services - Menards Purchase	9/12/2019	Petroplus & Associates, Inc.	\$ 50,000.00	Credit to 2019C Bond	\$ 50,000.00	
36	Project Management Fee	11/29/2022	Genesis Partners Limited Partnership	\$ 17,516.32	Credit to 2019C Bond	\$ 17,516.32	
38	Permit Sampling - NPDES	12/31/2019	Sturm Environmental Services, Inc.	\$ 1,276.00	Credit to 2019C Bond	\$ 1,276.00	
38	Permit Fee - NPDES	1/7/2020	WW Department of Environmental Protection	\$ 1,550.00	Credit to 2019C Bond	\$ 1,550.00	
38	Permit Sampling - NPDES	12/31/2020	Sturm Environmental Services, Inc.	\$ 40.00	Credit to 2019C Bond	\$ 40.00	
38	Permit Fee - NPDES	1/7/2021	WW Department of Environmental Protection	\$ 1,550.00	Credit to 2019C Bond	\$ 1,550.00	
38	Legal Services - Sales Tax Issue	10/5/2021	Snell & Wilner	\$ 7,525.00	Credit to 2019C Bond	\$ 7,525.00	
38	Legal Services - Sales Tax Issue	1/20/2022	Snell & Wilner	\$ 11,201.00	Credit to 2019C Bond	\$ 11,201.00	
38	Engineering/Design Services	2/17/2023	Civil & Environmental Consultants, Inc.	\$ 1,033.78	Credit to 2019C Bond	\$ 1,033.78	
38	Engineering/Design Services	4/18/2023	Civil & Environmental Consultants, Inc.	\$ 1,096.74	Credit to 2019C Bond	\$ 1,096.74	
38	Engineering/Design Services	5/18/2023	Civil & Environmental Consultants, Inc.	\$ 17,836.43	Credit to 2019C Bond	\$ 17,836.43	
38	Engineering/Design Services	7/15/2023	Civil & Environmental Consultants, Inc.	\$ 19,279.20	Credit to 2019C Bond	\$ 19,279.20	
38	Rt 279 Engineering/Design Services	10/7/2023	Civil & Environmental Consultants, Inc.	\$ 1,461.63	Credit to 2019C Bond	\$ 1,461.63	
38	Rt 279 Engineering/Design Services	1/6/2024	Civil & Environmental Consultants, Inc.	\$ 4,264.71	Credit to 2019C Bond	\$ 4,264.71	
38	Access Road Stabilization	5/9/2023	Preston Contractors, Inc.	\$ 32,851.16	Credit to 2019C Bond	\$ 32,851.16	
38	Erosion and Sediment Control Maintenance (NPDES Permit)	5/9/2023	Preston Contractors, Inc.	\$ 13,821.92	Credit to 2019C Bond	\$ 13,821.92	
38	Permit Mitigation Credits (13,088 Stream, 14.7 Wetland)	11/19/2024	Charles Pointe Nature Conservancy	\$ 2,612,150.00	Credit to 2019C Bond	\$ 2,612,150.00	
38	Retail Anchor Land Contribution - 17.016 Acres (Menards)	8/30/2019	Charles Pointe Crossing, LLC	\$ 3,596,943.77	Credit to 2019C Bond	\$ 3,596,943.77	
38	Haden Boulevard Construction Contract - Pay Application #1	7/8/2024	Laurita, Inc.	\$ 92,537.10	Credit to 2019C Bond	\$ 92,537.10	
38	Haden Boulevard Construction Contract - Pay Application #2	7/30/2024	Laurita, Inc.	\$ 213,702.75	Credit to 2019C Bond	\$ 213,702.75	
38	Haden Boulevard Construction Contract - Pay Application #3	9/16/2024	Laurita, Inc.	\$ 613,360.73	Credit to 2019C Bond	\$ 613,360.73	
38	Haden Boulevard Construction Contract - Pay Application #4	10/15/2024	Laurita, Inc.	\$ 145,413.68	Credit to 2019C Bond	\$ 145,413.68	
38	Haden Boulevard Construction Bid Documents	6/22/2024	Civil & Environmental Consultants, Inc.	\$ 55,529.80	Credit to 2019C Bond	\$ 55,529.80	
38	Haden Boulevard Construction Phase Services	8/6/2024	Civil & Environmental Consultants, Inc.	\$ 21,896.38	Credit to 2019C Bond	\$ 21,896.38	
38	Haden Boulevard Construction Phase Services	10/3/2024	Civil & Environmental Consultants, Inc.	\$ 97,981.87	Credit to 2019C Bond	\$ 97,981.87	
38	Haden Boulevard Construction Phase Services	8/6/2024	Civil & Environmental Consultants, Inc.	\$ 30,787.42	Credit to 2019C Bond	\$ 30,787.42	
39	Haden Boulevard Construction Phase Services	11/30/2024	Civil & Environmental Consultants, Inc.	\$ 30,218.10	Credit to 2019C Bond	\$ 30,218.10	
39	Haden Boulevard Construction Phase Services	12/20/2024	Civil & Environmental Consultants, Inc.	\$ 34,315.05	Credit to 2019C Bond	\$ 34,315.05	
39	Haden Boulevard Construction Phase Services	12/31/2024	Civil & Environmental Consultants, Inc.	\$ 43,963.47	Credit to 2019C Bond	\$ 43,963.47	
39	Haden Boulevard Construction Contract - Pay Application #5	11/5/2024	Laurita, Inc.	\$ 108,576.00	Credit to 2019C Bond	\$ 108,576.00	
39	Haden Boulevard Construction Contract - Pay Application #6	12/10/2024	Laurita, Inc.	\$ 380,628.00	Credit to 2019C Bond	\$ 380,628.00	
39	Haden Boulevard Construction Contract - Pay Application #7	12/30/2024	Laurita, Inc.	\$ 616,241.78	Credit to 2019C Bond	\$ 616,241.78	
39	Permit Mitigation Credits (13,088 Stream, 14.7 Wetland)	12/20/2024	Charles Pointe Nature Conservancy	\$ 7,087,456.00	Credit to 2019C Bond	\$ 7,087,456.00	
	<b>TOTALS</b>			<b>\$ 17,600,000.00</b>	<b>2019C Bond Maximized</b>	<b>\$ 17,600,000.00</b>	<b>\$ -</b>
	*Accrued Interest Past Due	6/30/2025	Charles Pointe Crossing, LLC	\$ 1,320,000.00	Past Due		\$ 1,320,000.00
				<b>2019C BOND TOTAL DUE = \$ 18,920,000.00</b>			
	* Interest to accrue on delinquent principal at the rate of 7.50%.						
	Trustee to compute and apply interest payment on June 1 and December 1 of each year, commencing December 1, 2021.						
	Total delinquent interest accrued and due and payable may not exceed \$1,320,000.						

**Additional Qualified Expenditures**  
**Charles Pointe EODD**

As reported by the Developer, the Developer has incurred and has documented over \$14.3 million dollars of additional qualified expenditures for reimbursement from EODD bonding.

The Charles Pointe EODD – Excise Tax Revenue and Improvements Bonds – Schedule of Additional Qualified Expenditures as of June 30, 2025, follows:

EXCISE TAX REVENUE AND IMPROVEMENTS BONDS							
CHARLES POINTE EODD							
SCHEDULE OF ADDITIONAL QUALIFIED EXPENDITURES FROM EODD BONDS							
RFP#	Description	Invoice Date	Payee	Amount	Status	Credit To Date	Credit Eligible
	WVDOH Right-Of-Way Acquisition	1/6/2023	WVDOH - Division of Highways	\$ 88,804.00	Paid		\$ 88,804.00
	Permit Mitigation Credits (14,060.59 Stream, 17.156 Wetland)	12/20/2024	Charles Pointe Nature Conservancy	\$ 721,028.00	Balance Due		\$ 721,028.00
	Haden Boulevard Construction Contract - Pay Application #8	2/28/2025	Laurita, Inc.	\$ 382,807.96	Paid		\$ 382,807.96
	Haden Boulevard Construction Contract - Pay Application #9	3/7/2025	Laurita, Inc.	\$ 71,254.75	Paid		\$ 71,254.75
	Haden Boulevard Construction Contract - Pay Application #10	3/28/2025	Laurita, Inc.	\$ 413,474.41	Paid		\$ 413,474.41
	Haden Boulevard Construction Contract - Balance	2/28/2025	Laurita, Inc.	\$ 105,976.84	Paid		\$ 105,976.84
	Haden Boulevard Construction Phase Services	1/31/2025	Civil & Environmental Consultants, Inc.	\$ 20,386.31	Paid		\$ 20,386.31
	Haden Boulevard Construction Phase Services	2/28/2025	Civil & Environmental Consultants, Inc.	\$ 9,898.40	Paid		\$ 9,898.40
	Haden Boulevard Construction Phase Services	3/27/2025	Civil & Environmental Consultants, Inc.	\$ 32,065.30	Paid		\$ 32,065.30
	Retail Land Contribution - 21.617 Acres (CP HOLDINGS OF BRIDGEPORT LLC)	3/28/2025	Charles Pointe Crossing, LLC	\$ 10,808,500.00	Transfer Deed & Agreement		\$ 10,808,500.00
	Retail Land Contribution - 3.274 Acres (CP HOLDINGS OF BRIDGEPORT LLC)	3/25/2025	Julia C. Compton Family Trust	\$ 1,637,000.00	Transfer Deed & Agreement		\$ 1,637,000.00
	Retail Land Contribution - 0.065 Acres (CP HOLDINGS OF BRIDGEPORT LLC)	4/00/2025	Charles Pointe Crossing, LLC	\$ 32,500.00	Draft Deed & Agreement		\$ 32,500.00
	Retail Land Contribution - 0.070 Acres (CP HOLDINGS OF BRIDGEPORT LLC)	4/00/2025	Julia C. Compton Family Trust	\$ 35,000.00	Draft Deed & Agreement		\$ 35,000.00
				\$ -			\$ -
		<b>TOTALS</b>		<b>\$ 14,358,695.97</b>	<b>Additional Bonds</b>		<b>\$ 14,358,695.97</b>
				<b>ADDITIONAL BONDS TOTAL DUE = \$ 14,358,695.97</b>			

**Privately Funded Infrastructure and Improvements Projects**  
**Charles Pointe EODD**

As reported by the Developer, the Developer secured \$11 million in independent private funding for, and has since completed, projects within the District in support of and associated with the Mon Health Hospital, the Medical Complex, and next phases of development of the District. Projects funded and completed include:

- **Project 1:** Site grading (stockpile relocation), approximately 1,400 LF of four lane roadway extension (Haden Boulevard) beyond the portion funded by the Charles Pointe Crossing Bond Project including finished asphaltic roadway, concrete sidewalks, curb & gutter, streetlighting, pavement markings, traffic signage, and landscaping, extension of water, sanitary sewer, stormwater, gas, electric, and telecommunication services. A construction contract was entered into with Laurita, Inc. on June 10, 2024, to perform the work. Project 1 construction was completed in March 2025.
- **Project 2:** Construction of approximately 13,500 LF of permit required stream mitigation and approximately 12 acres of permit required wetland mitigation, construction management and other related costs to satisfy permit requirements for all planned future development disturbances within both the Property TIF District and the Economic Opportunity Development District. A turnkey contract was entered into with Water & Land Solutions, LLC. On May 22, 2024, to perform the work. Project 2 construction was completed in December 2024.

**Other Infrastructure and Improvements Projects**  
**Charles Pointe EODD**

- WVDOT Division of Highways completed State Project # S317-279/00-2.60 00 23 for WV 279 Improvements and I-79 Exit Ramp Modifications, with an estimated cost of \$3.3 million, to support the continued growth along the WV Route 279 corridor including access to the Charles Pointe Economic Opportunity Development District.
- The acquisition of excess WV Rt 279 right-of-way, originally included in Charles Pointe EODD Project #2, but removed by the Trustee due to Bond defaults, was completed with other private funding sources.

**Building Construction Projects**  
**Charles Pointe EODD**

- The primary anchor for the Charles Pointe Crossing retail center, namely Menard, Inc., commenced construction on its home improvement and retail facilities in the second quarter of 2023, completed construction in 4<sup>th</sup> quarter of 2023, opened for business and commenced collection of Excise Taxes on January 29, 2024.
- Construction of the Monongalia Health System, Inc. facility is well underway and expected to be complete and in service in the 3<sup>rd</sup> quarter of 2026.
- Interstate Development and the Developer had entered into a JV agreement for the development of an approximately 200,000 SF shopping center on approximately 25 acres north of the Menards site at the entrance to Charles Pointe Crossing and had Letters of Intent negotiated with tenants to occupy 188,000 SF of the shopping center. Site civil plans were complete for the center and funding was being finalized. The Developer's JV Agreement with Interstate Development has since been released and terminated, and ownership of the 25 +/- acre site has since been transferred. As of June 30, 2025, the area is now owned by CP Holdings of Bridgeport LLC, a Delaware limited liability company and an affiliate of the Trustee. At the time of transfer, the plan for the 25 +/- acre site included 211,666 SF of additional commercial retail development with civil site construction drawings complete and architectural plans were pending. The current plan and/or status of the development of the 25 +/- acre site is unknown to the Developer.
- Charles Pointe EODD – Phase 3: Preliminary site development plans are complete, along with third party market studies and feasibility analysis for the next phase, Phase 3, of the Charles Pointe EODD encompassing an estimated 86 +/- net developable acres.

**State and County Activities**  
**Charles Pointe EODD**

- The West Virginia Legislature passed House Bill 3340, which modified the existing authority for a county commission or municipality to extend the term of certain tax incremental finance districts created prior to December 21, 2020, including The County Commission of Harrison County Development District No. 2 – Charles Pointe (the “Charles Pointe TIF District”). This legislation became law on March 8, 2023, and allowed the County Commission of Harrison County to extend the term of the Charles Pointe TIF

District by up to fifteen (15) years, from 2035 to 2050, which it did by Order on August 28, 2024.

- In 2022, the county approved the elimination of term limits from the Charles Pointe Economic Opportunity Development District Project Plan allowing for thirty (30) year bond terms.

### **C. RECOMMENDED PROGRAM OF SERVICES TO BE PERFORMED AND CAPITAL IMPROVEMENTS TO BE MADE WITHIN THE DISTRICT FOR FISCAL YEAR 2026**

The following services and projects are planned within the district during the coming fiscal year:

#### *Bond Restructuring*

Expediently restructure the Series 2008A and Series 2008B Property TIF Bonds and Series 2019A, Series 2019B, and Series 2019C Excise Tax Bonds.

#### *District Operation and Administrative Services*

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

#### *Charles Pointe EODD Next Phase Development - Phase 3*

As of September 6, 2024, the Developer reported that the following activity is anticipated in the Charles Pointe EODD Project #2 during Fiscal Year 2026.

- Advance preliminary site development plans to preliminary construction package (geotechnical investigation, mass grading scenario, infrastructure plan) for Charles Pointe EODD Phase 3 encompassing an estimated 86 +/- net developable acres.
- Using the completed market studies and feasibility analysis, develop financial proformas and funding sources and secure commitments for the proposed resort hotel, indoor waterpark, civic center, amphitheater, and ancillary development.
- Prepare a Phase 3 comprehensive phasing plan and development schedule for implementation.

## D. PROPOSED BUDGET FOR FISCAL YEAR 2026

### *Development Budget*

As of June 30, 2025, \$28,069,977.01 has been expended for the construction of the Excise Tax District, representing 100.00% of the budget funded with the Series 2019 Bonds. The table below shows the public improvements, the original budget, changes in the budget, the revised budget, and the amount spent by line item as reported by the Developer, reflecting the Bond Trustee's Removal of Project Funds and the Construction Contingency Fund.

### Development Budget – Fiscal Year 2025

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

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

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

The following table provides a summary of anticipated revenues and expenses of the District for fiscal year ending June 30, 2026.

**District Budget – Fiscal Year 2026**

<b>Expenses:</b>	
Series 2019A Debt Service:	
Interest payment due on December 1, 2025	\$1,004,381
Principal payment due on December 1, 2025	\$450,000
Interest payment due on June 1, 2026	\$991,444
Principal payment due on June 1, 2026	\$480,000
<i>Subtotal Series 2019A debt service</i>	<i>\$2,925,825</i>
Series 2019B Debt Service:	
Interest payment due on December 1, 2025	\$396,375
Interest payment due on June 1, 2026	\$396,375
<i>Subtotal Series 2019B debt service</i>	<i>\$792,750</i>
<b>Total debt service</b>	<b>\$3,718,575</b>
Administrative Expenses:	
Administrator expenses	\$40,300
Legal expenses	\$40,000
Trustee expenses	\$10,500
<b>Total Expenses</b>	<b>\$3,809,375</b>
<b>Available Funds:</b>	
Available funds in the Charles Pointe Revenue Fund as of September 1, 2025	(\$4,187,019)
Estimated excise tax revenues to be received through June 1, 2026 <sup>(1)</sup>	(\$1,881,528)
<b>Total available funds</b>	<b>(\$6,068,547)</b>
<b>Expenditures over revenues</b>	<b>(\$2,259,172)</b>

<sup>(1)</sup>Excise tax revenues through June 2026 are estimated based on the average of the prior three years actual amounts deposited to the Trustee. Assumes no new businesses open and pay excise tax revenues between September 2025 through June 2026.

As shown in the table above, the total expenses estimated for fiscal year 2026 are equal to \$3,809,375 and total available funds to pay expenses are estimated to equal \$6,068,547. As a result, estimated available funds as of July 31, 2025, are expected to exceed expenditures by \$2,259,172 for fiscal year ending June 30, 2026.

The following table identifies the monthly deposits received by the Trustee related to Excise Tax Revenues for Fiscal Year 2025.

**Excise Tax Revenues Deposited – Fiscal Year 2025**

<b>Filing Period</b>	<b>Deposited to Trustee</b>	<b>Distributed Amount</b>
May-24	Jul-24	\$286,572.88
Jun-24	Aug-24	\$254,110.22
Jul-24	Sep-24	\$254,632.12
Aug-24	Oct-24	\$246,014.73
Sep-24	Nov-24	\$258,067.11
Oct-24	Dec-24	\$241,779.24
Nov-24	Jan-25	\$245,301.96
Dec-24	Feb-25	\$172,125.09
Jan-25	Mar-25	\$129,284.67
Feb-25	Apr-25	\$180,030.90
Mar-25	May-25	\$296,796.65
Apr-25	Jun-25	\$269,526.65



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

Writer's Contact Information  
[Lacy.Smith@steptoe-johnson.com](mailto:Lacy.Smith@steptoe-johnson.com)  
304-933-8177

October 17, 2025

**VIA EMAIL AND FIRST-CLASS MAIL**

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

Todd Hooker, Acting Executive Director  
West Virginia Division of Economic Development  
1900 Kanawha Boulevard, East  
Capitol Complex  
Building 3, Room 600  
Charleston, West Virginia 25305

**Re: 2025 Annual Tax Increment Financing Report – Harrison County**

Dear Mr. Hooker:


Please find enclosed the Harrison County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Harrison County with respect to the fiscal year ending June 30, 2025:

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

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

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

Very truly yours,



Lacy N. Smith

Enclosure

cc (w/encls.-via email): Laura Pysz-Laulis, County Administrator ([lpysz@harrisoncountywv.gov](mailto:lpysz@harrisoncountywv.gov))  
Dawn E. Ashley ([dawn.e.ashley@wv.gov](mailto:dawn.e.ashley@wv.gov))

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

**TAX INCREMENT FINANCING ANNUAL REPORT**  
***Fiscal Year Ending June 30, 2025***

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

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

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

**Submitted By:**

**The County Commission of Harrison County  
229 South Third Street, 3<sup>rd</sup> Floor  
Clarksburg, West Virginia 26301**

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

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

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

Total Taxes Collected	\$1,377,973.98
Interest on Investments	\$817.04
<b>Total Revenues and Receipts</b>	<b>\$1,378,791.02</b>

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

Total Taxes Collected	\$2,068,269.33
Interest on Investments	\$1,661.16
<b>Total Revenues and Receipts</b>	<b>\$2,069,930.49</b>

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

Total Taxes Collected	\$164,024.13
Interest on Investments	\$134.03
<b>Total Revenues and Receipts</b>	<b>\$164,158.16</b>

Harrison County Development District No. 6 "NCWV Airport Project No. 1"

Total Taxes Collected	\$846,567.55
Interest on Investments	\$7,776.32
<b>Total Revenues and Receipts</b>	<b>\$854,343.87</b>

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

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

Amount of Expenditures:	\$1,378,791.02
Purpose:	Payment of administrative expenses and tax increment debt obligations of District.

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

Amount of Expenditures:	\$2,069,930.49
Purpose:	Payment of administrative expenses and tax increment debt obligations of District.

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

Amount of Expenditures: \$164,158.16  
Purpose: Payment of administrative expenses and tax increment debt obligations of District.

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

Amount of Expenditures: \$167,487.00  
Purpose: Payment of administrative expenses and tax increment debt obligations of District.

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

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

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

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

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

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

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

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

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

Harrison County Development District No. 6 "NCWV Airport Project No. 1"

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

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

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

Total Personal Property	\$13,318,926
Total Real Property	\$123,988,610
<b>Total Current Assessed Value</b>	<b>\$137,307,536</b>

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

Total Personal Property	\$23,130,358
Total Real Property	\$100,145,910
<b>Total Current Assessed Value</b>	<b>\$123,276,268</b>

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

Total Personal Property	\$2,327,778
Total Real Property	\$18,409,450
<b>Total Current Assessed Value</b>	<b>\$20,737,228</b>

Harrison County Development District No. 6 "NCWV Airport Project No. 1"

Total Personal Property	\$98,374,744
Total Real Property	\$13,611,840
<b>Total Current Assessed Value</b>	<b>\$111,986,584</b>

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

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

Total Current Assessed Value	\$137,307,536
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$4,220,167&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$133,087,369</b>

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

Total Current Assessed Value	\$123,276,268
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$187,300&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$123,088,968</b>

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

Total Current Assessed Value	\$20,737,228
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$175,690&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$20,561,538</b>

Harrison County Development District No. 6 "NCWV Airport Project No. 1"

Total Current Assessed Value	\$111,986,584
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$38,283,901&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$73,702,683</b>

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

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

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

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

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

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

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

As reported in our 2024 Annual Report, a contract was awarded to Wolfe Excavating, LLC for infrastructure in the amount of \$2,154,342. In year 2025, the contract with Wolfe Excavating, LLC for infrastructure development was completed.

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

There were no new contracts in the district during the current year. However, there was a sale of property in a prior year, a Mazda car dealership, currently under construction, in this District.

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

There are three (3) new developments as follows:

1. Access and Loop Road Project – Entrance and access road from 279 to new terminal facility;
2. Taxiway Project – Construction of new taxiway to connect runway to the new terminal facility; and
3. Apron Project – Construction of new commercial apron that supports the new terminal operations.

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

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

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

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

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

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

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

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

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

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

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

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

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

There has been no TIF qualified property acquired or disposed of during the reporting. Property was sold to White Oaks Estates LLC for construction of 12 patio homes for a total of \$720,000.

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

There has been no TIF qualified property acquired or disposed of during the reporting. There were no new contracts in the district during the current year. However, there was a sale of property in a prior year, a Mazda car dealership, currently under construction, in this District.

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

None.

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

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

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

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

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

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

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

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

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

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

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

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

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

Genesis Partners, Limited Partnership provided the following information in response to this item: Charles Pointe currently supports an estimated 1,585 direct jobs and an estimated 1,081 indirect jobs.

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

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

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

The developer reports the following: “[t]here have been approximately 70 full and part time jobs created in the TIF district. The wage amounts are unknown.”

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

The developer estimates that there are in excess of 150 construction jobs on the New Terminal Facilities Projects currently underway in the district. There are approximately 1,500 full time jobs within the district supporting an aggregate payroll of approximately \$110,000,000 from multiple established private businesses, including, but not limited to, Mitsubishi Heavy Industries Regional Jet (MHI) (successor to Bombardier), Pratt Whitney, EASW, Air National Guard, Aurora-Boeing, and HQ Aero. Fairmont State Flight School and the Robert C. Byrd Mechanic Training school are growing.

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

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

Amount of Disbursements: \$1,378,791.02  
Purpose: Payment of administrative expenses and outstanding debt obligations.

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

Amount of Disbursements: \$2,069,930.49  
Purpose: Payment of administrative expenses and outstanding debt obligations.

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

Amount of Disbursement: \$164,158.16  
Purpose: Payment of administrative expenses and outstanding debt obligations.

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

Amount of Disbursement: \$167,487.00  
Purpose: Payment of administrative expenses and outstanding debt obligations.

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

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

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

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

Genesis Partners, Limited Partnership provided the following information in response to this item:

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

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

Several major West Virginia employers are located at Charles Pointe, including Baker

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

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

State of the art utility provisions are presently available to support the master plan, all underground. Infrastructure extension plans, including broadband voice, video, and data to the premise, within the development have been prepared and continue in various stages of construction. All environmental clearances have been obtained, including the Army Corp of Engineers permit, for the entire master plan area and complete build out approval from the West Virginia DOH. All permit required stream and wetland mitigation construction is now complete in advance allowing full build-out of the master plan.

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

Building construction commenced in late 2004 on 156 acres north of Route 279 and continues with multiple buildings and housing units complete or in various stages of construction. Non-residential construction completed to date totals over 850,000 square feet and an additional 410,000 square feet have been initiated. Over 520 residential units have been constructed or are under construction to date and lots have been developed to allow for the construction of an additional 60 residential units. Homes have been sold in four neighborhoods and building lots have been fully developed in two additional neighborhoods including expansion of existing multi-family neighborhoods. Construction is complete on the 40-acre "Bridgeport Recreation Complex at Charles Pointe." This key amenity to the community and region opened in spring of 2012. Additional parcels have been conveyed for new planned community amenities, including a 17,500 SF civic multi-use facility in Charles Pointe North, and a 150,000 SF indoor recreation facility known as the "Bridge" in Charles Pointe South. Construction is now complete on both the civic multi-use facility and the indoor recreation facility. These facilities are open and operating.

The Charles Pointe plan is consistent with that as represented by the approved Tax Increment Financing Application dated September 2, 2005.

Charles Pointe is a true public/private partnership supported by multiple private and public funding sources. To date, Charles Pointe has received authorization for over \$576 million in public improvements funding, of which over \$136 million has been expended. Committed private investments to date total over \$450 million of which over \$240 million is completed building construction.

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

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

There have been 12 patio homes built and 11 sold during the past year. Construction has begun on 29 townhome units that will be completed over the next two years. Two pools and pool houses to accommodate the residents of Oakwood Estates have been completed.

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

There were no new contracts in the district during the current year. However, there was a sale of property in a prior year, a Mazda car dealership, currently under construction, in this District.

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

The new Terminal Building was completed in fall of 2024. The existing ongoing construction projects are as follows: Access and Loop Road, which is approximately 75% complete, Apron project which is 40% complete, and a Taxiway project that is 80% complete.

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

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

Tax Increment Refunding Revenue Bonds - Series 2008A -- **\$2,950,000**  
Tax Increment Refunding Revenue Bonds - Series 2008B -- **\$28,145,000**

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

Senior Tax Increment Refunding Revenue Bonds, Series 2021 A Tax-Exempt (Development District No. 3 - White Oaks) -- **\$16,453,000**

Subordinate Tax Increment Revenue Bonds, Series 2021 B Taxable (Development District No. 3 - White Oaks) -- **\$4,873,241.93**

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

Tax Increment Revenue Bonds - Series 2016A -- **\$1,400,000**

Harrison County Development District No. 6 "NCWV Airport Project No. 1"

None.

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

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

None.

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

There have been 12 patio homes built and 11 sold during the past year. Construction has begun on 29 townhome units that will be completed over the next two years. Two pools and pool houses to accommodate the residents of Oakwood Estates have been completed.

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

None.

Harrison County Development District No. 6 "NCWV Airport Project No. 1"

None.

**Section II. Attachments**

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

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

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

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

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

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

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

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



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

Writer's Contact Information  
[Lacy.Smith@Steptoe-Johnson.com](mailto:Lacy.Smith@Steptoe-Johnson.com)  
304-933-8177

October 17, 2025

*Via Email and Certified Mail*  
[lpysz@harrisoncountywv.gov](mailto:lpysz@harrisoncountywv.gov)

Laura Pysz-Laulis, County Administrator  
Harrison County Commission  
229 South 3<sup>rd</sup> Street, 3<sup>rd</sup> Floor  
Clarksburg, WV 26301

Re: *In Re: Harrison County Development District No. 3 –  
White Oaks Project No. 1*

Dear Mrs. Pysz-Laulis:

Please accept this letter as an updated summary of the status of the Harrison County Development District No. 3 – White Oaks Project No. 1. We have been provided the following information by H. Wood Thrasher, Manager of High Tech Corridor Development, LLC:

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

- There have been no payments in lieu of taxes.

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

- As reported in our 2024 Annual Report, a contract was awarded to Wolfe Excavating, LLC for infrastructure in the amount of \$2,154,342. In year 2025, the contract with Wolfe Excavating, LLC for infrastructure development was completed.

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

- There has been no TIF qualified property acquired or disposed of during the reporting. Property was sold to White Oaks Estates LLC for construction of 12 patio homes for a total of \$720,000.

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

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

- Not Applicable

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

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

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

- There have been 12 patio homes built and 11 sold during the past year. Construction has begun on 29 townhome units that will be completed over the next two years. Two pools and pool houses to accommodate the residents of Oakwood Estates have been completed.

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

- None.

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

Very truly yours,



Lacy N. Smith



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

Writer's Contact Information  
[Lacy.Smith@StepToe-Johnson.com](mailto:Lacy.Smith@StepToe-Johnson.com)  
304-933-8177

October 17, 2025

*Via Email and Certified Mail*  
[lpysz@harrisoncountywv.gov](mailto:lpysz@harrisoncountywv.gov)

Laura Pysz-Laulis, County Administrator  
Harrison County Commission  
229 South 3<sup>rd</sup> Street, 3<sup>rd</sup> Floor  
Clarksburg, WV 26301

Re: *In Re: Harrison County Development District No. 5 –  
White Oaks Industrial Project No. 1*

Dear Mrs. Pysz-Laulis:

Please accept this letter as an updated summary of the status of the Harrison County Development District No. 5 – White Oaks Industrial Project No. 1. We have been provided the following information by H. Wood Thrasher, Manager of High Tech Corridor Development, LLC:

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

- There have been no payments in lieu of taxes.

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

- There were no new contracts in the district during the current year. However, there was a sale of property in a prior year, a Mazda car dealership, currently under construction, in this District.

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

- There has been no TIF qualified property acquired or disposed of during the reporting. There were no new contracts in the district during the current year. However, there was a sale of property in a prior year, a Mazda car dealership, currently under construction, in this District.

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

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

- Not Applicable

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

- The developer reports the following: “[t]here have been approximately 70 full and part time jobs created in the TIF district. The wage amounts are unknown.”

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

- There were no new contracts in the district during the current year. However, there was a sale of property in a prior year, a Mazda car dealership, currently under construction, in this District.

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

- None.

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

Very truly yours,



Lacy N. Smith



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

Writer's Contact Information  
[Lacey.Smith@StepToe-Johnson.com](mailto:Lacey.Smith@StepToe-Johnson.com)  
304-933-8177

October 17, 2025

***Via Email and Certified Mail***  
[lpysz@harrisoncountywv.gov](mailto:lpysz@harrisoncountywv.gov)

Laura Pysz-Laulis, County Administrator  
Harrison County Commission  
229 South 3<sup>rd</sup> Street, 3<sup>rd</sup> Floor  
Clarksburg, WV 26301

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

Dear Mrs. Pysz-Laulis:

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

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

- There have been no payments in lieu of taxes.

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

- Access and Loop Road Project – Entrance and access road from 279 to new terminal facility
- Taxiway Project – Construction of new taxiway to connect runway to the new terminal facility
- Apron Project – Construction of new commercial apron that supports the new terminal operations

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

- None

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

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

- Not Applicable

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

The developer estimates that there are in excess of 150 construction jobs on the New Terminal Facilities Projects currently underway in the district. There are approximately 1,500 full time jobs within the district supporting an aggregate payroll of approximately \$110,000,000 from multiple established private businesses, including, but not limited to, Mitsubishi Heavy Industries Regional Jet (MHI) (successor to Bombardier), Pratt Whitney, EASW, Air National Guard, Aurora-Boeing, and HQ Aero. Fairmont State Flight School and the Robert C. Byrd Mechanic Training school are growing.

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

The new Terminal Building was completed in fall of 2024. The existing ongoing construction projects are as follows: Access and Loop Road, which is approximately 75% complete, Apron project which is 40% complete, and a Taxiway project that is 80% complete.

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

- None.

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

Very truly yours,



Lacy N. Smith



**City of Huntington**

# **Project Descriptions & Annual Reports**

## Section 11:

- TIF District #1, Project #1, Downtown
- TIF District #1, Project #2 (Civic Center) and District # 3, Project # 3 (Downtown Development/Redevelopment)
- TIF District #2, Kinetic Park
- TIF District #3, Project #1, Highlawn Redevelopment

# City of Huntington

## TIF District #1, Downtown Project #1

### The TIF District:

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

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

### The TIF Project:

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

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

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

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

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

### **The TIF District:**

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

### **The TIF Project:**

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

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

### **The TIF Project:**

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

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

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

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

### **The TIF District:**

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

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

### **The TIF Project:**

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

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

# TIF District #3, Project #1, Highlawn Redevelopment

## The TIF District

The City of Huntington (the “City”) proposes the creation of “The City of Huntington Highlawn Redevelopment District No. 3” (the “TIF District”). The proposed TIF District is located within the City of Huntington and includes contiguous real property situated south of the Ohio River, generally between 20th Street and 28th Street, and generally bounded to the south by 6th Avenue and the CSX rail line. The proposed TIF District is located in the 5th (Huntington-Gideon Corp.) property tax district of Cabell County.

The TIF District is being created by the City to facilitate the planning, design, acquisition, construction, and equipping of capital improvements within the TIF District or on land outside the TIF District that contains infrastructure or facilities serving the TIF District. The proposed development contemplated for the TIF District aligns with several current City plans, including the Huntington Brownfields Innovation Zone Highlawn Brownfields Area-Wide Plan and the City’s Plan 2025 Comprehensive Plan.

## The TIF Projects

The City and HMDA propose to develop certain capital improvements within or serving the TIF District. The TIF Projects include the design, permitting, acquisition, construction, and equipping of site, infrastructure, and other improvements that will facilitate industrial and/or commercial development within the TIF District (collectively, the “TIF Projects”), including but not limited to:

- Waterworks, sewerage, stormwater, telecommunications, cable, fibre optic, electric, natural gas, and related infrastructure improvements
- Construction of roads, sidewalks, street lighting, traffic signals, and other roadway and streetscape improvements and related appurtenances
- Acquisition of land within or outside the TIF District that contains or will contain infrastructure or facilities serving the TIF District to facilitate industrial and/or commercial development
- Demolition, site preparation, excavation, and other earthwork necessary or incidental to the construction and installation of infrastructure and other improvements supporting industrial and/or commercial development
- Other related improvements, extensions, renovations, and additions
- All professional service and consultant fees associated with the foregoing, including engineering and design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents, and all fees and costs incurred in connection with preparation and approval of the Project Plan

The TIF Projects may also include demolition, site preparation, and construction and installation of infrastructure improvements for individual businesses seeking to construct industrial and/or commercial facilities within the TIF District.

The proposed phases of the TIF Projects and the capital improvements and expenditures currently contemplated are presented by way of example only. Actual improvements and expenditures for each phase may differ substantially from those described, provided they fall within the scope of the TIF Projects described herein.

The TIF Projects also include all professional services fees, costs incurred in preparation of the Project Plan, and related costs and reimbursement of costs incurred after the date of the West Virginia Department of Economic Development’s approval of the Project Plan.



October 1, 2025

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

Dear Mr. Hooker:

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

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

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

Sincerely,

A handwritten signature in black ink that reads "Kathy Burks-Sullivan".

Kathy Burks-Sullivan  
Finance Director  
City of Huntington

Cc: Mayor Patrick J. Farrell – City of Huntington  
John C. Stump, Esq. – City of Huntington TIF Counsel  
Kerrie Weisenborn – Wesbanco Bank, Inc. – Bond Trustee

**Annual Report by City of Huntington**  
**City of Huntington Downtown Tax Increment Financing District No. 1**  
**June 30, 2025**

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

As of June 30, 2025 the tax increment financing fund had bank balances as follows:

TIF Increment Fund- Revenue	130,397.17 (From Tax Increment and Earnings)
TIF Increment Fund- Admin	408.93 (From Tax Increment and Earnings)
TIF Increment Fund- Surplus Checking	1,906.22 (From Tax Increment and Earnings)
TIF Increment Fund- 2024A P&I	10,571.97 (From Tax Increment and Earnings)
TIF Increment Fund- Project Fund	3,049,380.37 (From Tax Increment and Earnings)
TIF Increment Fund- Debt Svc	<u>411,299.42</u> (From Tax Increment and Earnings)
Total	\$ 3,603,964.08

As of the fiscal year ended June 30, 2025 the TIF received the following funds:

<u>Revenue Category</u>	<u>FY2025</u>	<u>Aggregate Projects</u>
TIF Bond Proceeds, net	\$ 5,576,228.70	11,084,228.70
TIF Interest Earnings	116,647.78	325,950.93
TIF Grant Revenue	0.00	800,000.00
TIF Fund Collections	480,597.79	5,454,834.92
TIF Miscellaneous Revenue	<u>0.00</u>	<u>0.00</u>
Total	\$ 6,173,474.27	\$17,665,014.55

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

As of the fiscal year ended June 30, 2025 the following funds were expended:

<u>Expense Category</u>	<u>FY2054</u>	<u>Aggregate Projects</u>
TIF Costs of Bond Issuance	\$ 216,038.06	\$ 664,522.67
TIF Construction Costs	358,000.00	5,709,445.89
TIF Bond Principal Reduction	2,509,000.00	5,727,992.39
TIF Bond Interest Expense	203,291.51	1,690,087.90
TIF Administration	<u>6000.00</u>	<u>47,549.59</u>
Total	\$3,292,329.57	\$13,839,598.44

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

As of the date of this report, there have been three Tax Increment Revenue Bonds issued in the District. The \$2,450,000 Series 2006 City of Huntington (West Virginia) Tax Increment Revenue Bond (Downtown Project No. 1) was issued June 28, 2006.

On December 30, 2019, the \$3,058,000 Series 2019 City of Huntington Tax Increment and Refunding Bond (Downtown Project No.2) was issued to refund and redeem in full the Series 2006 Tax Increment Revenue Bonds (Downtown Project No. 1) and to (i) finance the costs of the design, acquisition, constructing and equipping of the TIF Project No.2; (ii) fund a reserve for the Series 2019 bonds; and (iii) pay costs of issuing the Series 2019 bonds.

On October 31, 2024, the City of Huntington Tax Increment Revenue and Refunding Bonds, Series 2024A, were issued with a par amount of \$5,730,000 net of OID and underwriters discount of \$153,771.30. The Series 2024A bonds were issued for the purposes of (i) refunding and redeeming in full the Tax Increment Revenue and Refunding Bonds, Series 2019 (Downtown Project No. 2); (ii) paying costs of the design, acquisition, construction and equipping of the 2024A Project; (iii) funding a reserve for the Series 2024A bonds; (iv) paying capitalized interest on the Series 2024A bonds; and (v) paying costs of issuance of the Series 2024A bonds and related costs. As of June 30, 2025, \$5,730,000 of the Series 2024A bonds were issued and \$5,510,000 of principal was outstanding.

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

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

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

The current assessed value of the City of Huntington Tax Increment Financing District No.1 is \$101,760,665 (July 1, 2024 Assessment Date).

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

The net increase in the assessed value is \$26,483,411.

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

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

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

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

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

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

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

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

The City of Huntington Downtown Tax Increment Financing Project No. 2 was approved by the West Virginia Development Office on December 10, 2019. Subsequently, on December 23, 2019, the City Council enacted an ordinance approving the Project Plan for the development district consisting of design, acquisition, and construction and equipping of public improvements specifically including, but not limited to, additions, betterments, and improvements to Marshall Health Arena, streetscape systems, street lighting, and related infrastructure. The first phase of the project generally included a shade structure for live performances and opportunities for outdoor movies, a graphic screen wall to create outdoor event space, sidewalk improvements, water features, and site amenities and landscaping to the plaza area. City Council approved the contract for the plaza upgrades on August 31, 2020, to be funded by the Series 2019 TIF bond. Additionally, the project received \$500,000 of Federal matching funds from the U.S. Department of the Interior National Park Service Land and Water Conservation Fund (LWCF). LWCF financial assistance is provided to support projects to develop basic outdoor recreational facilities to serve the present and future outdoor recreational demands and needs of the general public. This grant provided financial assistance to the West Virginia Development Office, on behalf of the City of Huntington, to renovate the Civic Arena Plaza to transform the area into a public recreational space. Construction on the Civic Arena Plaza upgrades were substantially completed during FY2021.

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

During FY2025 The City of Huntington Building Commission issued Series 2024 Lease Revenue Refunding Bonds. The proceeds of the Series 2024 bonds are being utilized to replace the roof of the Marshall Health Network Arena within the TIF District. Additional proceeds from the Series 2024 bonds will be utilized to make upgrades to HVAC/exhaust and catwalk and structural rigging within the Arena.

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

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

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

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

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

Employment numbers and wages remained steady with no major changes in FY 2025.

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

During the fiscal year ended June 30, 2025 the following funds were expended:

<u>Expense Category</u>	<u>FY2025</u>	<u>Aggregate Projects</u>
TIF Costs of Bond Issuance	\$ 216,038.06	\$ 664,522.67
TIF Construction Costs	358,000.00	5,709,445.89
TIF Bond Principal Reduction	2,509,000.00	5,727,992.39
TIF Bond Interest Expense	203,291.51	1,690,087.90
TIF Administration	6000.00	47,549.59
Total	\$ 3,292,329.57	\$ 13,839,598.44

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

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

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

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

June 12, 2006, the City Council adopted an ordinance authorizing the Mayor to enter into a contract with C.J. Hughes Construction Company of Huntington, West Virginia to furnish labor and material for improvements to 9<sup>th</sup> Street between 3<sup>rd</sup> and 5<sup>th</sup> Avenues. The total contract cost was \$1,543,997. Construction began in July, 2006 and was completed in March, 2007.

In the mid 1970's, during the time of "urban renewal", the thoroughfare, known as 9<sup>th</sup> Street Plaza, was converted from a through street into a pedestrian mall with no parking and no vehicle access.

The lack of vehicular traffic led to the decline and demise of many of the retail merchants along the plaza. An effort was made during the 1990's to open the plaza back up to one-way traffic with parallel parking. This approach helped bring signs of life back to the plaza. However, the existing design still was a magnet for vagrants and did not create a positive shopping atmosphere.

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

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

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

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

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

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

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

In FY2012, Marshall University purchased (with assistance from the Huntington Municipal Development Authority) the former Stone and Thomas Building located at 3<sup>rd</sup> Avenue directly across from Pullman Square. Renovations of \$11 million were made for the building to serve as a fine arts incubator and the location of the College of Fine Arts (COFA.) The project was completed, and the building opened to 300 students and faculty in August, 2014. In 2016, Marshall University relocated their Dietetics Program to downtown Huntington by leasing classroom/office/and commercial kitchen space directly across the street from Pullman Square.

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

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

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

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

Pullman Plaza Hotel sold in 2016 and has undergone a multi-million dollar make-over to become a Hilton Doubletree. The downtown Holiday Inn has been renovated to a Delta by Marriott. Capital Venture Corp.'s extensive investment of \$6,650,000 on the 3<sup>rd</sup> Avenue corridor and the existing parking lot on 4<sup>th</sup> Avenue have resulted in additional property, B&O, and other taxes and fees.

In FY2020, renovations in excess of \$900,000 were made to Marshall Health Arena including a complete remodeling of the Conference Center and new painting, sound system, and signage to the exterior of the building.

The final phase of Old Main Corridor was completed in summer of 2020 funded by State grants and CDBG matching funds.

The City of Huntington Downtown Tax Increment Financing Project No. 2 was approved by the West Virginia Development Office on December 10, 2019. Subsequently, on December 23, 2019, the City Council enacted an ordinance approving the Project Plan for the development district consisting of design, acquisition, and construction and equipping of public improvements specifically including, but not limited to, additions, betterments, and improvements to Marshall Health Arena, streetscape systems, street lighting, and related infrastructure. The first phase of the project included a shade structure for live performances and opportunities for outdoor movies, a graphic screen wall to create outdoor event space, sidewalk improvements, water features, and site amenities and landscaping to the plaza area. City Council approved the contract for the plaza upgrades on August 31, 2020, to be funded by the Series 2019 TIF bond.

Additionally, the project received \$500,000 of Federal matching funds from the U.S. Department of the Interior National Park Service Land and Water Conservation Fund (LWCF). LWCF financial assistance is provided to support projects to develop basic outdoor recreational facilities to serve the present and future outdoor recreational demands and needs of the general public. This grant provided financial assistance to the West Virginia Development Office, on behalf of the City of Huntington, to renovate the Civic Arena Plaza to transform the area into a public recreational space. Construction on the Civic Arena plaza upgrades were substantially completed during FY 2021.

During FY2021, substantial property improvements commenced along the north side of 4<sup>th</sup> Avenue and the four-hundred block of 8<sup>th</sup> Street within the TIF District.

During FY2022-2023 schematic design work occurred for downtown streetscape improvements to 8<sup>th</sup>, 9<sup>th</sup>, and 10<sup>th</sup> Streets within the TIF district (non-TIF funded). DOH has procured GAI Associates as the lead planner. City officials have worked alongside the consultant team of Edward Tucker Architects and GAI Consultants, Inc. to develop an implementable strategy for multiple streetscape improvements surrounding the Downtown business core. A phased approach has been developed to break the overall concept into sizeable projects for the City of Huntington to implement. Project funding will be comprised of Surface Transportation Block Grants passed through the KYOVA Interstate Planning Commission matched by TIF and local funds.

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

During FY2025 The City of Huntington Building Commission issued the Series 2024 Lease Revenue Refunding Bonds. The proceeds of the Series 2024 bonds are being utilized to replace the roof of the Marshall Health Network Arena within the TIF District. Additional proceeds from the Series 2024 bonds will be utilized to make upgrades to HVAC and structural rigging within the Arena.

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

As of the date of this report, there is one \$5,730,000 Series 2024 A City of Huntington (West Virginia) Tax Increment Revenue and Refunding Bond (Downtown Project No. 3) which was issued October 31, 2024. As of June 30, 2025 the outstanding principal balance of this bond was \$5,510,000 plus accrued interest.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:

In 2023, the City amended the boundaries of the TIF District and extended the termination date by 15 years.

This annual report will be published on the City of Huntington web site:

<http://www.cityofhuntington.com/>



October 1, 2025

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

Dear Mr. Hooker:

Pursuant to WV Code §7-11B-15, the City of Huntington Finance Division is providing the enclosed Annual Report for TIF District No. 2, Kinetic Park Development/Redevelopment District. The City enacted an order creating the TIF District on May 9, 2005, and beginning in 2011, the City undertook certain public infrastructure projects within the TIF District. An amendment to the original Project Plan for The City of Huntington Kinetic Park Development/Redevelopment District was approved by the West Virginia Development Office on May 14, 2020. An additional amendment to the Project Plan for The City of Huntington Kinetic Park Development/ Redevelopment District Tax Increment Financing Project (Project Plan #3) was approved by the West Virginia Department of Economic Development on December 7, 2023.

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

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

Sincerely,

A handwritten signature in black ink that reads "Kathy Burks-Sullivan".

Kathy Burks-Sullivan  
Finance Director  
City of Huntington

Cc: Mayor Patrick J. Farrell – City of Huntington  
John C. Stump, Esq. – City of Huntington TIF Counsel  
Kerrie Weisenborn – Wesbanco Bank, Inc. – Bond Trustee

**Annual Report by City of Huntington**  
**City of Huntington Kinetic Park TIF District No. 2**  
**June 30, 2025**

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

As of June 30, 2025 the tax increment financing fund had bank balances as follows:

TIF Increment Fund- Revenue	\$ 118,593.89	(From Tax Increment and Earnings)
TIF Increment Fund- Admin	952.09	(From Tax Increment and Earnings)
TIF Increment Fund- P&I 2024 Bond	9,822.95	(From Tax Increment and Earnings)
TIF Increment Fund- Project	2,088,507.24	(From Tax Increment and Earnings)
TIF Increment- Debt Svc	391,678.80	(From Tax Increment and Earnings)
<b>Total</b>	<b>\$ 2,609,554.97</b>	

As of the fiscal year ended June 30, 2025 the TIF received the following funds:

<u>Revenue Category</u>	<u>FY2025</u>	<u>Aggregate Projects</u>
TIF Bond Proceeds	\$ 5,093,063.50	\$ 8,732,063.50
TIF Interest Earnings	82,160.29	193,661.18
TIF Grant Revenue	0.00	0.00
TIF Fund Collections	379,674.76	4,110,622.01
TIF Miscellaneous Revenue	0.00	0.00
<b>Total</b>	<b>\$ 5,554,898.55</b>	<b>\$ 13,036,346.69</b>

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

As of the fiscal year ended June 30, 2025 the following funds were expended:

<u>Expense Category</u>	<u>FY2025</u>	<u>Aggregate Project</u>
TIF Costs of Bond Issuance	\$ 212,154.46	\$ 393,904.46
TIF Infrastructure Costs	0.00	5,295,340.93
TIF Bond Principal Reduction	2,985,000.00	3,779,000.00
TIF Interest Expense	194,160.46	494,302.31
TIF Administration	6,000.00	15,000.00
<b>Total</b>	<b>\$ 3,397,314.92</b>	<b>\$ 9,977,547.70</b>

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

There have been two Tax Increment Revenue Bond issued in the District. The \$3,639,000 Series 2020 City of Huntington, West Virginia Tax Increment Revenue Bond (Development/Redevelopment District No. 2- Kinetic Park Project) was issued June 26, 2020 to (i) finance a portion of the costs of the design, acquisition, construction and equipping of certain infrastructure improvements in the TIF District including slip repairs and other improvements, (ii) fund a reserve fund for the bonds, and (iii) pay the costs of issuing the bonds.

On October 31, 2024, the City of Huntington Tax Increment Revenue and Refund Bonds Series 2024 were issued with a par amount of \$5,250,000 net of OID and underwriters discount of \$156,936.50. The Series 2024 bonds were issued for the purposes of (i) refunding and redeeming in full the Issuer's Tax Increment Revenue and Refunding bonds, Series 2020 (Development/Redevelopment District No. 2-Kinetic Park Project) (the "Series2020 bonds"); (ii) paying costs of the design, acquisition, construction and equipping of the 2020 project; (iii) funding the Series 2020 bonds Reserve Fund to the Reserve Requirement; (iv) paying capitalized interest on the Series 2020 bonds; and (v) paying costs of issuance of the Series 2020 bonds and related costs. As of June 30, 2025, \$5,250,000 of the Series 2024 bonds were issued and \$5,510,000 of the principal was outstanding.

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

The base-assessed value of the City of Huntington Kinetic Park TIF District No. 2 is \$532,880.

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

The current assessed value of the City of Huntington Kinetic Park TIF District No. 2 is \$20,462,941 (July 1, 2024 Assessment Date).

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

The net increase in the assessed value is \$ 19,930,061.

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

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

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

Contract #1 for project in the amount of \$2,509,906.50 for slope repair including quality control, site preparation, sediment control, trapezoidal riprap, stormwater channel, underdrains, inlets, rock toe key stone, etc.; contract #2 for project in the amount of \$1,200,000 for slope repair encompassing same scope of work but located south of contract #1. One change order for fencing around inlet and landscaping was issued during the 2020-2021 reporting period.

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

Reports dated July 25, 2011 and August 20, 2015 have been previously provided. An amended Project Plan dated August 17, 2023 was submitted in FY2024.

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

As of the date of this report, no property has been acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.

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

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

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

The project projections for job creation are 200-300 jobs having an annual salary of \$22,000 to \$30,000. This equates to a range of \$4,400,000.00 to \$9,000,000.00 salary and benefits impact.

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

Kinetic Park is designed to accommodate office buildings, laboratories and other advanced facilities on its upper 25 acres. The lower 7 acre site is reserved for commercial development. The TIF District is comprised of 42 parcels, 30 of which are currently owned by private businesses including Sentinel Amazon I, LLC. All developed parcels continue to have businesses in operation with all associated jobs created by the businesses actively employed. Amazon has added 500 jobs in District developed using TIF funds.

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

During the fiscal year ended June 30, 2025 the following funds were expended:

<u>Expense Category</u>	<u>FY2025</u>	<u>Aggregate Project</u>
TIF Costs of Bond Issuance	\$ 212,154.46	\$ 393,904.46
TIF Infrastructure Costs	0.00	5,295,340.93
TIF Bond Principal Reduction	2,985,000.00	3,779,000.00
TIF Interest Expense	194,160.46	494,302.31
TIF Administration	6,000.00	15,000.00
Total	\$ 3,397,314.92	\$ 9,977,547.70

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

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

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

On May 9, 2005, the City enacted an order creating Development/Redevelopment District No. 2 (Kinetic Park TIF District) and approving the original project plan. Beginning in 2011, the City undertook certain public infrastructure improvements approved under the original project plan and within the TIF District including redundant broadband, power requirements, roadways, trails, paths, green spaces, landscaping and other improvements.

The West Virginia Development Office approved the Amendment to the Project Plan on May 14, 2020. An ordinance approving the Amendment to the Project Plan was adopted by City Council on June 22, 2020.

The City used the proceeds from the Series 2020 Tax Increment Revenue Bonds along with other funds available to the City to finance the costs of design, acquisition, construction and equipping of certain infrastructure improvements in the TIF District, including two slope repair projects and other infrastructure improvements at a cost of \$3,709,906.50. Work consisted of soil stabilization, underdrains, rock toe key was installed, storm water channels and reseeded.

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

As of the date of this report, there is one \$5,250,000, Series 2024 City of Huntington, West Virginia Tax Increment Revenue and Refunding Bond which was issued October 31, 2024. As of June 30, 2025 the outstanding principal balance of this bond was \$5,110,000 plus accrued interest.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:

The West Virginia Department of Economic Development approved an additional amendment to the Project Plan on December 7, 2023, which provided for the design, acquisition, construction and equipping of public improvements within, or for the benefit of, the TIF District specifically including, but not limited to, various infrastructure improvements within the District, including, but not limited to, real property and right-of-way acquisition, demolition and site preparation, and related infrastructure, streetscapes including signage, landscaping, public art, etc., stormwater, curbs, sidewalks, lighting, landscaping, demolition, public art, public parking, the maintenance of retention ponds, slip repair, stream bank maintenance, water runoff redirection, roadways, trails, green spaces, and other infrastructure improvements.

In 2023, the City also amended the boundaries of the TIF District and extended the termination date by 15 years.

In 2024, HMDA received a Letter of Compliance from the U.S. Army Corps of Engineers to close out the 2001 Individual Permit LRH-1999-195-OHR.

This annual report will be published on the City of Huntington web site:

<http://www.cityofhuntington.com/>



October 1, 2025

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

Dear Mr. Hooker:

Pursuant to WV Code §7-11B-15(a), the City of Huntington Finance Division is providing the enclosed Annual Report for TIF District No. 3 (Cabell County No. 6), Highlawn Redevelopment District. The City's tax increment financing application and Project Plan No. 1 for The City of Huntington Highlawn Redevelopment District No. 3 was approved by the West Virginia Department of Economic Development on March 6, 2023. The City enacted an order creating the TIF District on April 24, 2023.

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

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

Sincerely,

A handwritten signature in black ink that reads "Kathy Burks-Sullivan". The signature is fluid and cursive.

Kathy Burks-Sullivan  
Finance Director  
City of Huntington

Cc: Mayor Patrick J. Farrell – City of Huntington  
John C. Stump, Esq. – City of Huntington TIF Counsel

**Annual Report by City of Huntington**  
**City of Huntington Highlawn TIF District No. 3 (Cabell County No. 6)**  
**June 30, 2025**

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

As of June 30, 2025 the tax increment financing fund had bank balances as follows:

TIF Increment- Highlawn TIF Checking \$ 450,483.85 (From Tax Increment and Earnings)  
 Total \$ 450,483.85

As of the fiscal year ended June 30, 2025, the TIF received the following funds:

<u>Revenue Category</u>	<u>FY2025</u>	<u>Aggregate Projects</u>
TIF Bond Proceeds	\$ 0.00	\$ 0.00
TIF Interest Earnings	11,702.23	15,456.54
TIF Grant Revenue	0.00	0.00
TIF Fund Collections	267,426.59	435,059.32
TIF Miscellaneous Revenue	<u>0.00</u>	<u>0.00</u>
Total	\$ 279,128.82	\$ 450,515.86

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

As of the fiscal year ended June 30, 2025 the following funds were expended:

<u>Expense Category</u>	<u>FY2025</u>	<u>Aggregate Project</u>
TIF Costs of Bond Issuance	\$ 0.00	\$ 0.00
TIF Infrastructure Costs	0.00	0.00
TIF Bond Principal Reduction	0.00	0.00
TIF Interest Expense	0.00	0.00
TIF Administration	<u>0.00</u>	<u>0.00</u>
Total	\$ 0.00	\$ 0.00

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

As of the date of this report, there have been no Tax Increment Revenue Bonds issued in the District.

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

The base-assessed value of the City of Huntington Highlawn Redevelopment TIF District No.3 is \$79,683,664.

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

The current assessed value of the City of Huntington Highlawn Redevelopment TIF District No.3 is \$100,256,344 (July 1, 2024 Assessment Date).

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

The net increase in the assessed value is \$ 20,572,680.

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

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

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

There have been no contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.

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

Reports dated November 9, 2022 (approved March 6, 2023) have been previously provided.

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

As of the date of this report, no property has been acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.

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

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

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

The project projections for job creation are 300 construction jobs and 528 permanent jobs equating to an approximate salary and benefits impact of \$25,000,000.

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

The project projections for job creation are 300 construction jobs and 528 permanent jobs equating to an approximate salary and benefits impact of \$25,000,000.

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

During the fiscal year ended June 30, 2025 the following funds were expended:

<u>Expense Category</u>	<u>FY2025</u>	<u>Aggregate Project</u>
TIF Costs of Bond Issuance	\$ 0.00	\$ 0.00
TIF Infrastructure Costs	0.00	0.00
TIF Bond Principal Reduction	0.00	0.00
TIF Interest Expense	0.00	0.00
TIF Administration	0.00	0.00
Total	\$ 0.00	\$ 0.00

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

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

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

The City's tax increment financing application and Project Plan No.1 for The City of Huntington Highlawn Redevelopment District No. 3 was approved by the West Virginia Department of Economic Development on March 6, 2023. The City enacted an ordinance creating the TIF District on April 24, 2023.

The TIF District is comprised of 541 Real Estate and 99 Business Personal Property tax parcels as of tax year 2025 which covers approximately 375 acres, including industrial and commercial business, single family homes, apartment buildings and several Marshall University athletics properties. The Marshall properties include the Joan C. Edwards Stadium, Hoops Family Field, Jack Cook Field and Dot Hicks Field. Marshall University's Jack Cook Field was completed in 2024, costing approximately \$23 million.

The Highlawn TIF District was created by the City and Huntington Municipal Development Authority (HMDA) to develop necessary public infrastructure within the District. There are more than 29 acres of Brownfield property poised to be redeveloped for commercial, light industrial and residential use. Planned redevelopment anticipates 15,000 square feet of commercial retail, 8,000 square feet of restaurants, 200 multi-family residential units and a 127,000 square foot shopping plaza, and Marshall University's Welding and Robotics Training Center. Completion of these redevelopments is estimated for 2028.

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

As of the date of this report, there have been no Tax Increment Revenue Bonds issued in the District.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:

On August 25, 2025, Huntington City Council approved an ordinance authorizing the issuance of not more than \$10,000,000 aggregate principal amount of the Tax Increment Revenue Bonds to finance the costs of the design, acquisition, construction and equipping of public improvements within, or for the benefit of the Highlawn Redevelopment District No.3. Bonds are expected to be issued before the end of 2025.

This annual report will be published on the City of Huntington web site:

<http://www.cityofhuntington.com/>



## **City of Hurricane**

# **Project Description & Annual Report**

Section 12:

- TIF District #1, Project #1, Public Works Projects

# City of Hurricane

## TIF District #1, Project #1, Public Works Projects

### The TIF District:

The City of Hurricane (the "City") proposes the creation of the "City of Hurricane Development District No. 1 - Public Works Projects" (the "TIF District"). The proposed TIF District is entirely situated within the corporate limits of the City of Hurricane. The proposed TIF District is comprised of several parcels of real property located to the north of Exit 34 from Interstate 64 and being situated to the East and West of State Road 19 (Hurricane Creek Rd) and portions of Orchard Park Road along the Northwestern most boundary; then moving to the South of Exit 34 from Interstate 64 covering several parcels to the East and West of State Road 19 (Hurricane Creek Rd) and to the North of County Route 34 (Teays Valley Rd) until reaching a portion of the CSX Rail Line; then moving South along County Route 34 (Midland Trail) and heading East on Tanner Road then Southeast on Taylor Street; then West on Adams Avenue until reaching Catherine Drive and turning South; then moving West on Ada Dell Avenue; then Southeast on Lakeview Drive; then Southwest on Nilan Drive; then West on Surrey Drive; then along the boundaries of the Midland Trail City Park at the Southern boundary and to the East and West of County Route 34 (Midland Trail); then returning North and turning Northwest along Rhoda Street towards County Route 34 (Main Street); then turning West until reaching Shaw Lane near Culloden, West Virginia; then turning North until reaching the CSX Rail Line; then turning East along said Rail Line; then turning Southeast along a property line and returning to County Route 34 (Main Street) and heading Northeast towards County Route 34 (Midland Trail); then turning northwest along the Western boundaries of several parcels until returning towards Exit 34 off Interstate 64. A map of the proposed TIF District boundaries and a list of the included parcels of real property, as identified by Tax Map and Parcel Number, are provided in Attachment 1. The TIF District is being created by the City for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District.

### The TIF Project:

The City proposes to develop certain projects (the "TIF Projects") within the TIF District and which serve the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the design, permitting, acquisition, construction and equipping of site, infrastructure and other public improvements, including, but not limited to, the following:

- Road and intersection improvements, including utility relocation, pedestrian ways, lighting, land and right-of-way acquisition, and related infrastructure;
- Water lines, storm water culverts and facilities, sewer lines, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure; and
- Fire station to serve the City, including, but not limited to, demolition and earthwork, utility improvements, site work and landscaping, and site amenities and structures and related infrastructure;
- Improvements to Bridge Park, including, but not limited to, a trail system, shelters, amphitheater, athletic fields and related facilities and lighting, demolition and earthwork, utility improvements, site work and landscaping, and site amenities and structures and related infrastructure;
- Acquisition of certain tracts or parcels of land to be developed by the City in accordance with

the Project Plan for purposes other than owner-occupied housing, including but not limited to acquisition of certain target properties which will be used for the fire station and improvements to Bridge Park (the "Targeted Properties") (a map of the Targeted Properties is provided in Attachment 2);

- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

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

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

# **TAX INCREMENT FINANCING ANNUAL REPORT**

**FILED WITH THE EXECUTIVE DIRECTOR OF THE  
WEST VIRGINIA DEVELOPMENT OFFICE AND PUBLISHED AT  
[WWW.HURRICANEWV.COM](http://WWW.HURRICANEWV.COM)**

**The City of Hurricane**

**Hurricane TIF DISTRICT #3**

**Fiscal Year Ending June 30, 2025**

**Submitted By:**

**The City of Hurricane  
3255 Teays Valley Road  
Hurricane, West Virginia 25526**

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

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

Total Real and Personal Property Tax Deposited in TIF Fund from inception:  
\$425,559.41 (as of June 30, 2025)

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

During the 2024-2025 Fiscal Year, there were no expenditures from the TIF Fund.

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

The City of Hurricane has no outstanding tax increment financing debt.

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

The base assessed value of the taxable real and personal property (excluding personal motor vehicles) in TIF District 3 is \$49,944,995.

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

The assessed value of the taxable real and personal property (excluding personal motor vehicles) located in the TIF District as of June 30, 2025 was \$62,436,880.

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

June 30, 2025 Assessed Value	\$62,436,880
Less: Base Assessed Value	<u>&lt;\$49,944,995&gt;</u>
Incremental Assessed Value	\$12,491,885

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

There have been no payments made in lieu of taxes for property in the TIF District.

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

No contracts have been made incidental to TIF District 3.

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

Previously submitted to the WV Development Office with the applications.

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

No costs are associated during the 2024-25 Fiscal Year.

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

There have been no parcels of land in the TIF District which have been acquired pursuant to eminent domain proceedings during the 2024-25 Fiscal Year.

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

No jobs have been created by the project.

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

No jobs have been created.

- 14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of the West Virginia Development Office may require:

\$0.00 was expended from the TIF Fund during the 2024-25 Fiscal Year.

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

There have been no payments made in lieu of taxes for property in the TIF District during the 2024-25 Fiscal Year.

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

There are no development or redevelopment plans at this time.

17) The amount of outstanding tax increment financing obligations:

There are no outstanding tax increment financing obligations.

18) Any additional information the Municipality preparing the report deems necessary or that the Executive Director of the Development Office may by procedural rule require:

The Municipality has nothing additional to report at this time.



# Jefferson County Commission

# Project Description & Annual Report

Section 13:

- TIF District #1, Hilltop House Hotel

# Did Not Submit

# Jefferson County Commission

## TIF District #1, Hilltop House Hotel

### The TIF District:

The County Commission of Jefferson County (the “County Commission”) proposes the creation of “The County Commission of Jefferson County Redevelopment District No. 1 – Hill Top House Hotel” (the “TIF District”). The proposed TIF District is located in Jefferson County and includes approximately nine acres of contiguous real property situated within the Corporation of Harpers Ferry (the “Town”). It lies within the 5th (Harpers Ferry Corporation) property tax district of Jefferson County and includes the real property and improvements associated with the former Hill Top House Hotel (the “Hotel”) and surrounding properties.

The TIF District is being created by the County Commission to facilitate the planning, design, acquisition, construction, and equipping of capital improvements within the TIF District or on land outside the TIF District that is contiguous to it and contains infrastructure or other facilities that serve the TIF District.

### The TIF Project:

SWaN Hill Top House Hotel, LLC (the “Developer”) is the owner of the former Hill Top Hotel and adjoining properties. The Developer is seeking to redevelop the Hotel site and surrounding properties by constructing a new hotel on the site of the former Hotel, restoring the adjacent historic Lodge building, restoring and repurposing four historic houses originally constructed as housing for workers at the Harpers Ferry Armory for use as guest houses, and restoring and repurposing one additional Armory house and a former barbershop.

The Developer proposes to develop certain capital improvements within or contiguous to the TIF District that serve the TIF District. The TIF Projects include the design, permitting, acquisition, construction, and equipping of infrastructure and other improvements that will facilitate the redevelopment of the Hotel site and adjoining properties within the TIF District (collectively, the “TIF Projects”). These improvements may include, but are not limited to:

- Waterworks, sewerage, stormwater, telecommunications, cable, fiber optic, electric, natural gas, and related infrastructure improvements
- Construction of parking facilities, roads, sidewalks, street lighting, traffic signals, and other roadway and streetscape improvements and related appurtenances, as well as construction or redevelopment of other improvements within the TIF District, including the main hotel building, the hotel lodge building, and the historic Armory houses
- Demolition, site preparation, excavation, and other earthwork necessary or incidental to the construction and installation of infrastructure and other improvements supporting the redevelopment of the Hotel and nearby related properties within the TIF District
- Other related improvements, extensions, renovations, and additions
- All professional and consultant service fees associated with these activities, including engineering, architectural, and design services; legal services; property tax revenue consulting; property tax consulting; trustee services; continuing disclosure services; and all fees and costs incurred in connection with preparation and approval of the Project Plan

The proposed TIF Projects and the capital improvements and expenditures currently contemplated are presented as examples, and the actual improvements and expenditures may vary substantially, provided they fall within the scope of the TIF Projects described herein.

The TIF Project also includes all professional service fees, costs associated with preparation of the Project Plan, and related costs or reimbursements incurred after approval of the Project Plan by the West Virginia Department of Economic Development.

West Virginia Code Section 7-22-9(b)(4) authorizes the County Commission to create an economic opportunity development district to be known as “The County Commission of Jefferson County Hill Top House Hotel Economic Opportunity Development District” (the “EODD”) and to levy a special district excise tax within the EODD. The boundaries of the EODD are identical to the proposed boundaries of the TIF District. The TIF Projects described herein contemplate financing the design, permitting, acquisition, construction, and equipping of a portion of the infrastructure projects included in the project plan for the EODD (the “EODD Project”).

## **Jefferson County Commission Hilltop House Hotel EODD**

### **The Development District**

The County Commission of Jefferson County (the “County Commission”) proposes the creation of “The County Commission of Jefferson County Hill Top House Hotel Economic Opportunity Development District” (the “Development District”). The proposed Development District is located in Jefferson County and includes approximately 10.72 acres of contiguous real property situated within the Corporation of Harpers Ferry (the “Town”). It lies within the 5th (Harpers Ferry Corporation) property tax district of Jefferson County and includes the real property and improvements associated with the former Hill Top House Hotel (the “Hotel”) and surrounding properties.

The Development District is being created by the County Commission to facilitate the planning, design, acquisition, construction, and equipping of capital improvements within the Development District or on land outside the Development District that is contiguous to it and contains infrastructure or other facilities that serve the Development District.

### **The Project**

SWaN Hill Top House Hotel, LLC (the “Developer”) is the owner of the former Hill Top House Hotel and adjoining properties. The Developer seeks to redevelop the Hotel site and surrounding properties by constructing a new hotel on the site of the former Hotel, restoring the adjacent historic Lodge building, restoring and repurposing four historic houses originally constructed as housing for workers at the Harpers Ferry Armory for use as guest houses, and restoring and repurposing one additional Armory house and a former barbershop.

The Developer proposes to undertake capital improvements within or contiguous to the Development District that serve the Development District. The Project includes development expenditures that promote the economic vitality of the Development District and the general welfare of Jefferson County, consistent with Section 5 of the County Economic Opportunity Development District Act (collectively, the “Project”). The proposed Project and the capital improvements and development expenditures currently contemplated are presented as examples, and the actual improvements and expenditures may

vary substantially, provided they remain consistent with Section 5 of the County Economic Opportunity Development District Act.

The Development Project also includes all professional service fees, costs associated with preparation of the Project Plan, and related costs or reimbursements incurred after approval of the Project Plan by the West Virginia Department of Economic Development.

The Developer estimates the total cost of the Project to be approximately \$170,000,000. All costs are preliminary estimates and are subject to change.

The Developer anticipates completing the Project within 28–30 months.



# Kanawha County Commission

## **Project Description & Annual Report**

Section 14:

- TIF District #1, Elkview Revitalization

# **Kanawha County Commission**

## **TIF District #1, Project #1, Elkview Development**

### **The TIF District:**

The proposed TIF District is located off of I-79 in the unincorporated area known as Elkview West Virginia in the Elk District of Kanawha County. It is comprised of approximately 1,201.43 acres and has no county zoning requirements. The TIF District is being proposed for the purpose of facilitating the planning, acquisition, construction and equipping of certain improvements within the TIF District pursuant to the approval of the proposed TIF Project. A map of the proposed TIF District is provided in Attachment 2. The TIF District is located in an area of Kanawha County that was damaged significantly by the major flood in 2016. The flood inflicted major damage to the area resulting in hundreds of commercial, retail and residential buildings being destroyed or becoming no longer useable, including two schools. Additionally, a lot of the area surrounding the TIF District was reclassified as property in a flood zone and flood plain making development on those properties very problematic if not impossible. The community lost many needed retail and commercial buildings due to the destruction caused by the flood. A tremendous need exists for property that can be utilized for commercial and/or retail uses in the area. In addition, the new Herbert Hoover School will create increased traffic in the area, which will result in additional demand for retail and commercial businesses located close to the interstate and the school.

### **About the Development**

Elkview Commons is a retail and commercial development consisting of approximately 44 acres to be developed in multiple phases by the Developer and its affiliates. The first phase shall consist of 13 acres including a main boulevard which shall be accessed from Frame Road, just east of the I-79 Elkview (Exit No. 9) intersection (the "Elkview Commons Development"). The boulevard shall provide access to approximately 7 commercial pad sites.

The commercial pads in the first phase will provide opportunities for local regional and national businesses to operate in a development that affords not only excellent accessibility to Frame Road and Interstate 79 but provides fantastic visibility from both roadways. Businesses locating within Elkview Commons will benefit from a planned system of utilities (with available capacity), roadways, stormwater management and site lighting. Elkview Commons will be governed by building and development standards which will guide and enhance the overall development.

The Elkview Commons Development will allow for new development on property that is not in a flood zone or flood plain. Such property is very rare in the area and is very needed. Only through the utilization of TIF funding would it be feasible for property such as this to be developed and allow for the area to be revitalized in a way that allows for full economic recovery.

As a result of the 2016 flooding many national and regional businesses will not or cannot consider locating to the Elkview area due to lack of sites outside of the flood plain. Elkview Commons will accommodate the needs of these prospective businesses given that the project will be developed above the 500 year flood plain.

## **The TIF Project:**

The proposed TIF Project, as defined herein, consists of certain proposed improvements to be completed within or benefitting the TIF District, including (i) remediation and site preparation for the Elkview Commons Development to be located within the TIF District, (ii) construction and relocation of certain utility infrastructure, including but not limited to electric, gas, broadband, sewer, water, stormwater and telephone, necessary for the Elkview Commons Development to be located within the TIF District, (iii) construction of roads, roadways, intersection improvements and traffic controls within the TIF District, stream remediation and rehabilitation, (v) construction of other public infrastructure improvements in the TIF District, and (vi) paying engineering, legal, administrative and other professional costs (the "TIF Project"). A map showing the location and general description of the proposed TIF Project improvements is provided in Attachment 2.

The first phase shall include infrastructure and road improvements including major intersection and roadway upgrades which will not only benefit this development but correct the current substandard condition of the existing intersection and roadway at this portion of Frame Road. This will not only benefit the project but will benefit the adjacent businesses and the expected future traffic from the new Herbert Hoover High School. More specifically, these infrastructure improvements will include a new traffic signal, widening a portion of Frame Road, upgrade to the existing sanitary lift station, relocation of existing utility lines, construction of new water and sewer lines and other significant improvements.

The County Commission Of Kanawha County , West Virginia

**Kanawha County Development District No. 1**

**Elkview Revitalization District**

**Annual Report for the Fiscal Year ended June 30, 2025**

1. The aggregate amount and the amount of by source of revenue in the tax increment financing fund; **In aggregate \$4,122.68.**
2. The amount and purpose of the expenditures from the tax increment financing fund; **None**
3. The amount of any pledge of revenues, including the principal and interest on any outstanding tax increment financing indebtedness; **Total Amount of Bonds issued \$3,534,000**
4. The base assessed value of the development or redevelopment project or the development of redevelopment district, as appropriated: **\$20,262,489 per revision.**
5. The assessed value for the current tax year of the development or the redevelopment project property or the taxable property having a tax situs in the development or redevelopment district, as appropriate; **\$12,500**
6. The assessed value added to base assessed value of the development or redevelopment project or the taxable property having situs in the development or redevelopment district, as the case may be; **No value added at this time.**
7. Payments in lieu of taxes received and expended: **None**
8. All contracts made incidental to the implementation and furtherance of a development of redevelopment plan or project; **Existing civil and environmental engineer.**
9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis; **The Development District No. 1 (Elkview Revitalization District) dated August 24, 2020 and approved by the West Virginia Development Office on October 16, 2020 has not changed during the reporting period.**
10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled; **\$917,000**
11. The number of parcels of land acquired by or through initiation of eminent domain proceedings: **None**
12. The number and types of jobs projected by the developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs; **It is estimated that during construction there will be 90 to 100 jobs created and at full buildout between 175 and 225 permanent and full-time jobs. Per the Economic Assessment Report this should generate \$5.8 million in total annual payroll during the early years of operation and continuing to increase as the site is built out.**
13. The number, type and duration of the jobs create, if any , and the annualized wages and benefits paid; **None**
14. The amount of disbursements from the tax increment financing fund during the most recent completed fiscal year, in the aggregate and in such detail as the executive of the Development Office may require; **No funds were disbursed during the reporting fiscal year**

15. An annual statement showing payments made in lieu of taxes and expanded during the fiscal year; **None**
16. The status of the development or redevelopment plan and projects therein; **Working with state agencies on the funding of the improvements on Frame Road. Revising engineering and utilities per the new engineer and keeping all permits active.**
17. The amount of outstanding tax increment financing obligations; **\$3, 534,000** and
18. Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the Development Office may by procedural rule require. **Project relays on the state funding of the Frame Road improvements.**



## **Marion County Commission**

# **Project Description & Annual Report**

Section 15:

- TIF District #2, Project #1, Middletown Commons

# Marion County

## TIF District #2, Project No. 1, Middletown Commons

### The TIF District:

The County Commission of Marion County, West Virginia (the "County Commission") proposes to establish Development District No. 2 (the "TIF District"). The TIF District will include certain tracts and parcels of land located within the corporate boundaries of the City of Fairmont and the Town of White Hall, along with certain tracts and parcels of land located within the unincorporated area of Marion County. There are no Zoning regulations in the unincorporated areas of Marion County or in the Town of White Hall. The City of Fairmont has a Zoning Ordinance regulating land use development. The proposed TIF District is comprised of approximately 1,909 mostly undeveloped acres surrounding the 1-79 Technology Park, the Hoglick Industrial Park and the Marion/Harrison County Line. Included in this acreage is 187 acres that was the site of the former Middletown Mall and surrounding undeveloped property.

A map of the proposed TIF District is provided in Attachment 1. The TIF District is being proposed for the purpose of facilitating the planning, acquisition, construction and equipping of the TIF Project (defined and more fully described herein) within the TIF District in connection with the redevelopment and development of the land within the TIF District.

### About the Development

The Middletown Mall opened in Marion County in 1971 as the first indoor shopping mall in the State of West Virginia and served as the hub of retail activity for North Central WV through the 70's and early 80's. However, as the interstate and highway system grew, so did the neighboring communities Bridgeport, Clarksburg and Morgantown. These new population and employment centers caught the attention of the national developers and new shopping malls and retail strip centers opened to the north and south of Marion County. By the late 80' and 90's the large anchor department stores and specialty shops were gone from the Middletown Mall, giving way to office and warehousing space. The infrastructure deteriorated from age and lack of maintenance. Vacancies grew to over 50% until the owner, Pin Oak Properties, LLC declared bankruptcy in the summer of 2017. General Acquisitions, LLC purchased the former Middletown Mall from bankruptcy in April of 2018 with plans to completely renovate the existing structure and redevelop the property with a mix of retail, commercial office, entertainment, recreation, medical office and restaurants. General Acquisitions brings past success with this model in their development of Suncrest Town Centre in Morgantown, WV and Marketplace in Bridgeport, WV. Buildout will occur over a 3-year period with 250,000 sq. ft. planned for retail, 100,000 sq. ft. dedicated for entertainment and recreational use, 65,000 sq. ft. of commercial and medical office, 13,000 sq. ft. of restaurant space and an additional 8,000 sq. ft. in outparcel development. General Acquisitions anticipates spending in excess of \$30 million dollars over the next three years in the redeveloping the former Middletown Mall into Middletown Commons.

## **The TIF Project:**

General Acquisitions, LLC (the "Developer") plans to develop certain infrastructure improvements within the TIF District, including, without limitation, roads and roadways, intersections, acquisition of right-of-way's, utility extensions and relocations, stormwater management, sidewalks and pedestrian ways, curbing, lighting, landscaping, stages, plazas and other related infrastructure and appurtenances and amenities relating thereto, along with costs and expenses for architectural and engineering fees related to the planning, developing, construction and installation of such public improvements and other related public infrastructure costs , all within or benefiting the TIF District (the "**TIF Project**"), as set forth and more particularly indicated on the map provided in **Attachment 2**.

Implementation of the TIF Project will benefit Marion County and its residents by facilitating orderly development and economic stability of the former Middletown Mall, will encourage investment in job-producing, private development within the TIF District, will expand the public tax base of the County and will encourage increased employment and business activity within the District and will serve a public purpose of the County.

## **Marion County TIF District # 2, Project 1, Middletown Commons**

The TIF District: The County Commission of Marion County, West Virginia (the "County Commission") proposes to establish Development District No. 2 (the "TIF District"). The TIF District will include certain tracts and parcels of land located within the corporate boundaries of the City of Fairmont and the Town of White Hall, along with certain tracts and parcels of land located within the unincorporated area of Marion County. There are no Zoning regulations in the unincorporated areas of Marion County or in the Town of White Hall. The City of Fairmont has a Zoning Ordinance regulating land use development. The proposed TIF District is comprised of approximately 1,909 mostly undeveloped acres surrounding the 1-79 Technology Park, the Hoglick Industrial Park and the Marion/Harrison County Line. Included in this acreage is 187 acres that was the site of the former Middletown Mall and surrounding undeveloped property. A map of the proposed TIF District is provided in Attachment 1. The TIF District is being proposed for the purpose of facilitating the planning, acquisition, construction and equipping of the TIF Project (defined and more fully described herein) within the TIF District in connection with the redevelopment and development of the land within the TIF District. About the Development The Middletown Mall opened in Marion County in 1971 as the first indoor shopping mall in the State of West Virginia and served as the hub of retail activity for North Central WV through the 70's and early 80's. However, as the interstate and highway system grew, so did the neighboring communities Bridgeport, Clarksburg and Morgantown. These new population and employment centers caught the attention of the national developers and new shopping malls and retail strip centers opened to the north and south of Marion County. By the late 80' and 90's the large anchor department stores and specialty shops were gone from the Middletown Mall, giving way to office and warehousing space. The infrastructure deteriorated from age and lack of maintenance. Vacancies grew to over 50% until the owner, Pin Oak Properties, LLC declared bankruptcy in the summer of 2017. General Acquisitions, LLC purchased the former Middletown Mall from bankruptcy in April of 2018 with plans to completely renovate the existing structure and redevelop the property with a mix of retail, commercial office, entertainment, recreation, medical office and restaurants. General Acquisitions brings past success with this model in their development of Suncrest Town Centre in Morgantown, WV and Marketplace in Bridgeport, WV. Buildout will occur over a 3-year period with 250,000 sq. ft. planned for retail, 100,000 sq. ft. dedicated for entertainment and recreational use, 65,000 sq. ft. of commercial and medical office, 13,000 sq. ft. of restaurant space and an additional 8,000 sq. ft. in outparcel development. General Acquisitions anticipates spending in excess of \$30 million dollars over the next three years in the redeveloping the former Middletown Mall into Middletown Commons. The TIF Project: General Acquisitions, LLC (the "Developer") plans to develop certain infrastructure improvements within the TIF District, including, without limitation, roads and roadways, intersections, acquisition of right-of way's, utility extensions and relocations, stormwater management, sidewalks and pedestrian ways, curbing, lighting, landscaping, stages, plazas and other related infrastructure and appurtenances and amenities relating thereto, along with costs and expenses for architectural and engineering fees related to the planning, developing, construction and installation of such public improvements and other related public infrastructure costs , all within or benefiting the TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2. Implementation of the TIF Project will benefit Marion County and its residents by facilitating orderly development and economic stability of the former Middletown Mall, will encourage investment in job producing, private development within the TIF District, will expand the public tax base of the County and will encourage increased employment and business activity within the District and will serve a public purpose of the County.

## Marion County TIF #2 Base Assessed Values

RE: CORRECTED BASE ASSESSED VALUE - WEST VIRGINIA TAX INCREMENT  
 FINANCING APPLICATION - MARION COUNTY DEVELOPMENT DISTRICT  
 NO. 2 AND MIDDLETOWN COMMONS REDEVELOPMENT PROJECT NO. 1----2  
 MIDDLETOWN

This certification is provided to correct, amend and replace the base assessed valuation certification, dated September 20, 2019, previously provided in connection with the above-referenced development district. In compliance with WV Code 7-118-16 Valuation of Real Property subsection (a), I hereby certify according to my best judgment from all sources available, the full aggregate assessed value of the taxable property in the above-referenced development district from the 2019 land books (Assessment date July 1, 2018) as follows:

Class II Real Property	
Grant Annex	\$ 0.00
Grant District	\$ 3,010,950.00
Town of Whitehall	\$ 0.00
<b>Class II Total</b>	<b>\$ 3,010,950.00</b>
Class III/IV Real Property	
Grant Annex	\$ 0.00
Grant District	\$ 19,071,330.00
Town of Whitehall	\$ 9,155,940.00
<b>Class III/IV Total</b>	<b>\$ 28,227,270.00</b>
<b>Total Class II &amp; III/IV Real Property</b>	<b>\$ 31,238,220.00</b>
Class III/IV Commercial Personal Property	
Grant Annex	\$ 0.00
Grant District	\$ 2,648,124.00
Town of Whitehall	\$ 2,837,309.00
<b>Total Class III,IV Commercial Personal Property</b>	<b>\$ 5,485,433.00</b>
<b>Total Base Assessed value (all classes        Real &amp; Commercial Personal Property:</b>	<b>\$ 36,723,653.00</b>

**2025 TIF INCREMENT**

2-MIDDLETOWN TOWN OF WHITEHALL

WEST VIRGINIA TAX INCREMENT FINANCING - MARION COUNTY DEVELOPMENT DISTRICT NO. 2  
AND MIDDLETOWN COMMONS REDEVELOPMENT PROJECT NO. 1 - 2 MIDDLETOWN

CLASS II REAL PROPERTY 2024	\$ 67,780.00
CLASS II REAL PROPERTY 2019 (BASE)	<u>\$ 0.00</u>
<u>INCREMENT</u>	\$ 67,780.00

CLASS IV REAL PROPERTY 2024	\$ 23,511,320.00
CLASS IV REAL PROPERTY 2019 (BASE)	<u>\$ 9,155,940.00</u>
<u>INCREMENT</u>	\$ 14,355,380.00

CLASS IV PERSONAL PROPERTY 2024	\$ 8,189,431.00
CLASS IV PERSONAL PROPERTY 2019 (BASE)	<u>\$ 2,837,309.00</u>
<u>INCREMENT</u>	\$ 5,352,122.00

**2025 TIF INCREMENT**

2-MIDDLETOWN GRANT ANNEX

WEST VIRGINIA TAX INCREMENT FINANCING - MARION COUNTY DEVELOPMENT DISTRICT NO. 2  
AND MIDDLETOWN COMMONS REDEVELOPMENT PROJECT NO. 1 - 2 MIDDLETOWN

CLASS II REAL PROPERTY 2024	\$ 0.00
CLASS II REAL PROPERTY 2019 (BASE)	<u>\$ 0.00</u>
<u>NO INCREMENT</u>	\$ 0.00
CLASS IV REAL PROPERTY 2024	\$ 520,320.00
CLASS IV REAL PROPERTY 2019 (BASE)	<u>\$ 0.00</u>
<u>INCREMENT</u>	\$ 520,320.00
CLASS IV PERSONAL PROPERTY 2024	\$ 147,109.00
CLASS IV PERSONAL PROPERTY 2019 (BASE)	<u>\$ 0.00</u>
<u>INCREMENT</u>	\$ 147,109.00

2025 TIF INCREMENT

2-MIDDLETOWN GRANT DISTRICT

WEST VIRGINIA TAX INCREMENT FINANCING - MARION COUNTY DEVELOPMENT DISTRICT NO. 2  
AND MIDDLETOWN COMMONS REDEVELOPMENT PROJECT NO. 1 - 2 MIDDLETOWN

CLASS II REAL PROPERTY 2024 \$ 3,966,150.00

CLASS II REAL PROPERTY 2019 (BASE) \$ 3,010,950.00

INCREMENT \$ 955,200.00

CLASS III REAL PROPERTY 2024 \$ 14,173,980.00

CLASS III REAL PROPERTY 2019 (BASE) \$ 19,071,330.00

NO INCREMENT \$ -4,897,350.00

CLASS III PERSONAL PROPERTY 2024 \$ 2,626,375.00

CLASS III PERSONAL PROPERTY 2019 (BASE) \$ 2,648,124.00

INCREMENT \$ -21,749.00

## 2025 TIF BREAKDOWN

### WEST VIRGINIA TAX INCREMENT FINANCING – CITY OF FAIRMONT – 1 DOWNTOWN

#### CLASS II REAL PROPERTY

(FAIRMONT CITY)	\$128,319,530.00
(UNION CITY)	\$ 4,326,460.00
(WINFIELD CITY)	<u>\$ 5,395,960.00</u>
TOTAL:	<b>\$138,041,950.00</b>

#### CLASS IV REAL PROPERTY

(FAIRMONT CITY)	\$98,111,510.00
(UNION CITY)	\$18,077,770.00
(WINFIELD CITY)	<u>\$ 8,880,210.00</u>
TOTAL:	<b>\$125,069,490.00</b>

#### CLASS IV PERSONAL PROPERTY

(FAIRMONT CITY)	\$20,768,478
(UNION CITY)	\$7,191,816.00
(WINFIELD CITY)	<u>\$38,985,477.00</u>
TOTAL:	<b>\$66,945,771.00</b>

# 2025 TIF INCREMENT

WEST VIRGINIA TAX INCREMENT FINANCING – CITY OF FAIRMONT – 1 DOWNTOWN

CLASS II REAL PROPERTY 2024	\$138,041,950.00
CLASS II REAL PROPERTY 2015 (BASE)	<u>\$ 99,720,690.00</u>
<u>INCREMENT</u>	\$ 38,321,260.00

CLASS IV REAL PROPERTY 2024	\$ 125,069,490.00
CLASS IV REAL PROPERTY 2015 (BASE)	<u>\$ 114,082,010.00</u>
<u>INCREMENT</u>	\$ 10,987,480.00

CLASS IV PERSONAL PROPERTY 2024	\$ 66,945,771.00
CLASS IV PERSONAL PROPERTY 2015 (BASE)	<u>\$ 50,923,567.00</u>
<u>INCREMENT</u>	\$ 16,022,204.00

Req Number	Dates Invoiced	Amount
<b>Requisition 1</b>	<b>12/18/19</b>	<b>\$ 365,740.00</b>
Requisition 2	4/30/19 - 12/15/20	\$ 820,634.13
<b>Requisition 3</b>	<b>2/3/21</b>	<b>\$ 337,762.42</b>
Requisition 4	12/28/20 - 3/16/21	\$ 1,034,924.82
<b>Requisition 5</b>	<b>2/26/21 - 5/26/21</b>	<b>\$ 557,560.13</b>
Requisition 6	3/26/21 - 7/13/21	\$ 835,386.27
<b>Requisition 7</b>	<b>4/26/21 - 9/2/21</b>	<b>\$ 1,111,569.98</b>
Requisition 8	5/26/21 - 11/1/21	\$ 1,212,306.92
<b>Requisition 9</b>	<b>8/26/21 - 1/7/22</b>	<b>\$ 853,176.50</b>
Requisition 10	1/21/22 - 2/2/23	\$ 1,966,938.83





JUR	PARID	TAXYR	CLASS	TAXABLE	LAND	BUILDING	MIN	2019 BASE ASSESSED	2019 TAXABLE	PARID	CLASS	2024 ASSESSED	2024 TAXABLE	CL CHANGE
24	09 18006100000000	2019	2	T	200	0		200	200	09 18006100000000	2	660	660	
24	09 19005000000000	2019	2	T	80910	77440		158350	158350	09 19005000000000	2	189620	189620	
24	09 19005000000000	2019	2	T	13170	80600		93770	73770	09 19005000000000	2	131740	131740	
24	09 19005100000000	2019	2	T	2900	0		2900	2900	09 19005100000000	2	14810	14810	
24	09 19006600000000	2019	2	T	5190	0	0	5190	5190	09 19006600000000	2	29820	29820	
24	09 20000300010000	2019	2	T	260	0		260	260	09 20000300010000	2	1260	1260	
24	09 20002100000000	2019	2	T	32220	45300		77520	57520	09 20002100000000	2	0	0	
24	09 20004000000000	2019	2	T	8280	0		8280	8280	09 20004000000000	2	7080	7080	
24	09 21002100020000	2019	2	T	10800	28980		39780	19780	09 21002100020000	2	47400	27400	
24	09 28001800000000	2019	2	T	1140	0		1140	1140	09 28001800000000	2	0	0	CL CHANGE
24	09 28002500010000	2019	2	T	5940	3900		9840	9840	09 28002500010000	2	9900	9900	
24	09 28002800000000	2019	2	T	4920	0		4920	4920	09 28002800000000	2	4860	4860	
24	09 28003200010000	2019	2	T	3480	0		3480	3480	09 28003200010000	2	4020	4020	
24	09 28004100010000	2019	2	T	300	0		300	300	09 28004100010000	2	360	360	
24	09 28004200000000	2019	2	T	2160	0		2160	2160	09 28004200000000	2	2760	2760	
24	09 28004600000000	2019	2	T	8700	0		8700	8700	09 28004600000000	2	8100	8100	
24	09 28004600010000	2019	2	T	29640	0		29640	29640	09 28004600010000	2	0	0	CL CHANGE
24	09 28004700000000	2019	2	T	22320	3660		25980	25980	09 28004700000000	2	24780	24780	
24	09 28005000000000	2019	2	T	2760	0		2760	2760	09 28005000000000	2	23520	23520	
24	09 30002300000000	2019	2	T	4800	20940		25740	5740	09 30002300000000	2	33480	13480	
24	09 30003000000000	2019	2	T	2460	0		2460	2460	09 30003000000000	2	0	0	CL CHANGE
										09 21B01800000000	2	187980	167980	CL CHANGE
										09 21B01810000000	2	215160	195160	CL CHANGE
24	09 21D020100000000	2019	2	T	12060	73920		85980	85980	09 21D020100000000	2	108060	108060	
24	09 21D020200000000	2019	2	T	12420	67620		80040	80040	09 21D020200000000	2	100380	100380	
24	09 21D020300000000	2019	2	T	12420	67080		79500	79500	09 21D020300000000	2	99120	99120	
24	09 21D020400000000	2019	2	T	12420	72420		84840	84840	09 21D020400000000	2	106320	106320	
24	09 21D020500000000	2019	2	T	12540	68280		80820	80820	09 21D020500000000	2	100860	100860	
24	09 21D020600000000	2019	2	T	12540	72300		84840	84840	09 21D020600000000	2	106320	106320	
24	09 21D020700000000	2019	2	T	12540	74880		87420	87420	09 21D020700000000	2	109680	109680	
24	09 21D020800000000	2019	2	T	13800	69120		82920	62920	09 21D020800000000	2	102960	82960	
24	09 21D020900000000	2019	2	T	12720	71220		83940	83940	09 21D020900000000	2	104940	104940	
24	09 21D021000000000	2019	2	T	12720	72000		84720	84720	09 21D021000000000	2	106020	106020	
24	09 21D021100000000	2019	2	T	12900	69180		82080	82080	09 21D021100000000	2	103080	83080	
24	09 21D021200000000	2019	2	T	12900	72780		85680	85680	09 21D021200000000	2	107100	107100	
24	09 21D021300000000	2019	2	T	12900	69780		82680	82680	09 21D021300000000	2	103680	103680	
24	09 21D021400000000	2019	2	T	12900	70620		83520	83520	09 21D021400000000	2	104220	104220	CL CHANGE
24	09 21D021500000000	2019	2	T	13080	66960		80040	80040	09 21D021500000000	2	99480	99480	
24	09 21D021600000000	2019	2	T	13080	74040		87120	87120	09 21D021600000000	2	108960	108960	
24	09 21D022200000000	2019	2	T	12240	92520		104760	104760	09 21D022200000000	2	137820	137820	
24	09 21D022300000000	2019	2	T	12240	91500		103740	83740	09 21D022300000000	2	131700	111700	
24	09 21D022400000000	2019	2	T	12240	91920		104160	104160	09 21D022400000000	2	132660	132660	

JUR	PARID	TAXYR	CLASS	TAXABLE	LAND	BUILDING	MIN	ASSESSED	TAXABLE	PARID	CLASS	ASSESSD	TAXABLE
24	09 21D02250000000	2019	2	T	12240	85860		98100	98100	09 21D02250000000	2	124200	124200
24	09 21D022600000000	2019	2	T	12240	86340		98580	98580	09 21D022600000000	2	124800	124800
24	09 21D022700000000	2019	2	T	12240	90780		103020	103020	09 21D022700000000	2	130740	130740
24	09 21D022800000000	2019	2	T	12240	88380		100620	100620	09 21D022800000000	2	127500	127500
24	09 21D022900000000	2019	2	T	12240	81300		93540	93540	09 21D022900000000	2	118080	118080
24	09 21D030000000000	2019	2	T	12240	73620		85860	85860	09 21D030000000000	2	113700	113700
24	09 21D031000000000	2019	2	T	12240	80580		92820	92820	09 21D031000000000	2	117120	117120
24	09 21D032000000000	2019	2	T	12240	74040		86280	86280	09 21D032000000000	2	108360	108360
24	09 21D033000000000	2019	2	T	12240	78360		90600	90600	09 21D033000000000	2	121020	121020
24	09 27D0002000000000	2019	2	T	8520	840		9360	9360	09 27D0002000000000	2	9960	9960
									2,890,950				
									3,010,950				
CLASS 2 MARION COUNTY - GRANT DISTRICT											4,106,150		
GRANT DISTRICT CLASS 3									2019 BASE	YR 6			
									1048020				
24	09 190001000000000	2019	3	N	1048020	0		1048020	0	09 190001000000000	3	969420	0 N
24	09 200015000000000	2019	3	N	260940	0		260940	0	09 200015000000000	3	0	0
24	09 200016000000000	2019	3	N	25680	177180		202860	0	09 200016000000000	3	0	0
24	09 200016000100000	2019	3	N	802800	0		802800	0	09 200016000100000	3	0	0
24	09 200016000200000	2019	3	N	25140	168000		193140	0	09 200016000200000	3	0	0
24	09 200016000400000	2019	3	N	273780	0		273780	0	09 200016000400000	3	0	0
24	09 200017000000000	2019	3	T	181020	552180		733200	733200	09 200017000000000	3	0	0
24	09 200022000000000	2019	3	N	32340	0		32340	0	09 200022000000000	3	0	0
24	09 200025000000000	2019	3	N	7320	0		7320	0	09 200025000000000	3	0	0
24	09 200026000000000	2019	3	T	119520	0		119520	119520	09 200026000000000	3	97020	97020
24	09 200034000000000	2019	3	T	2700	0		2700	2700	09 200034000000000	3	3840	3840
24	09 210008000000000	2019	3	T	7260	0		7260	7260	09 210008000000000	3	13800	0 SS
24	09 210010000000000	2019	3	T	531960	0		531960	531960	09 210010000000000	3	430020	430020
24	09 210011000000000	2019	3	T	144060	0		144060	144060	09 210011000000000	3	641040	641040 ADDED TY25
24	09 210011000100000	2019	3	T	451380	1534140		1985520	1985520	09 210011000100000	3	165900	165900
24	09 210011000200000	2019	3	T	618360	4434710		5053070	5053070	09 210011000200000	3	1617780	1617780
24	09 210011000200000	2019	3	T	0	548110		548110	548110	09 210011000200000	3	951490	0 SS

24	09 21001100030000	2019	3	T	306480	0	306480	306480	09 21001100020000	3002	3	556150	556150				
24	09 21001100040000	2019	3	T	251220	415800	667020	667020	09 21001100030000	3003	3	2595350	249120	0 SS			
24	09 21001400070000	2019	3	T	106680	139500	246180	246180	09 21001100040000		3	479280	479280				
24	09 21001400120000	2019	3	T	101460	533640	635100	635100	09 21001400050000		3	35400	35400				
24	09 21001400140000	2019	3	T	120240	528360	648600	648600	09 21001400070000		3	255300	255300				
24	09 21001400150000	2019	3	T	25020	3720	28740	28740	09 21001400120000		3	583140	583140				
24	09 21001500000000	2019	3	T	48000	0	48000	48000	09 21001400140000		3	668100	668100				
24	09 21001500010000	2019	3	T	170880	121380	292260	292260	09 21001500000000		3	21660	21660				
24	09 21001500020000	2019	3	T	167460	169380	336840	336840	09 21001500000000		3	92160	92160				
24	09 21001500030000	2019	3	T	232800	460560	693360	693360	09 21001500010000		3	325140	325140				
24	09 21001500040000	2019	3	T	337740	0	337740	337740	09 21001500020000		3	314160	314160				
24	09 21001500050000	2019	3	T	314040	1073760	1387800	1387800	09 21001500030000		3	483540	483540				
24	09 21002000000000	2019	3	T	67080	0	67080	67080	09 21001500040000		3	274080	274080				
24	09 21002000010000	2019	3	A	12000	0	12000	0	09 21002000000000		3	1280640	1280640				
24	09 21002000040000	2019	3	T	838620	0	838620	838620	09 21002000000000		3	21960	21960				
24	09 21002000060000	2019	3	S	420	0	420	0	09 21002000010000		3	11100	0	U			
24	09 21010800000000	2019	3	T	41700	14280	55980	55980	09 21002000040000		3	420900	420900				
24	09 21010800010000	2019	3	T	31620	91560	123180	123180	09 21002000060000		3	420	0	SS			
									09 21002000070000		3	1122840	1122840				
24	09 28000400000000	2019	3	T	11700	0	1800	13500	09 21010800000000		3	178020	178020				
24	09 28000500000000	2019	3	T	1260	0	1260	1260	09 21801800000000		3	0	0	CL CHANGE			
24	09 28000600000000	2019	3	T	1260	0	1260	1260	09 28000400000000		3	9480	9480				
24	09 28000700000000	2019	3	T	1260	0	1260	1260	09 28000500000000		3	840	840				
24	09 28000800000000	2019	3	T	1980	0	1980	1980	09 28000600000000		3	840	840				
24	09 28000900000000	2019	3	T	2520	0	2520	2520	09 28000700000000		3	840	840				
24	09 28001400000000	2019	3	T	66360	0	68450	68450	09 28000800000000		3	1260	1260				
24	09 28001500000000	2019	3	T	31080	128400	159680	159680	09 28000900000000		3	1620	1620				
24	09 28001800000000	2019	2	T	0	0	0	0	09 28001400000000		3	44940	44940				
24	09 28004600010000	2019	2	T	0	0	0	0	09 28001500000000		3	263340	263340				
24	09 28004600020000	2019	3	T	122100	139740	261840	261840	09 28001800000000		3	24240	24240	CL CHANGE			
24	09 28004600030000	2019	3	T	43860	17700	61560	61560	09 28004600010000		3	73680	73680	CL CHANGE			
24	09 28004600040000	2019	3	T	240	0	240	240	09 28004600020000		3	53160	53160				
24	09 28005700000000	2019	3	T	22140	0	1190	23330	09 28004600030000		3	43500	43500				
24	09 29001900000000	2019	3	T	39780	0	39780	39780	09 28004600040000		3	420	420				
24	09 30001400000000	2019	3	T	11810	0	11810	11810	09 28004600060000		3	12660	12660	ADDED TY24			
24	09 30001500000000	2019	3	T	253140	0	253140	253140	09 28004600070000		3	2460	2460				
24	09 30001700000000	2019	3	T	18420	0	18420	18420	09 28005700000000		3	17900	17900	RDM			
24	09 30001700010000	2019	3	T	11220	279540	290760	290760	09 28005700000000		3	17920	17920	BCKTX 24			
24	09 30001700020000	2019	3	T	7560	0	7560	7560	09 29001900000000		3	28740	28740				
24	09 30001800000000	2019	3	T	33960	0	33960	33960	09 30001400000000		3	11810	11810				
24	09 30001800000000	2019	3	T	33960	0	33960	33960	09 30001500000000		3	167640	167640				



WHITEHALL										BASE		YR 6												
JUR	PARID	TAXYR	CLASS	TAXABLE	LAND	BUILDING	MIN	2019 BASE ASSESSED	TAXABLE	2019ASSESSED	PARID	CLASS	24 ASSESSED	2024 TAXABLE										
24	21 200004000000000	2019	4	T	250080	0		250080	250080	250080	21 200004000000000	4	293820	293820										
	21 200004000400000	2019	4	T	0	0		0	0	0	21 200004000400000	4	223560	223560	RDM									
24	21 200020000000000	2019	4	T	33720	0		33720	33720	33720	21 200004000400000	4	0	0	BCKTX 23 (NOT INCLUDED IN REPORT & NOW GONE)									
	21 200023000000000	2019	4	T	26460	0		26460	26460	26460	21 200020000000000	4	1686180	1686180	deact comb 21-20-20									
24	21 200024000100000	2019	4	T	63480	137400		200880	200880	200880	21 200023000000000	4	0	0										
24	21 210014000000000	2019	4	T	2610540	1479540		4090080	4090080	4090080	21 200024000100000	4	154920	154920										
24	21 210014000010000	2019	4	T	209340	233940		443280	443280	443280	21 210014000000000	4	15892200	15892200										
24	21 210014000200000	2019	4	T	118380	207840		326220	326220	326220	21 210014000100000	4	358080	358080										
24	21 210014000300000	2019	4	T	77460	107280		184740	184740	184740	21 210014000200000	4	282180	282180										
24	21 210014000400000	2019	4	T	133380	0		133380	133380	133380	21 210014000300000	4	143880	143880										
24	21 210014000500000	2019	4	T	196800	0		196800	196800	196800	21 210014000400000	4	231060	231060										
24	21 210014000600000	2019	4	T	70080	81300		151380	151380	151380	21 210014000500000	4	285240	285240										
24	21 210014000800000	2019	4	T	163320	362340		525660	525660	525660	21 210014000600000	4	180840	180840										
24	21 210014000900000	2019	4	T	132300	489180		621480	621480	621480	21 210014000800000	4	83040	83040										
24	21 210014001000000	2019	4	T	463080	0		463080	463080	463080	21 210014000900000	4	640320	640320										
24	21 210014001100000	2019	4	T	50940	644220		695160	695160	695160	21 210014001000000	4	138960	138960										
24	21 210014001300000	2019	4	T	110340	226140		336480	336480	336480	21 210014001100000	4	236640	236640										
24	21 210014001400000	2019	4	T	57960	73380		131340	131340	131340	21 210014001300000	4	260760	260760										
											21 210014001400000	4	148380	148380										
											21 210014001500000	4	583680	583680										
											21 210014001600000	4	148200	148200										
											21 210014001700000	4	379080	379080										
											21 210014001800000	4	720	720	ADDED TY23									
											21 210014001900000	4	960	960	ADDED TY23									
											21 210014002000000	4	9300	9300	ADDED TY23									
24	21 280029000000000	2019	4	T	38280	175680		213960	213960	213960	21 210014002000000	4	63960	63960	ADDED TY24									
24	21 280030000100000	2019	4	N	18900	85800		104700	0	0	21 210014002200000	4	317040	317040	ADDED TY24									
24	21 280031000000000	2019	4	T	12180	11160		23340	23340	23340	21 210014002300000	4	51360	51360	ADDED TY24									
24	21 280031000100000	2019	4	T	14220	0		14220	14220	14220	21 210014002400000	4	200	200	ADDED TY25									
24	21 280032000000000	2019	4	T	19320	74880		94200	94200	94200	21 210014002500000	4	600	600	ADDED TY25									
											21 210014002600000	4	840	840	ADDED TY25									
											21 210100000000000	4	88500	0	N									
											21 280029000000000	4	426300	426300										
											21 280030000100000	4	101580	101580										
											21 280031000000000	4	24180	24180										
											21 280031000100000	4	24120	24120										
											21 280032000000000	4	139140	139140										



ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2019 BASE ASSESSED	2022 YEAR ASSESSED	2023 YEAR ASSESSED	2024 YEAR ASSESSED	2025 YEAR ASSESSED
04006573	MVB BANK	4	FOR 2023 ADDED BACK	2020	\$219,475	\$0.00	\$140,482	\$131,600	\$147,109
04007071	FIRST EXCHANGE BANK	4	FOR 2022 SEE DIST 21 - N	2021	\$0	\$0.00	\$0	\$0	\$0
				<b>04-GRANT ANNEX TOTAL</b>		<b>\$0.00</b>	<b>\$140,482</b>	<b>\$131,600.00</b>	<b>\$147,109</b>
09000832	D.L. TONKERY DEVELOPMENT LLC	3		2020	\$529	\$507.00	\$632	\$637	\$650
09000939	FIG PROPERTIES FKA INN GROUP OF FAIRMONT	3	NAME CHANGE FOR 202	2020	\$474,144	\$320,714.00	\$363,512	\$410,570	\$393,238
090009733	MANCHIN CLINIC SOUTH LLC	3		2021	\$0	\$20,105.00	\$33,906	\$33,380	\$32,851
090009835	APPLE AMERICAN GROUP LLC APPLJEBEES	3		2020	\$154,230	\$153,113.00	\$171,045	\$183,212	\$164,549
09010015	MED MART PHARMACY	3		2021	\$0	\$7,459.00	\$7,535	\$7,535	\$0
09010023	CHRISTINA LLC	3		2020	\$3,268	\$3,151.00	\$3,997	\$4,143	\$4,231
09010839	MICROTEL INN & SUITES WILHONG HOSPITALITY	3		2020	\$308,057	\$151,806.00	\$150,593	\$136,548	\$121,699
09011397	HAIR CARE STUDIO	3		2020	\$1,565	\$1,438.00	\$1,657	\$1,988	\$1,652
09011418	WEST VIRGINIA CANTINA LLC DBA TACO BELL I	3	NAME CHANGE FOR 202	2020	\$113,143	\$97,803.00	\$60,974	\$69,440	\$64,588
09011508	EDWARD D JONES & CO LP	3	MOVED FOR 2024	2020	\$5,688	\$3,798.00	\$4,343	\$0	\$0
09011551	WAMPUM HARDWARE CO	3		2020	\$1,368,025	\$707,402.00	\$865,278	\$787,363	\$682,834
09011735	MIRACLE NAILS	3		2020	\$0	\$3,877.00	\$3,965	\$2,543	\$0
09011969	GREEN HART MASSAGE & BODYWORK LLC	3		2020	\$0	\$25,719.00	\$35,620	\$35,975	\$35,484
09012609	MEDBRIDGE	3		2022	\$0	\$59,507.00	\$62,228	\$51,405	\$41,461
09012809	TRACTOR SUPPLY	3		2023	\$0	\$0.00	\$849,131	\$964,577	\$1,008,148
09013016	NEWLEAF EXPRESS FAIRMONT	3		2024	\$0	\$0.00	\$0	\$45,936	\$74,990
				<b>09-GRANT DISTRICT TOTAL</b>	<b>\$2,428,649</b>	<b>\$1,556,399.00</b>	<b>\$2,614,400</b>	<b>\$2,735,252</b>	<b>\$2,626,375</b>
21000332	TRUIST BANK FKA BRANCH BANKING & TRUST	4	NAME CHANGE FOR 202	2020	\$55,831	\$36,993.00	\$41,411	\$51,862	\$0
21000333	TRUIST BANK FKA BRANCH BANKING OF NORTH	4	NAME CHANGE FOR 202	2020	\$128,252	\$114,237.00	\$127,800	\$123,450	\$0
21000443	FAIRMONT FEDERAL CREDIT UNION	4		2020	\$46,724	\$77,240.00	\$89,535	\$84,085	\$79,797
21000493	S N S FOODS INC	4	OOB FOR 2020	2020	\$510,134	\$0.00	\$0	\$0	\$0
21000495	D & S COLLECTIBLES	4	MOVED FOR 2020	2020	\$7,870	\$0.00	\$0	\$0	\$0
21000699	BOB EVANS FARMS LLC #338	4		2020	\$73,651	\$48,680.00	\$62,546	\$56,686	\$62,490
21000730	WHITES FINE JEWELRY / BENMAX LLC	4		2023	\$0	\$0.00	\$360,049	\$422,771	\$398,024
21000742	D & U AUTOMOTIVE SERVICES LLC DBA GREASI	4	NAME CHANGE FOR 202	2020	\$35,332	\$19,405.00	\$21,986	\$23,243	\$21,782
21000743	DOUGENCOOP LLC DBA DOLLAR GENERAL #0096	4		2021	\$0	\$237,718.00	\$255,532	\$242,915	\$227,725
21000744	WILMON FOOD INDUSTRIES LLC	4		2023	\$0	\$0.00	\$104,248	\$96,611	\$87,372
21000764	EDWA MALL LLC DBA SUBWAY	4		2020	\$23,443	\$90,299.00	\$104,248	\$96,611	\$87,372
21000928	R E I FAIRMONT INC	4		2020	\$58,449	\$76,982.00	\$104,150	\$208,866	\$232,003
21001036	C&E DISTRIBUTORS INC DBA ACE HARDWARE	4	NAME CHANGE FOR 202	2020	\$387,738	\$314,083.00	\$342,937	\$433,674	\$426,575
21001048	SEARS HOMETOWN & OUTLET STORES	4	OOB FOR 2020	2020	\$222,027	\$0.00	\$0	\$0	\$0
21001078	DIANES CARDS & GIFTS DBA	4	OOB FOR 2020	2020	\$127,893	\$0.00	\$0	\$0	\$0
21001212	SHIRT BOX PIZZA DBA COLASASSANOS CARRY O	4		2020	\$175,324	\$141,891.00	\$163,846	\$164,912	\$153,817
21001258	NEW BUFFET OF FAIRMONT INC	4	OOB FOR 2022	2020	\$7,867	\$0.00	\$0	\$0	\$0
21001333	BIOSCRIP INFUSION SERVICES LLC	4		2020	\$229,573	\$477,304.00	\$591,827	\$539,462	\$484,846
21001429	MATFRESS WAREHOUSE	4	OOB FOR 2020	2020	\$52,915	\$0.00	\$0	\$0	\$0
21001516	RIVER VALLEY RESTAURANTS LLC DBA HARDE	4		2020	\$186,009	\$210,724.00	\$237,869	\$237,082	\$236,744
21001530	GNC HOLDINGS LLC #2948 DBA GENERAL NUTRI	4	NAME CHANGE FOR 202	2020	\$57,471	\$45,482.00	\$49,480	\$54,232	\$46,402
21001552	BFS FOODS INC	4		2020	\$149,359	\$113,607.00	\$133,130	\$124,966	\$162,425
21001562	CANTERBURY ANIMAL HOSPITAL	4		2020	\$23,869	\$17,126.00	\$17,045	\$18,113	\$39,064
21001574	DICEYS BARBECUE PIT	4	OOB FOR 2020	2020	\$31,830	\$0.00	\$0	\$0	\$0
21001669	PEST MANAGEMENT SERVICES INC	4		2020	\$14,923	\$5,471.00	\$19,262	\$48,755	\$68,126
21001710	GWYNN TIRE SERVICES INC	4		2020	\$102,541	\$80,852.00	\$81,896	\$37,595	\$33,648
21001711	STAN CAMEON INSURANCE INC	4		2023	\$0	\$0.00	\$1,948	\$430	\$440
21001723	STUCORP DBA FIREHOUSE SUBS	4		2020	\$44,109	\$26,854.00	\$26,720	\$22,391	\$23,827
21001731	MIDATLANTIC WOLF PACK LLC DBA AARONS INC	4		2022	\$0	\$111,450.00	\$134,726	\$120,011	\$100,454
21001740	DON BURRITO OF FAIRMONT INC DBA EL RAY M	4		2020	\$36,683	\$68,584.00	\$73,756	\$64,168	\$66,355
21001743	NAIL TECH	4		2022	\$0	\$2,381.00	\$2,354	\$1,945	\$1,710
21001746	NEXT LEVEL FITNESS	4		2020	\$27,492	\$14,310.00	\$17,280	\$136,808	\$166,219
21001794	SHENTEL MANAGEMENT COMPANY	4	OOB FOR 2022	2021	\$0	\$0.00	\$0	\$0	\$0
21001844	CARDINAL PEDIATRICS PLLC	4		2024	\$0	\$0.00	\$0	\$15,184	\$13,365
21002006	WV SIGNS LLC DBA FASTSIGNS	4		2023	\$0	\$0.00	\$44,690	\$36,803	\$31,073
21002006	LENDMARK FINANCIAL SERVICES WEST VIRGINI	4		2023	\$0	\$0.00	\$62,757	\$58,580	\$52,308
21002033	COUNTRY ROADS PHYSICAL THERAPY	4		2022	\$0	\$18,058.00	\$20,164	\$18,667	\$16,461



ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03002957	SUDHA R KATRAGADDA MD	4	OOB 2019	2016	\$19,067	\$0	\$0	\$0	\$0
03002963	MARTINO GARY ATTY	4	MOVED 2020 TO ANMOOR	2016	\$215	\$0	\$0	\$0	\$0
03003451	AQUARIUM LOUNGE	4	SEE DUARTE RESTAURAN	2016	\$6,635	\$0	\$0	\$0	\$0
03003455	INFINITE VENTURES LLC	4	NAME CHANGE 2025	2016	\$110,594	\$101,349	\$106,975	\$103,579	\$454,922
03003459	J W EBERT CORP DBA MCDONALDS OF WEST VA	4	NAME CHANGE 2019	2016	\$417,652	\$266,868	\$282,317	\$237,355	\$219,872
03003470	BACKWOODS AT THE BELMONT FKA BELMONT	4	NAME CHANGE 2019	2016	\$33,557	\$1,875	\$1,875	\$1,875	\$1,875
03003472	BENNETT & DOBBINS PLLC	4		2016	\$25,423	\$34,975	\$39,880	\$52,435	\$42,362
03003482	UNITED SECURITY AGENCY INC FKA BOND INSI	4	ASSETS CLAIMED UNDER	2016	\$10,431	\$2,774	\$2,664	\$2,257	\$2,084
03003493	ALLIED WASTE SERVICES OF NORTH FKA REPUR	4	NAME CHANGE 2018	2016	\$1,075,912	\$413,722	\$645,649	\$798,314	\$622,409
03003522	CINDYS STYLE SALON	4	OOB 2017	2016	\$341	\$0	\$0	\$0	\$0
03003530	SHIRT BOX PIZZA LLC	4	OOB 2024	2016	\$40,780	\$74,944	\$31,237	\$0	\$0
03003533	COLLEE LUNGH LLC	4	CLOSED 2024 REMODELIN	2016	\$6,085	\$3,324	\$4,014	\$0	\$10,580
03003536	COMIC PARADISE	4		2016	\$1,007	\$915	\$925	\$925	\$926
03003547	COUNTRY CLUB BAKERY LLC	4		2016	\$27,084	\$26,434	\$31,471	\$32,281	\$30,446
03003549	COUNTRY CLUB HEALTH CENTER INC	4		2016	\$52,802	\$19,272	\$16,904	\$15,338	\$19,338
03003550	GAYTRI SAKTI LLC DBA COUNTRY CLUB INN FR	4	NAME CHANGE 2021	2016	\$17,341	\$13,820	\$17,581	\$20,552	\$15,674
03003564	DEBELLS CONSTRUCTION CO	4	OOB 2022	2018	\$0	\$0	\$0	\$0	\$0
03003577	DOLGENCORP LLC	4		2016	\$105,939	\$142,246	\$143,069	\$146,208	\$143,180
03003579	DOMICO FUNERAL HOME INC	4		2016	\$112,876	\$115,300	\$134,946	\$110,856	\$102,936
03003585	EIGHTH STREET CONNECTIONERY	4		2016	\$1,313	\$0	\$0	\$0	\$0
03003596	FAIRMONT ARBORS	4		2016	\$29,948	\$25,250	\$31,409	\$31,625	\$32,290
03003607	SKATE A WAY ROLLER RINK	4		2017	\$0	\$197	\$226	\$54	\$0
03003608	FAIRMONT SUPPLY COMPANY	4	OOB 2022	2016	\$2,709,992	\$0	\$0	\$0	\$0
03003612	FASHION SCENE THE	4	OOB 2019	2016	\$19,520	\$0	\$0	\$0	\$0
03003618	FISHER AUTO PARTS INC	4		2016	\$167,507	\$169,570	\$138,272	\$121,770	\$111,914
03003631	FREDERICKS REPAIR SERVICE INC	4	OOB 2022	2016	\$27,872	\$0	\$0	\$0	\$0
03003632	FREY HOME FOR FUNERALS	4	OOB 2022	2016	\$32,605	\$0	\$0	\$0	\$0
03003647	BELTONE HEARING CARE CENTER FKA GENERAL	4	NAME CHANGE 2019	2016	\$4,905	\$3,756	\$4,237	\$4,137	\$4,100
03003650	GINGERS APPAREL	4	OOB 2019	2016	\$1,249	\$0	\$0	\$0	\$0
03003655	MC BLANKENSHIP DDS PLLC	4	NAME CHANGE 2025	2016	\$45,735	\$67,844	\$85,035	\$88,141	\$83,844
03003660	GWYNN TIRE SERVICE INC	4		2016	\$202,365	\$174,150	\$215,647	\$275,039	\$275,109
03003664	HENDERSON TAX SERVICES DBA H & R BLOCK	4	NAME CHANGE 2019	2016	\$0	\$3,551	\$3,484	\$3,074	\$14,117
03003666	HADCO INC	4	OOB 2020 - NEW 2016	2016	\$18,795	\$0	\$0	\$0	\$0
03003669	HAIRPORT HAIR DESIGN	4	CLOSED 2018	2016	\$4,600	\$0	\$0	\$0	\$0
03003674	HAMILTON NEAL JAY	4		2016	\$453	\$429	\$473	\$475	\$479
03003687	HIGGINBOTHAM & HIGGINBOTHAM	4		2016	\$33,564	\$28,946	\$32,075	\$37,614	\$30,581
03003707	INDUSTRIAL CONTRACTING	4		2025	\$0	\$0	\$0	\$0	\$0
03003718	MOYLE STANTON & JOYCE DBA ELITE CLEANER	4	OOB 2022	2016	\$46,934	\$0	\$0	\$0	\$0
03003719	FRIENDLY FURNITURE GALLERIES I	4	OOB 2016	2016	\$88,208	\$0	\$0	\$0	\$0
03003746	KINE B LOBAL	4		2016	\$7,114	\$6,872	\$7,284	\$28,642	\$23,594
03003750	JACK S KOAY MD INC	4		2025	\$0	\$0	\$0	\$0	\$0
03003758	MEYEYDR OPTOMETRY OF WV PLLC FKA LAUG	4	NAME CHANGE 2021	2016	\$127,445	\$125,756	\$118,738	\$154,016	\$143,886
03003772	LINGER SALES & SERVICE	4		2016	\$31,885	\$17,389	\$16,745	\$20,198	\$18,344
03003775	LIS OPCO ONE LLC FKA MSA PARTNERS LLC	4	NAME CHANGE 2016	2016	\$49,403	\$27,113	\$32,680	\$30,710	\$33,004
03003781	MADDOX BEAUTY SALON	4		2016	\$522	\$575	\$583	\$601	\$522
03003809	MCALTERS	4		2016	\$9,549	\$6,241	\$6,806	\$9,439	\$11,629
03003822	DRS WILSON & MARTINO OF	4		2016	\$73,940	\$57,379	\$75,152	\$85,819	\$94,432
03003833	MORGAN AUTO PARTS INC	4	OOB 2019- NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03003848	FAIRMONT VETERINARY INSURANCE GROUP	4		2016	\$82	\$151	\$179	\$180	\$227
03003853	FAIRMONT VETERINARY HOSPITAL PLLC	4		2016	\$87,721	\$129,122	\$143,562	\$130,394	\$154,720
03003889	PEARSE RONALD	4		2016	\$460	\$729	\$854	\$850	\$0
03003911	POKY DOT RESTAURANT INC	4		2016	\$83,825	\$36,115	\$45,619	\$45,302	\$45,936
03003927	STOVER INSURANCE	4	OOB 2018	2016	\$1,593	\$0	\$0	\$0	\$0
03003930	RAYMONDS EXXON	4		2016	\$6,533	\$50,491	\$44,848	\$36,170	\$71,360
03003931	RAYS AUTO CENTER	4	OOB 2024	2016	\$5,663	\$3,220	\$769	\$0	\$0
03003935	KELDLY GREG AGENCY	4	OOB 2018	2016	\$2,093	\$0	\$0	\$0	\$0
03003936	WEST VIRGINIA CVS PHARMACY FKA CVS CARH	4	CLOSED LOCATION 2017	2016	\$413,302	\$0	\$0	\$0	\$0
03003937	WEST VIRGINIA CVS PHARMACY FKA CVS CARH	4	NAME CHANGE 2017 - NEW	2016	\$0	\$493,183	\$456,016	\$459,677	\$397,310
03003938	WEST VIRGINIA CVS PHARMACY FKA CVS CARH	4	NAME CHANGE 2017 - NEW	2016	\$597,542	\$1,105,157	\$800,495	\$884,644	\$683,993
03003944	LABORATORY CORPORATIONS OF	4		2016	\$328,612	\$189,524	\$175,551	\$150,028	\$141,499
03003949	ROSE PADDEEN PETTY TAYLOR & LILLY L C	4		2016	\$21,122	\$41,467	\$60,499	\$58,109	\$57,166
03003951	ROSS FUNERAL HOME	4		2016	\$14,600	\$19,426	\$24,349	\$27,790	\$23,817
03003960	P S USED CARS	4	OOB 2018	2016	\$2,963	\$0	\$0	\$0	\$0

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? OOB?

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03003979	RUSTY L CAIN INC	4	BECAME NON-PROFIT 201	2016	\$8,137	\$0	\$0	\$0	\$0
03003982	HESS FITNESS GYM LLC FKA SPADAFORÉ FITNES	4	NAME CHANGE 2018	2016	\$10,670	\$25,570	\$25,896	\$7,719	\$8,594
03003985	SMITH CARPENTER AGENCY INC	4	SUPPLEMENT 2019	2016	\$1,596	\$18,919	\$22,873	\$2,467	\$11,374
03003991	SPADAFORÉ BARBER SALON FKA SPADAFORÉ B	4	OOB FOR 2024 - NAME CH	2016	\$331	\$124	\$136	\$0	\$0
03004005	STATE FARM MUTUAL AUTOMOBILE INSURANCE	4		2019	\$0	\$2,690	\$2,309	\$3,440	\$2,984
03004013	AVA WV LLC DBA SUBWAY FKA RAPS SUBWAY	4	NEW OWNER 2020	2016	\$24,012	\$27,336	\$30,352	\$33,472	\$29,527
03004029	THARP LIOTTA AND YOKUM LLP	4		2016	\$7,603	\$0	\$0	\$0	\$0
03004040	TRENDS LLC	4		2016	\$734	\$694	\$845	\$863	\$88
03004049	TUCKER RON L ATTY	4		2016	\$10,559	\$4,638	\$5,788	\$5,829	\$5,952
03004060	VALLEY DISTRIBUTING COMPANY	4		2016	\$607,626	\$667,893	\$759,448	\$684,256	\$545,879
03004078	WAYNES BODY SHOP	4	OOB 2019	2018	\$0	\$0	\$0	\$0	\$0
03004080	WEBERS INC	4	OOB 2021	2016	\$4,778	\$0	\$0	\$0	\$0
03004091	WINGS & THINGS INC	4		2016	\$28,560	\$26,581	\$31,393	\$31,105	\$31,518
03004097	VISION HEALTH CARE INC	4	OOB 2021	2016	\$49,133	\$0	\$0	\$0	\$0
03004101	YANNS CONNECTIONERY	4		2016	\$620	\$911	\$1,012	\$986	\$886
03004108	FAIRMONT FEDERAL CREDIT UNION	4	NEW 2016	2016	\$0	\$51,016	\$55,501	\$45,684	\$43,238
03004109	FAIRMONT FEDERAL CREDIT UNION	4	CLOSED LOCATION 2019 -	2016	\$0	\$0	\$0	\$0	\$0
03004110	BRANCH BANKING & TRUST COMPANY FKA BR	4	CLOSED 2018	2016	\$79,848	\$0	\$0	\$0	\$0
03004112	HUNTINGTON NATIONAL BANK	4		2016	\$172,979	\$104,005	\$110,948	\$77,781	\$64,900
03004113	WESBANCO BANK FAIRMONT	4		2016	\$363,557	\$201,502	\$263,914	\$201,748	\$216,370
03004127	ADAMS OFFICE SUPPLY	4		2016	\$91,621	\$26,328	\$30,964	\$35,809	\$33,061
03004128	GERRY RAYMOND AUTOMOTIVE III	4		2016	\$926,072	\$763,992	\$722,893	\$638,436	\$1,185,572
03004130	BIG LOTS STORES INC 62	4		2016	\$325,541	\$334,227	\$455,140	\$411,739	\$431,821
03004139	FAIRMONT BOWLING CENTER	4		2016	\$174,421	\$62,312	\$327,281	\$334,258	\$325,116
03004510	DECHRISTOPHER FRED	4	OOB 2020	2016	\$1,441	\$0	\$0	\$0	\$0
03004603	DRY CLEANING WORLD	4		2016	\$54,955	\$54,763	\$69,298	\$76,910	\$81,385
03004906	SPRINGSTON & COMPANY INC FKA CENTURY 21	4	NAME CHANGE 2017 - NEW	2017	\$6,316	\$6,316	\$6,380	\$5,912	\$5,280
03004919	84 LUMBER COMPANY #22	4	OOB 2021	2016	\$432,818	\$0	\$0	\$0	\$0
03004921	PEDIATRIC PARTNERS PLLC	4	OOB 2023 - ABSORBED BY	2016	\$45,743	\$22,183	\$0	\$0	\$0
03004924	PVE SHEETLER LLC FKA FREELANCE TECHNICAL	4	OOB 2018 - NEW/NAME CH	2016	\$0	\$0	\$0	\$0	\$0
03005545	FAMILY DOLLAR STORES OF WV	4		2016	\$154,914	\$119,839	\$199,598	\$182,503	\$200,783
03005608	WARNER STUDIO	4		2016	\$624	\$322	\$447	\$449	\$456
03005616	RENT A CENTER EAST LLC	4	NEW 2016	2016	\$0	\$317,547	\$498,748	\$356,595	\$342,043
03006299	FAIRMONT FEDERAL CREDIT UNION	4	CLOSED LOCATION 2018 -	2016	\$10,606	\$0	\$0	\$0	\$0
03006299	KEEL MAR INC	4		2016	\$7,361	\$6,373	\$7,552	\$7,598	\$7,726
03006397	LEISURE TIME VIDEO	4	OOB 2019	2016	\$0	\$0	\$0	\$0	\$0
03006401	SABAK COMPUTER SERVICES	4		2016	\$482	\$496	\$629	\$652	\$611
03006413	PAR MAR STORE 132 FKA TAHOE MANAGEMENT	4	NAME CHANGE 2021	2016	\$41,303	\$86,766	\$132,430	\$119,242	\$105,902
03006417	ANTHONY CHEVROLET LEASING	4	OOB 2025	2016	\$35,014	\$23,190	\$28,247	\$37,264	\$0
03007024	DHARMANADA CORP DBA FAIRMONT N & OUT#	4	NAME CHANGE 2022	2016	\$46,274	\$55,831	\$59,165	\$59,736	\$26,348
03007331	BEST LAWN CARE	4		2016	\$4,264	\$1,515	\$1,922	\$6,353	\$6,231
03007332	BURGH TAX SERVICES INC	4	OOB 2021	2016	\$2,866	\$0	\$0	\$0	\$0
03007339	GRAFT CONNECTION THE	4		2016	\$2,820	\$4,920	\$4,260	\$9,000	\$3,000
03007334	HAIR REFLECTIONS BY MISTEE	4		2016	\$734	\$704	\$1,375	\$829	\$842
03007365	SLINGER LLC FKA BENNY'S	4	NAME CHANGE 2019	2016	\$2,125	\$10,729	\$10,600	\$8,341	\$6,988
03007365	MARION CHIROPRACTIC CENTER	4		2016	\$6,448	\$2,779	\$3,616	\$3,590	\$3,542
03007379	PUCCHIO & ASSOCIATES LLC FKA PUCCHIO & YO	4	MOVED TO DIST 16 - NAM	2016	\$1,367	\$968	\$0	\$0	\$0
03007380	RKB ENTERPRISES INC #7	4		2016	\$36,510	\$85,208	\$98,950	\$92,005	\$85,814
03007381	WALGREEN CO #19258 FKA RITE AID OF WEST V	4	NAME CHANGE 2019	2016	\$485,053	\$541,743	\$526,364	\$539,189	\$499,799
03007990	INDEPENDENT TOBACCO	4	NO ASSETS AT THIS LOCA	2016	\$0	\$1,517	\$0	\$0	\$0
03007931	SPEEDWAY LLC 3955	4		2016	\$47,266	\$71,690	\$78,246	\$52,291	\$84,562
03008119	FERRERO DAVID DPM	4	NEW 2016	2016	\$0	\$8,374	\$9,571	\$8,756	\$8,069
03008120	FLOWERS & ASSOCIATES INC	4		2016	\$21,813	\$10,667	\$7,278	\$19,442	\$16,220
03008125	HAPPY GARDEN CHINESE RESTAURANT	4	NAME CHANGE 2024	2016	\$1,313	\$2,468	\$2,663	\$2,615	\$3,915
03008127	HOJBERT STEVE L CPA	4		2016	\$25,894	\$3,827	\$5,287	\$33,530	\$62,213
03008137	MAYERS INSURANCE AGENCY	4	MOVED TO DIST 04	2016	\$2,712	\$0	\$0	\$0	\$0
03008141	MAYERS AND ASSOCIATES	4		2016	\$366	\$1,457	\$1,619	\$1,430	\$3,132
03008142	PAPA JOHNS PIZZA #246	4		2016	\$43,491	\$39,728	\$52,878	\$58,527	\$63,238
03009002	MONRO INC FKA MONRO MUEHLER BRAKE INC #	4	NAME CHANGE 2019	2016	\$106,410	\$103,008	\$130,612	\$127,232	\$119,461
03009021	SANSALONE & SANSALONE	4		2016	\$9,614	\$9,789	\$10,133	\$10,204	\$10,415
03009033	WHITEMAN BURDETTE PLLC	4	OOB 2023	2016	\$3,868	\$2,863	\$0	\$0	\$0
03009041	ANDERSON CHARLESE	4		2016	\$880	\$777	\$970	\$976	\$997
03009052	EDWARD D JONES & CO LLC	4	NEW 2016	2016	\$0	\$11,665	\$14,460	\$7,589	\$11,563

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03009060	PICKET FENCES REALTY	4		2016	\$1,142	\$976	\$1,169	\$1,176	\$1,315
03009981	R PLACE FKA GRAPE LEAF LLC THE	4		2016	\$3,536	\$15,708	\$7,401	\$19,168	\$16,252
03009992	HORACE MANN SERVICE CORP	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$380
03009994	JACKS MUEHLER	4	MOVED TO DIST 22	2016	\$27,686	\$0	\$0	\$0	\$0
03010011	ONE CENT CORP	4	OOB 2025	2016	\$25,735	\$23,865	\$29,914	\$30,505	\$0
03010019	TEACHERS PET	4		2016	\$43	\$1,934	\$2,028	\$1,662	\$1,560
03010077	BONAHELD CYNTHIA DR	4	OOB 2020	2016	\$7,128	\$0	\$0	\$0	\$0
03010599	ALLPRO LLC	4		2016	\$56,896	\$64,666	\$76,154	\$77,050	\$62,284
03010616	CHANDLER PRIVATE CARE FACILITY	4	NAME CHANGE 2025	2016	\$10,351	\$29,615	\$31,858	\$29,529	\$30,733
03010662	BONAHELD DR CYNTHIA L PLLC	4	NEW 2016	2016	\$0	\$56,332	\$66,726	\$86,526	\$75,476
03010666	FIRST EXCHANGE BANK	4		2016	\$79,201	\$79,121	\$103,534	\$92,773	\$85,195
03010678	GO MART INC	4		2016	\$175,582	\$148,144	\$172,079	\$187,477	\$188,911
03010679	GPS HOSPITALITY ACQUISITION CO LLC	4		2016	\$236,559	\$88,061	\$119,540	\$125,545	\$125,300
03010695	BROKEN EGG	4	OOB 2021 - NEW 2016	2016	\$2,725	\$0	\$0	\$0	\$0
03010696	D & S AUTO BODY LLC	4		2016	\$20,223	\$33,322	\$36,138	\$32,872	\$36,031
03010697	FOLICKMAN AND TURKETT PLLC	4	FKA FOLICKMAN PAMEL	2016	\$7,936	\$4,923	\$2,379	\$1,273	\$1,296
03010699	MOUNTAIN STATE PHYSICAL THERAPY	4		2016	\$27,221	\$22,799	\$29,242	\$29,122	\$28,910
03011115	D & U AUTOMOTIVE SERVICES LLC DBA GREASE	4	NAME CHANGE 2022	2016	\$54,926	\$12,720	\$15,314	\$15,141	\$14,477
03011120	HUNTINGTON NATIONAL BANK	4		2017	\$0	\$3,331	\$3,250	\$2,672	\$2,281
03011184	LAMPKIN J G FUNERAL HOME	4	OOB 2020 - NEW 2016	2016	\$1,231	\$0	\$0	\$0	\$0
03011224	FOXS PIZZA DEN	4		2016	\$14,960	\$5,419	\$5,317	\$4,467	\$4,121
03011225	FOOD LION LLC 1270	4		2016	\$472,240	\$986,690	\$1,097,261	\$1,132,395	\$1,054,962
03011650	PRECISION OPTICAL OF FAIRMONT	4	CLOSED 2017	2016	\$15,820	\$0	\$0	\$0	\$0
03011651	REGIONAL EYE ASSOCIATES INC	4	CLOSED 2020	2016	\$60,139	\$0	\$0	\$0	\$0
03011656	K B G INC	4		2016	\$1,766	\$8,804	\$9,095	\$16,327	\$17,327
03011756	TPUSA FHCS INC FKA AEGIS COMM GROUP LLC	4	CLOSED FOR 2024 - NAME	2016	\$366,718	\$423,326	\$478,211	\$30	\$0
03011781	DRAGON KING LLC DBA NEW KENS CHINESE RE	4	NAME CHANGE 2017	2016	\$1,394	\$3,507	\$3,530	\$4,325	\$3,718
03011803	BURDETTE KRISTINE A ATTORNEY	4		2016	\$901	\$439	\$2,302	\$2,114	\$2,347
03011811	FAIRMONT HOME EQUIPMENT AND	4	MOVED TO DIST 21	2016	\$438,808	\$0	\$0	\$0	\$0
03011812	JULIE & CARA INC	4		2016	\$277,889	\$206,472	\$384,715	\$371,689	\$363,863
03011830	MONUMENTAL RESOURCES	4	FOR 2021 SEE DIST 05	2016	\$36,358	\$0	\$0	\$0	\$0
03011870	SCORCHY DESIGNS	4	MOVED TO DIST 18	2016	\$154	\$0	\$0	\$0	\$0
03011873	AVA VW LLC DBA SUBWAY FKA RALIS SUBWAY	4		2016	\$3,320	\$29,293	\$31,156	\$34,194	\$30,025
03011899	WHOLESALE TIRE INC	4	NEW OWNER 2020	2016	\$39,512	\$66,521	\$72,958	\$65,102	\$92,645
03011908	BUSY BEAVER BUILDING CENTERS	4		2017	\$0	\$674,960	\$717,404	\$881,967	\$938,655
03012079	MVB BANK INC	4		2016	\$496,090	\$656,967	\$643,243	\$558,512	\$505,655
03012420	MOORE INSURANCE CO	4		2016	\$2,030	\$1,198	\$1,422	\$1,466	\$5,473
03012439	DOI CORP LLC	4		2016	\$146,828	\$175,742	\$212,141	\$209,354	\$195,701
03012686	PPG ARCHITECTURAL FINISHES INC	4		2016	\$54,832	\$87,111	\$83,468	\$70,066	\$66,086
03012687	HUNTINGTON NATIONAL BANK	4	CLOSED 2021	2016	\$9,290	\$0	\$0	\$0	\$0
03012703	STRAKA INC DBA SAYBOS RESTAURANT	4	NAME CHANGE 2022	2016	\$17,086	\$13,637	\$20,378	\$33,478	\$45,203
03012712	RIDENOUR SONYA DBA JES PROPERTIES	4	CLOSED 2024	2017	\$0	\$591	\$808	\$0	\$0
03012714	ALLSTATE INSURANCE CO #82904	4	NEW 2016	2016	\$0	\$747	\$747	\$747	\$747
03012715	WASTE MANAGEMENT OF WEST VIRGINIA	4		2016	\$17,748	\$116,118	\$57,982	\$39,245	\$34,518
03012716	AMERICAN REGIONAL ELECTRIC INC	4	MOVED TO MON CO	2016	\$19,884	\$0	\$0	\$0	\$0
03012724	BRYANT JAMES G DMD	4	OOB 2020	2016	\$5,510	\$0	\$0	\$0	\$0
03012739	EDWARD J JONES & CO LP	4		2016	\$8,887	\$4,292	\$4,877	\$3,620	\$4,359
03013008	AMERICAN FENCE COMPANY LLC	4		2016	\$161,739	\$199,421	\$294,360	\$355,350	\$413,164
03013030	MARIBELLO JANE	4		2016	\$181	\$545	\$574	\$586	\$739
03013033	MINNOCCHI JEWELRY & LOANS	4	ABSORBED BY THE GUN S	2016	\$29,644	\$0	\$0	\$0	\$0
03013038	MOORE JAMES L	4	OOB 2017	2016	\$576	\$0	\$0	\$0	\$0
03013040	B & S COMPUTERS	4		2018	\$0	\$329	\$348	\$352	\$346
03013051	OAK CREEK PROPERTIES	4		2016	\$184	\$80	\$101	\$101	\$104
03013059	CUSTOM CARAT CREATIONS	4		2016	\$5,999	\$5,919	\$5,939	\$5,942	\$5,942
03013063	DEMOS DAVID B	4		2016	\$342	\$1,025	\$1,102	\$1,039	\$1,030
03013076	ROMAIN JULIE ATTY	4		2016	\$493	\$745	\$998	\$944	\$944
03013084	SLAMICK TIMOTHY J RENTALS	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$0
03013092	PLTH STREET DANCE CO	4	NEW 2016	2016	\$0	\$276	\$338	\$359	\$345
03013112	GRAZIANI APPRAISAL SERVICES LLC	4	OOB 2022 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03013129	SUMMIT BROKERAGE SERVICES	4		2016	\$2,286	\$2,120	\$2,304	\$2,311	\$2,330
03013130	JEFFS AUTO & TRUCK REPAIR	4	OOB 2025	2016	\$19,202	\$5,073	\$6,015	\$6,185	\$0
03013132	JEFFS ARE SPECIAL INC	4	NEW 2016	2016	\$0	\$13,583	\$56,018	\$63,886	\$52,791
03013445	MARION ITALIAN LLC	4	NEW 2016	2016	\$0	\$13,023	\$35,957	\$33,206	\$28,063

CHECK NAME

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03013448	MORGANTOWN PHYSICAL THERAPY	4	NEW 2016	2016	\$0	\$30,633	\$32,804	\$31,661	\$31,379
03013458	REPUBLIC SERVICES INC	4	ABSORBED BY ACCT 0301	2016	\$14,105	\$0	\$0	\$0	\$0
03013468	HOSPITALITY SERVICES II LLC	4	NEW 2016	2016	\$0	\$2,431	\$2,456	\$2,159	\$2,205
03013473	STEVENS ANITAL	4	OOB 2023 - NEW 2016	2016	\$0	\$179	\$0	\$0	\$0
03013484	SHAY KIMBERLY	4	CLOSED 12/31/16 - NEW 20	2017	\$0	\$0	\$0	\$0	\$0
03013496	FAIRMONT FEDERAL CREDIT UNION	4		2016	\$25,459	\$29,813	\$43,354	\$40,245	\$59,966
03013561	BELLVIEW BRITTE WASH	4		2016	\$23,345	\$25,247	\$29,011	\$29,266	\$31,670
03013670	TAN SHOPS LLC	4	OOB 2018	2016	\$11,365	\$0	\$0	\$0	\$0
03013936	HODGES & RIEHLE PLLC	4	OOB 2018	2016	\$3,410	\$0	\$0	\$0	\$0
03013946	RODRIGUEZ VANESSA L	4	MOVED TO HARRISON CC	2016	\$8,165	\$3,909	\$0	\$0	\$0
03013951	NAULS NAILS & MORE	4		2016	\$168	\$265	\$277	\$277	\$278
03013952	NBS INC DBA SMOKER FRIENDLY #26	4		2016	\$55,986	\$91,065	\$100,979	\$92,779	\$73,009
03013953	NBS INC DBA SMOKER FRIENDLY #28	4		2016	\$52,217	\$36,402	\$59,527	\$46,067	\$38,268
03013960	POWELL ACCOUNTING & PAYROLL	4	OOB 2022	2016	\$241	\$0	\$0	\$0	\$0
03014082	WATSONS COINS & ANTIQUES	4	OOB 2017	2016	\$7,344	\$0	\$0	\$0	\$0
03014082	PREFERRED BENEFITS OF WV INC	4	OOB 2021	2016	\$12,581	\$0	\$0	\$0	\$0
03014199	HARMAN GLENN A CPA	4	OOB 2019	2016	\$669	\$0	\$0	\$0	\$0
03014316	J & C ENTERPRISES	4	NEW 2016	2016	\$0	\$66,831	\$104,299	\$115,849	\$103,970
03014559	ALL STATE INSURANCE CO #07172	4	NEW 2016	2016	\$0	\$2,192	\$2,268	\$1,994	\$1,748
03014566	CA ENTERPRISE	4	NEW 2016	2016	\$0	\$1,011	\$1,282	\$1,329	\$1,357
03014583	EAGLE FOODS LLC	4	NEW 2016	2016	\$730,453	\$806,845	\$899,699	\$926,946	\$933,694
03014592	WILFONG WIRELESS	4	OOB 2018	2016	\$24,035	\$0	\$0	\$0	\$0
03014595	HILSBONG FAMILY CARE	4	MOVED TO DIST 02 FOR 2	2016	\$7,033	\$0	\$0	\$0	\$0
03014604	KEYLAND PAWN SHOP	4	MOVED TO DIST 02 FOR 2	2016	\$191,552	\$214,962	\$225,409	\$221,411	\$486,308
03014612	SHERMANITC SERVICE	4		2016	\$415	\$396	\$436	\$438	\$442
03014613	PRIMARY ONCOLOGY NETWORK PLLC	4	OOB 2020	2016	\$32,856	\$0	\$0	\$0	\$0
03014638	BURDETTE FAMILY CHIROPRACTIC & WELLNESS	4		2016	\$10,927	\$7,467	\$9,576	\$9,545	\$9,492
03014639	BARBER SHOP THE	4		2016	\$360	\$576	\$300	\$360	\$300
03014646	CURVES	4	OOB 2016	2016	\$5,288	\$0	\$0	\$0	\$0
03015845	WV DURABLE MEDICAL EQUIPMENT	4	OOB 2016	2016	\$770	\$0	\$0	\$0	\$0
03016088	LIBERTY TAX SERVICES	4		2016	\$4,637	\$1,450	\$1,405	\$1,354	\$3,090
03016313	REEVES ADAM INSURANCE	4	MOVED TO DIST 04 FOR 2	2016	\$506	\$0	\$0	\$0	\$0
03016373	ALL STATE INSURANCE CO #03806	4	MOVED TO DIST 05 FOR 2	2016	\$0	\$1,421	\$1,588	\$0	\$0
03016517	SANTOSH LLC FKA FREEDOM BANK	4	NAME CHANGE 2024 - NA	2016	\$143,634	\$9,616	\$9,616	\$25,283	\$23,897
03016548	SPORTS GRILL LOUNGE	4		2016	\$16,939	\$11,915	\$12,845	\$7,060	\$13,072
03016754	FALCONCREST LLC	4		2017	\$0	\$10,007	\$12,487	\$12,576	\$12,841
03016771	MAIN STREET SHOPPES LLC	4		2016	\$3,020	\$4,003	\$4,151	\$3,636	\$3,672
03016807	SATTERFIELD DENNETTE	4		2016	\$102	\$105	\$111	\$112	\$114
03016820	SOL HAVEN FKA LION IN THE SUN	4	NAME CHANGE FOR 2024	2016	\$42,481	\$19,263	\$21,037	\$66,551	\$74,035
03017236	CJS ENTERPRISES INC	4		2016	\$108,358	\$61,250	\$54,932	\$92,166	\$83,575
03017267	SUPER SUDZ	4	OOB 2019	2016	\$517	\$0	\$0	\$0	\$0
03017338	THREE RIVERS IRON & METAL	4		2016	\$261,724	\$146,075	\$163,153	\$158,936	\$156,169
03017540	MUSIC JENNIFER L DDS	4		2016	\$12,524	\$9,875	\$12,668	\$12,593	\$12,445
03017635	T GS LOUNGE & CAFE	4	NEW 2016	2016	\$0	\$21,628	\$21,905	\$28,159	\$22,894
03017638	NOTEWORTHY SWEETS	4	OOB 2023	2016	\$62,899	\$23,977	\$0	\$0	\$0
03017670	FOLLETT HIGHER EDUCATION GOURP	4	NEW 2016	2016	\$0	\$317,629	\$317,629	\$147,226	\$138,704
03017744	LEARNING AND DAYCARE	4		2016	\$66,008	\$23,786	\$26,107	\$40,230	\$32,804
03017897	HOLBERT HOLDINGS LLC	4		2020	\$0	\$3,647	\$3,867	\$2,878	\$2,519
03017899	K & K RENTALS	4		2016	\$3,981	\$3,122	\$1,105	\$927	\$947
03018053	T & T PAINTING LLC	4		2020	\$0	\$749	\$607	\$440	\$340
03018133	MED EXPRESS URGENT CARE- FAIRMONT	4	OOB 2022	2016	\$405,563	\$0	\$0	\$0	\$0
03018135	STATE FARM MUTUAL AUTOMOBILE INSURANCE	4	OOB 2021 - NEW 2019	2019	\$0	\$0	\$0	\$0	\$0
03018156	PUREBELLYS ICE CREAM STATION	4		2016	\$2,280	\$2,946	\$3,535	\$3,000	\$2,529
03018205	AUTOCARE PREOWNED AUTO SALES	4	OOB 2018 - MOVED OUT C	2016	\$214	\$0	\$0	\$0	\$0
03018496	BIG GUYS ADVERTISING GROUP LLC	4	OOB 2017	2016	\$2,205	\$0	\$0	\$0	\$0
03018530	CHILDERS GUNS LLC	4		2016	\$1,796	\$28,197	\$33,215	\$48,164	\$36,020
03018561	TERRY L CHAPMAN LLC	4	OOB 2022	2016	\$1,573	\$0	\$0	\$0	\$0
03018562	UNITED SECURITY AGENCY INC	4		2016	\$17,199	\$5,306	\$5,743	\$5,758	\$5,805
03018639	COUNTRY CLUB SHOPS INC	4	ABSORBED BY SAY BOYS	2016	\$21,990	\$0	\$0	\$0	\$0
03018641	FIRSTENERGY SERVICE CORPORATION	4		2016	\$16,752	\$126,901	\$78,068	\$58,213	\$99,358
03018644	HUNTINGTON NATIONAL BANK	4	CLOSED 2021	2017	\$0	\$0	\$0	\$0	\$0
03018663	DOS HERMANOS II	4	OOB FOR 2016	2016	\$8,400	\$0	\$0	\$0	\$0
03018664	FIREHOUSE CAFE LLC THE	4	OOB 2016 - EXONERATED	2016	\$5,515	\$0	\$0	\$0	\$0

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03018689	NAUL SPA	4		2016	\$13,456	\$7,335	\$8,617	\$8,769	\$8,922
03018690	FUJI 868 INC	4	OOB 2025	2020	\$0	\$10,094	\$10,433	\$8,620	\$0
03018691	SIMPLE CUTZ	4		2016	\$6,170	\$504	\$551	\$562	\$562
03018813	POWER PAINTERS & PROPERTY MANAGEMENT L	4	NEW 2016	2016	\$0	\$377	\$393	\$397	\$390
03018956	JAG LAUNDRY	4	NEW 2016	2016	\$0	\$19,754	\$23,367	\$21,213	\$20,808
03018987	A & PLLC FOR PP LOCATED @ FUJIYAMA	4	DISPOSED OF ASSETS 202	2020	\$0	\$0	\$0	\$0	\$0
03018988	GEM PROBE SALES & SERVICES INC	4	CLOSED 2021 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019034	DICK CHRISTOPHER & GLORIA APTS	4	NEW 2016	2016	\$0	\$749	\$775	\$875	\$769
03019081	RIVESVILLE HEART JUNCTION DBA KIDZ CONNI	4	NEW 2016	2016	\$0	\$1,228	\$1,232	\$1,173	\$1,406
03019102	SOLAR STEVES COLLISION CENTER	4	2019 ABSORBED BY SOLA	2018	\$0	\$0	\$0	\$0	\$0
03019103	SOLAR STEVES COLLISION CENTER	4	OOB 2021 - NAME CHANG	2018	\$0	\$0	\$0	\$0	\$0
03019107	TRANSLO TERMINAL SVCS INC DBA CSX TRAN	4	NAME CHANGE 2021 - NEW	2016	\$0	\$6,332	\$5,468	\$4,310	\$3,749
03019178	KITTLE LAW OFFICES PLLC	4	OOB 2018 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019322	PRECISIONREAL ESTATE LLC	4	NEW 2016	2016	\$0	\$265	\$299	\$300	\$305
03019379	5 STAR AUTO WASH LLC	4	NEW 2016	2016	\$0	\$61,409	\$69,877	\$72,098	\$76,214
03019393	INTERIOR IMAGES LTD	4	OOB 2018 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019436	AERIAL PORT GYMNASIICS CENTER	4	NEW 2016	2016	\$0	\$15,203	\$17,768	\$17,072	\$16,872
03019437	CYNTHIAS DEVINE DESIGN	4	OOB 2021 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019448	M & W REAL ESTATE LLC	4	OOB 2019 - RE ONLY - NE	2016	\$0	\$0	\$0	\$0	\$0
03019468	AIR SOLUTIONS LLC	4	NEW 2016	2016	\$0	\$24,338	\$27,353	\$21,581	\$23,120
03019471	J A USED FURNITURE	4	OOB 2018 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019472	KEVIN FUNK PHOTOGRAPHY	4	OOB 2018 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019473	MAJIC SHEARS	4	OOB 2020 - NEW 2016	2016	\$0	\$0	\$0	\$0	\$0
03019474	MAJIC TOUGH AUTOMOTIVE DETAILING	4	MOVED TO DIST 04 FOR 2	2016	\$0	\$0	\$0	\$0	\$0
03019475	SUNSHINE VALLEY MOBILE HOME COURT (WAR	4	FKA MOBILE HOME PART	2020	\$0	\$11,064	\$9,230	\$9,086	\$10,866
03019478	GUN SHOW LLC	4	OOB FOR 2021 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019479	BURDETTE FAMIL Y COUNSELLING CENTER	4	NEW FOR 2016	2016	\$0	\$289	\$312	\$305	\$311
03019480	SHOUGH SCOTT A ATTORNEY AT LAW	4	NEW FOR 2016	2016	\$0	\$367	\$364	\$349	\$343
03019481	O NAILS	4	NEW FOR 2016	2016	\$0	\$3,930	\$4,586	\$4,526	\$4,430
03019482	WALISER SHANNON K LICSW MPA LLC	4	MOVED TO DIST 05 FOR	2016	\$0	\$0	\$0	\$0	\$0
03019483	TAX N BOOK INC	4	OOB FOR 2017 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019485	WINNIES MASSAGE & NAILS	4	OOB FOR 2018 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019489	ALADDIN FOOD MANAGEMENT SVCS LLC	4	NEW FOR 2016	2016	\$0	\$84,697	\$99,026	\$72,916	\$35,935
03019490	FRONTIER COMM CORP SRVCS	4	NEW FOR 2020	2020	\$0	\$2,046	\$1,022	\$2,055	\$1,017
03019497	BELLVIEW BAR & GRILL, FKA BELLVIEW MINIMA	4	NAME CHANGE FOR 2021	2016	\$0	\$10,865	\$11,008	\$10,844	\$10,888
03019498	FLOYD REAL ESTATE CO	4	NEW FOR 2016	2016	\$0	\$4,537	\$5,236	\$5,147	\$5,119
03019499	NAUL STUDIO	4	NEW FOR 2016	2016	\$0	\$624	\$642	\$615	\$610
03019500	UNDERDOGS LOUNGE & GRILL	4	NEW FOR 2016	2016	\$0	\$0	\$2,414	\$2,399	\$2,428
03019525	HEALTH NATURALLY LLC	4	MOVED TO THE DIST 05 FC	2016	\$0	\$21,067	\$0	\$0	\$0
03019529	LINDA JACKS CATERING	4	NEW FOR 2016	2016	\$0	\$2,469	\$2,079	\$2,237	\$2,210
03019536	ALECTO HEALTHCARE SERVICES FAIRMONT DB	4	OOB FOR 2021 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019544	MINI MOUNTAINERS EARLY LEARNING	4	NEW FOR 2017 - NEW FOR	2016	\$0	\$1,027	\$857	\$673	\$0
03019553	SUPER SUZD III FKA 5 STAR AUTO WASH LLC	4	OOB FOR 2017 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019554	ABOVE & BEYOND AUTO CARE	4	NAME CHANGE FOR 2024	2016	\$0	\$149,714	\$151,990	\$143,450	\$175,644
03019557	ALESSIO INSURANCE	4	OOB FOR 2018 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019558	APRILS ULTIMATE LOOK	4	NEW FOR 2016	2016	\$0	\$0	\$0	\$0	\$0
03019560	CANTONIS PIZZA	4	NEW FOR 2016	2016	\$0	\$936	\$796	\$797	\$958
03019561	WILSON CHRISTOPHER M PLLC	4	NEW FOR 2016	2016	\$0	\$10,294	\$10,062	\$8,802	\$8,219
03019562	COMPTON & ASSOCIATES PLLC	4	OOB FOR 2021 - NEW FOR	2016	\$0	\$1,432	\$1,737	\$1,754	\$1,800
03019563	ARTS & ANTIQUES MARKET PLACE INC	4	NEW FOR 2016	2016	\$0	\$3,616	\$3,388	\$3,302	\$2,45
03019564	DAVINCI & DESSERTS	4	OOB FOR 2017 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019565	ETCETERA THRIFT	4	OOB FOR 2022 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019568	FAIRMONT COMPUTER REPAIR	4	NEW FOR 2016	2016	\$0	\$496	\$761	\$915	\$920
03019571	INTUITIVE WELLNESS	4	MOVED TO THE DIST 05 FC	2016	\$0	\$0	\$0	\$0	\$0
03019573	DLUSKY DONALD J DC PLLC	4	OOB FOR 2019 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019574	MCDANIEL KATHY	4	MOVED TO DIST 18 FOR 2	2016	\$0	\$0	\$0	\$0	\$0
03019575	KETTERING DELLGATTILLO LAW OFFICES PLLC	4	NEW FOR 2016	2016	\$0	\$539	\$538	\$515	\$514
03019576	CARROLL MARCI R LAW OFFICES OF	4	NEW FOR 2016	2016	\$0	\$295	\$289	\$269	\$260
03019577	STURM HEIDIM GEORGI ATTORNEY AT LAW	4	NAME CHANGE FOR 2022	2016	\$0	\$295	\$289	\$269	\$260
03019578	MCLAUGHLIN SUSAN K LAW OFFICE	4	OOB FOR 2019 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
03019579	HAIR BY MENDY D	4	OOB FOR 2024 - NEW FOR	2016	\$0	\$276	\$280	\$0	\$0
03019580	STONE TOWER JOE	4	NEW FOR 2016	2016	\$0	\$2,927	\$2,823	\$2,413	\$84,293

OOB CHECK

BIG JUMP

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03019581	MINARDS BAIL BONDING	4	NEW FOR 2016	2016	\$0	\$91	\$74	\$82	\$78
03019582	CBI LIMITED LIABILITY COMPANY DBA WASHLA	4	SEE 5 STAR AUTO WASHI	2017	\$0	\$0	\$0	\$0	\$0
03019583	WEST SIDE TRADING POST	4	OOB FOR 2022 - 2019 & 202	2016	\$0	\$0	\$0	\$0	\$0
03019584	WESTWOOD WASH N DRY	4	NEW FOR 2016	2016	\$0	\$4,919	\$4,884	\$3,734	\$3,699
03019585	TWO BROTHERS	4	NEW FOR 2016	2016	\$0	\$216	\$216	\$216	\$216
03019588	TIMKO COUNSELING SERVICES	4	SEE DIST 05 FOR 2020	2017	\$0	\$0	\$0	\$0	\$0
03019589	POWERHOUSE ELECTRIC LLC	4	SUPPLEMENT FOR 2016	2017	\$0	\$235	\$298	\$316	\$290
03019590	FAIRMONT HILLS APARTMENTS	4	OOB FOR 2019	2017	\$0	\$21,095	\$22,175	\$23,714	\$23,577
03019591	JAK PRODUCTIONS INC	4	OOB FOR 2019	2017	\$0	\$0	\$0	\$0	\$0
03019592	OFFICE TECHNOLOGIES LLC	4	OOB 2025	2017	\$0	\$2,692	\$3,002	\$3,055	\$2,960
03019593	WOO MUSIC LLC	4	OOB FOR 2019 - NEW FOR	2016	\$0	\$20	\$22	\$20	\$0
03019594	MOST WANTED CUSTOMS LLC	4	OOB FOR 2019 - NEW FOR	2017	\$0	\$0	\$0	\$0	\$0
03019832	SAFGSAK MICHAEL LAW OFFICE OF	4	CLOSED FOR 2021	2017	\$0	\$0	\$0	\$0	\$0
03019910	COLOR YOUR WORLD HAIR SALON LLC KATHY	4	FILES UNDER MCDANIEL	2017	\$0	\$0	\$0	\$0	\$0
03019911	CURIOSITY CLOCKWORKS	4	MOVED TO DIST 16 FOR 2	2017	\$0	\$0	\$0	\$0	\$0
03019923	LATCH BOUTIQUE	4	MOVED TO MON CO FOR	2017	\$0	\$0	\$0	\$0	\$0
03019925	LIVING WELL COUNSELING LLC	4	MOVED TO DIST 21 FOR 2	2017	\$0	\$0	\$0	\$0	\$0
03019928	OMNI ASSOCIATES INC	4	MOVED TO DIST 21 FOR 2	2017	\$0	\$0	\$0	\$0	\$0
03019929	PEYLAR LAW PLLC	4	MOVED TO DIST 21 FOR 2	2017	\$0	\$76,307	\$66,028	\$63,256	\$67,840
03019933	SUNOCO INC (R&M) FKA SOUTHSIDE OIL	4	NAME CHANGE FOR 2021	2017	\$0	\$441	\$523	\$433	\$604
03019945	TRUIST BANK FKA BRANCH BANKING & TRUST	4	NAME CHANGE FOR 2021	2017	\$0	\$17,756	\$18,032	\$14,701	\$5,210
03019981	AMYS GRILL HOUSE LLC	4	OOB FOR 2020	2017	\$0	\$104,229	\$95,357	\$134,513	\$118,679
03019983	BRUHS BACKYARD BBQ LLC	4	OOB FOR 2020	2017	\$0	\$0	\$0	\$0	\$0
03019985	DIRTY GIRL DIAMONDS DBA UNEXPECTED FINI	4	OOB FOR 2019	2017	\$0	\$0	\$0	\$0	\$0
03019988	DOCUPRINT LLC	4	NO P/P IN MARRON CO FO	2017	\$0	\$0	\$0	\$0	\$0
03019989	FAMILY LIFE CENTER	4	NO P/P IN MARRON CO FO	2017	\$0	\$971	\$940	\$753	\$648
03019990	MAIN STREET YOGA LLC	4	NO P/P IN MARRON CO FO	2017	\$0	\$129	\$127	\$107	\$95
03019991	SMOKERS EMPORIUM FKA MOUNTAINEER VAPOR	4	OOB FOR 2021 - NAME CH	2017	\$0	\$0	\$0	\$0	\$0
03019992	NESSY JOS	4	OOB FOR 2018	2017	\$0	\$0	\$0	\$0	\$0
03020028	PREFERRED WIRELESS CONSULTANTS	4	OOB FOR 2019	2017	\$0	\$0	\$0	\$0	\$0
03020187	E ENTERPRISES INC	4	NEW 2025 PREVIOUSLY W	2025	\$0	\$0	\$0	\$0	\$26,516
03020264	PARKERS CORNER	4	OOB FOR 2020	2018	\$0	\$0	\$0	\$0	\$0
03020266	CJS ENTERPRISES INC (OFFICE) DBA TUSCAN SU	4	OOB FOR 2019	2018	\$0	\$4,482	\$4,280	\$2,863	\$2,483
03020330	FAIRMONT HEIGHTS INC 626 DBA SHEETZ INC	4	OOB FOR 2019	2018	\$0	\$727,422	\$754,949	\$657,803	\$1,187,850
03020331	WHISKEY CREEK CANDIE LLC	4	OOB FOR 2019	2018	\$0	\$0	\$0	\$0	\$0
03020332	WHITNEY HELMS	4	OOB FOR 2019	2018	\$0	\$4,344	\$1,595	\$1,595	\$1,310
03020336	WILFONG LAUNDRY SERVICES LLC	4	OOB FOR 2020	2018	\$0	\$87,458	\$43,085	\$37,340	\$42,784
03020401	ARCHITECTURAL SALVATION LLC	4	OOB FOR 2020	2018	\$0	\$0	\$0	\$0	\$0
03020408	MOORE HAIR	4	OOB FOR 2020	2018	\$0	\$314	\$313	\$294	\$308
03020680	SIP STATION	4	MOVED FOR 2022 TO PRES	2018	\$0	\$0	\$0	\$0	\$0
03020688	TEMP 2 LLC	4	MOVED FOR 2022 TO PRES	2019	\$0	\$342	\$326	\$374	\$360
03020705	BABB RACHEL	4	NAME CHANGE FOR 2022	2019	\$0	\$443	\$466	\$382	\$307
03020721	RAMBLING ROOT	4	OOB 2025	2019	\$0	\$7,233	\$9,760	\$9,134	\$0
03020746	PREMIER BANK INC	4	CLOSED LOCATION FOR 2	2019	\$0	\$6,730	\$7,621	\$0	\$0
03020747	BLAKE KELLY	4	OOB FOR 2021 - NEW FOR	2019	\$0	\$0	\$0	\$0	\$0
03020761	EVAPOR LLC	4	OOB 2025	2019	\$0	\$4,505	\$2,448	\$2,329	\$0
03020762	SPROWLS GEORGE & KATHY	4	OOB FOR 2022	2019	\$0	\$0	\$0	\$0	\$0
03020763	WASSICK NOVELTY CO LLC	4	NO ASSETS AT THIS LOCA	2019	\$0	\$2,350	\$2,294	\$0	\$0
03020764	WASSICK NOVELTY CO LLC	4	NO ASSETS AT THIS LOCA	2019	\$0	\$793	\$803	\$1,759	\$1,575
03020765	WILLOW RIDGE VINTAGE	4	FOR 2020 SEE SUNNY SKI	2019	\$0	\$0	\$0	\$0	\$0
03020773	FAIRMONT FEDERAL CREDIT UNION	4	FOR 2020 SEE SUNNY SKI	2019	\$0	\$73,736	\$87,883	\$78,247	\$68,860
03020777	DIXON ALICE	4	OOB FOR 2021	2019	\$0	\$0	\$0	\$0	\$0
03020778	SUNNY SKIES LLC DBA WILLOW RIDGE VINTAGE	4	OOB FOR 2024 - NEW FOR	2019	\$0	\$600	\$420	\$0	\$0
03020779	DOE COMMUNICATIONS LLC	4	OOB FOR 2024 - NEW FOR	2019	\$0	\$270,690	\$0	\$0	\$0
03020779	OUTDOORS WITH LLC DBA ARCHADECK	4	NOT LOCATED IN TIF	2019	\$0	\$469	\$482	\$35,196	\$1,028
03020787	OWENS DEBORA	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0
03020791	DUARTE RESTAURANTS LLC DBA AQUARIUM LC	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0
03020805	MADISON PROPERITY HOLDINGS LLC	4	OOB FOR 2024 - NEW FOR	2019	\$0	\$15,571	\$16,505	\$14,960	\$11,020
03020825	AYERS LINDA	4	OOB FOR 2024 - NEW FOR	2019	\$0	\$2,240	\$3,257	\$0	\$0
03020826	CHESLEY MICHELLE	4	OOB FOR 2023	2019	\$0	\$360	\$360	\$360	\$360
03020827	CRESS SANDRA	4	OOB FOR 2023	2019	\$0	\$360	\$0	\$0	\$0
03020828	CUNNINGHAM DAVID	4	OOB FOR 2021 - NEW FOR	2019	\$0	\$360	\$360	\$360	\$360
03020829	DOUGLAS DAVID	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03020830	EICHELBERGER MICHELLE	4	CLOSED FOR 2021	2019	\$0	\$0	\$0	\$0	\$0
03020831	GRAY DANA	4		2019	\$0	\$360	\$360	\$360	\$360
03020832	HAPEMAN SONIA	4		2019	\$0	\$360	\$360	\$360	\$360
03020833	HIGGINS SHEILA	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0
03020834	HOKE JEN	4		2019	\$0	\$360	\$360	\$360	\$360
03020835	MARTIN MAGGIE	4	OOB FOR 2020 - NEW FOR	2019	\$0	\$0	\$0	\$0	\$0
03020836	MATTHESS BRANDON	4	OOB 2025	2019	\$0	\$360	\$360	\$360	\$0
03020837	MUNDELL BILL	4	OOB FOR 2020 - NEW FOR	2019	\$0	\$0	\$0	\$0	\$0
03020838	RAY MICHAEL	4		2019	\$0	\$360	\$360	\$360	\$360
03020839	RIDER MARGARET	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0
03020840	ROBINSON ALICE	4	OOB 2024 - NEW FOR 2016	2019	\$0	\$360	\$360	\$0	\$0
03020841	SANDERS EMILY	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0
03020842	SWIGER JAMES	4	FILES UNDER ARCHITECT	2019	\$0	\$0	\$0	\$0	\$0
03020843	THOMPSON MARK	4	OOB FOR 2022	2019	\$0	\$0	\$0	\$0	\$0
03020844	UNDERWOOD KELLY	4		2019	\$65	\$65	\$65	\$65	\$65
03020845	WAGAMAN GENA	4		2019	\$0	\$360	\$360	\$360	\$360
03020846	YOST JAMES	4	CLOSED FOR 2021	2019	\$0	\$0	\$0	\$0	\$0
03020848	PICKERING ASSOCIATES INC	4		2019	\$0	\$23,827	\$39,390	\$38,470	\$36,346
03020859	KULJU KELLY	4	DUPLICATE FILING FOR 2	2019	\$0	\$0	\$0	\$0	\$0
03020870	WINNERZ CLUB LLC THE	4		2019	\$0	\$9,227	\$10,441	\$10,798	\$15,974
03021147	DREAM MAKERS LLC	4		2020	\$0	\$9,394	\$10,186	\$9,176	\$8,055
03021169	DOUGHNUT JOES LLC	4		2020	\$0	\$11,887	\$14,132	\$6,797	\$4,569
03021170	HARRIS COMPANY BUILDERS LLC	4		2020	\$0	\$174	\$173	\$185	\$170
03021206	HILL TZ SHARON	4	OOB FOR 2021	2020	\$0	\$0	\$0	\$0	\$0
03021208	KOON AMY	4		2020	\$0	\$651	\$240	\$450	\$180
03021209	JUNK TRUNK LLC THE	4	SEE THE DIST 05	2020	\$0	\$17,660	\$0	\$0	\$180
03021210	JAG BEER BURGER BOWERY	4		2020	\$0	\$2,150	\$2,303	\$1,787	\$1,589
03021216	K & D CONTRACTORS	4	OOB FOR 2022	2020	\$0	\$0	\$0	\$0	\$0
03021223	M & G LOGISTICS	4	VEHICLES ONLY	2020	\$0	\$0	\$0	\$0	\$0
03021224	METHENY LAURA	4	OOB FOR 2023	2020	\$0	\$144	\$0	\$0	\$259,026
03021229	CNHI LLC DBA TIMES WEST VIRGINIAN 0788	4		2020	\$0	\$110,161	\$116,443	\$118,001	\$194,164
03021241	TIPP ROSE MARY	4	OOB 2025	2020	\$0	\$180	\$180	\$180	\$0
03021278	4D TECH SOLUTIONS	4		2020	\$0	\$81,184	\$47,202	\$39,907	\$38,902
03021270	AUDIOLOGY SERVICES CO USA LLC DBA HEARIT	4	CLOSED LOCATION FOR 2	2020	\$0	\$0	\$9,480	\$0	\$0
03021273	BELLARD MAX	4	CLOSED FOR 2024	2020	\$0	\$317	\$319	\$0	\$0
03021274	BRADLEY PETRA	4	OOB FOR 2022	2020	\$0	\$0	\$0	\$0	\$0
03021277	EMERGENCY SOLUTIONS INC	4	OOB 2025	2020	\$0	\$331	\$259	\$176	\$0
03021279	KARELIS REBEKAH	4		2020	\$0	\$240	\$600	\$300	\$300
03021280	LEWIS ELIZABETH	4	OOB FOR 2022	2020	\$0	\$0	\$0	\$0	\$0
03021281	PAYNE VONDA	4		2020	\$0	\$194	\$194	\$194	\$194
03021282	SWIGER DAN	4	OOB 2025	2020	\$0	\$113	\$90	\$108	\$0
03021283	WRIGHT DAWGS LLC	4	OPEN 2022/NEW OWNER -	2020	\$0	\$550	\$4,975	\$5,954	\$5,948
03021293	SUNOCO INC (R&M)	4		2020	\$0	\$12,000	\$12,000	\$12,000	\$83,480
03021295	APPALACHIAN LIFE ENRICHMENT COUNSELLING	4		2020	\$0	\$6,544	\$3,465	\$2,611	\$2,048
03021296	CLAWGES FRANKIE	4		2020	\$0	\$360	\$360	\$360	\$360
03021297	CUMMINGS WILLIAM	4	CLOSED FOR 2024	2020	\$0	\$360	\$360	\$0	\$0
03021298	DILLON SANDY	4		2020	\$0	\$360	\$360	\$360	\$360
03021299	FULLER JACK	4		2020	\$0	\$216	\$240	\$270	\$324
03021300	GALISZEWSKI LADONNA	4		2020	\$0	\$360	\$360	\$360	\$360
03021301	HAYS HELEN	4	OOB FOR 2022	2020	\$0	\$0	\$0	\$0	\$0
03021302	KINES PAUL	4		2020	\$0	\$360	\$360	\$360	\$271
03021303	KWIATKOWSKI STEPHEN	4		2020	\$0	\$360	\$360	\$360	\$360
03021304	LENN PAM	4		2020	\$0	\$360	\$360	\$360	\$360
03021305	LITTLE RED HEN BAKERY LLC	4	OOB FOR 2021 - NEW FOR	2020	\$0	\$0	\$0	\$0	\$0
03021306	LONG DONNA	4	OOB 2025	2020	\$0	\$540	\$480	\$240	\$0
03021308	SHUTTLESWORTH DICK & DONNA	4	OOB FOR 2022	2020	\$0	\$0	\$0	\$0	\$0
03021309	STATTER DEBRA	4	OOB FOR 2023	2020	\$0	\$360	\$0	\$0	\$0
03021310	HUNTINGTON NATIONAL BANK	4	CLOSED FOR 2021	2020	\$0	\$0	\$0	\$0	\$0
03021326	MUSGRAVE MONICA	4		2020	\$0	\$240	\$240	\$240	\$180
03021328	5 STAR AUTO WASH LLC	4	OOB 2025	2020	\$0	\$191,739	\$194,586	\$125,310	\$0
03021407	MDT & ASSOCIATES	4	OOB 2025	2020	\$0	\$613	\$556	\$556	\$0
03021429	COMPREHENSIVE INSURANCE SERVICES LLC	4	CLOSED MARION CO LOC	2021	\$0	\$1,837	\$1,816	\$0	\$0
03021624	A PIED LLC	4	CLOSED FOR 2024	2021	\$0	\$10,500	\$10,554	\$0	\$0

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ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03021627	EYE CANDY BEAUTY SUPPLY LLC	4		2021	\$0	\$15,552	\$12,179	\$14,590	\$14,528
03021651	UNITED PE LOM LLC 3987 DBA PLANET FITNESS	4		2021	\$0	\$336,365	\$355,332	\$298,938	\$329,665
03021730	CLASSY CREATIONS	4		2021	\$0	\$566	\$645	\$603	\$9,185
03021733	DANIEL LAWN & LANDSCAPING LLC	4		2021	\$0	\$2,350	\$1,692	\$2,628	\$12,417
03021735	EBOS LLC	4	OOB 2025	2021	\$0	\$223	\$223	\$213	\$0
03021740	FITLIFE NUTRITION LLC	4	MOVED TO DIST 21 FOR 2	2021	\$0	\$0	\$0	\$0	\$0
03021753	FULLER JACK FOR P/P @ ARTS & ANTIQUES	4	DUPLICATE - DELETED	2021	\$0	\$0	\$0	\$0	\$0
03021756	MAMA DI ROMA PIE & PASTA INC FKA MAMA NY	4	NAME CHANGE FOR 2024	2021	\$0	\$27,456	\$35,781	\$27,308	\$24,155
03021761	PLEASANT VIEW LIMITED PARTNERSHIP	4		2021	\$0	\$126,895	\$137,597	\$123,956	\$108,812
03021765	SHAW FINANCIAL SERVICES CORP	4		2021	\$0	\$871	\$860	\$730	\$634
03021766	SIRENA SOLUTIONS PLLC	4		2021	\$0	\$5,612	\$5,586	\$3,923	\$3,337
03021771	SUNSTOPPERS LLC	4		2021	\$0	\$8,842	\$21,346	\$24,449	\$28,592
03021772	TRI STATE SUREPLUS SALES & AUCTIONS LLC	4	OOB FOR 2024 - NEW FOR	2021	\$0	\$95,550	\$95,623	\$0	\$0
03021773	TETRA TECH INC	4	OOB FOR 2022	2021	\$0	\$0	\$0	\$0	\$0
03021806	APPALACHIAN MASSAGE THERAPY DONNIE L ST	4		2021	\$0	\$83	\$84	\$76	\$82
03021814	GARLOW LISA L LLC	4		2021	\$0	\$872	\$860	\$730	\$634
03021815	LULUS SALON	4		2021	\$0	\$850	\$827	\$673	\$634
03022106	MOBILELINK WEST VIRGINIA LLC	4		2022	\$0	\$3,055	\$3,518	\$3,536	\$20,830
03022164	SOWERS PREOWNED AUTO SALES	4		2022	\$0	\$44,875	\$50,416	\$39,713	\$46,978
03022172	LINDEN MEDIA COMPANY DBA MOUNTAIN CRA	4	MOVED TO DIST 19 FOR 2	2022	\$0	\$12,656	\$0	\$0	\$0
03022188	DOE COMMUNICATIONS LLC	4	NOT LOCATED IN THE	2022	\$0	\$2,617	\$0	\$0	\$0
03022190	DOE COMMUNICATIONS LLC	4	NOT LOCATED IN THE	2022	\$0	\$6,100	\$0	\$0	\$0
03022202	OREILLY AUTO ENTERPRISES LLC	4		2022	\$0	\$257,993	\$362,459	\$381,922	\$366,858
03022330	OUR COUNTRY CORNER	4	CLOSED 2024	2022	\$0	\$5,904	\$2,986	\$0	\$0
03022382	MCATEER PROPERTIES	4		2023	\$0	\$0	\$2,986	\$0	\$0
03022662	GWYNN OUTDOOR LIVING LLC	4		2023	\$0	\$0	\$4,074	\$3,580	\$5,393
03022665	IMPUULSE MASSAGE THERAPY	4		2023	\$0	\$0	\$12,733	\$21,989	\$36,862
03022666	INSPIRED VISION LLC	4	OOB 2025	2023	\$0	\$0	\$1,46	\$248	\$1,808
03022678	MAY HAPPY PLACE ART STUDIO & GALLERY	4		2023	\$0	\$0	\$16,597	\$19,182	\$0
03022692	THAT SALON	4		2023	\$0	\$0	\$1,227	\$1,451	\$1,375
03022693	THOUSAND HILLS PHOTOGRAPHY LLC A	4		2023	\$0	\$0	\$5,586	\$497	\$463
03022698	TESLA INC 17115	4		2023	\$0	\$0	\$1,958	\$1,957	\$2,090
03022704	SLEAZY STUDIOS LLC	4		2023	\$0	\$0	\$192,461	\$196,088	\$187,269
03022739	BUBBLBY PUPPY LLC	4		2023	\$0	\$0	\$1,054	\$1,041	\$848
03022743	DRIP ZONE THE	4		2023	\$0	\$0	\$5,171	\$939	\$1,012
03022744	HAIR BY DEJA	4		2023	\$0	\$0	\$410	\$392	\$385
03022746	CAMEON BRENT LAW OFFICE OF	4	OOB 2025	2023	\$0	\$0	\$3,313	\$2,963	\$0
03022747	SOUTHERN CHARM NUTRITION LLC	4	OOB 2024	2023	\$0	\$0	\$6,658	\$0	\$0
03022750	WEST VIRGINIA BOX & SHIP LLC	4		2023	\$0	\$0	\$11,357	\$9,986	\$7,628
03022751	MS CONSTRUCTION	4		2023	\$0	\$0	\$425	\$2,240	\$431
03200028	E ENTERPRISES INC	4	DUPLICATE RECORD COR	2018	\$0	\$36,216	\$456	\$31,177	\$0
03022917	HANNAHS CLAY CREATIONS	4		2024	\$0	\$0	\$934	\$934	\$1,075
05022983	GIUSEPPES BARBER SHOP	4		2024	\$0	\$0	\$0	\$650	\$664
03022992	MIKEY CS CUISINE LLC	4		2024	\$0	\$0	\$0	\$1,957	\$7,444
03023081	MORGEN GRANT PROPERTIES LLC	4		2024	\$0	\$0	\$0	\$34,170	\$28,080
03023085	SIMPLY RUSTIC DESIGNS	4		2024	\$0	\$0	\$0	\$3,356	\$2,969
03023087	SOUTHERN ROOTS BOUTIQUE & SPA LLC	4		2024	\$0	\$0	\$0	\$6,464	\$6,136
03023089	SPIEY PUPPER GROOMING LLC	4		2024	\$0	\$0	\$0	\$2,563	\$2,458
03023091	STUDIO 601 LLC	4		2024	\$0	\$0	\$0	\$5,378	\$5,942
03023102	TATE REBECCA ARTTY	4		2024	\$0	\$0	\$0	\$930	\$946
03023103	VALE MEDICAL PLLC	4	NAME CHANGE 2025	2024	\$0	\$0	\$0	\$81,893	\$94,426
03023104	FULL CIRCLE MOBILE DETAILING LLC	4		2024	\$0	\$0	\$0	\$1,966	\$1,880
03023105	GARCIA LAW PLLC	4		2024	\$0	\$0	\$0	\$3,931	\$2,944
03023106	MASON JAR BBQ & MORE	4	OOB 2025	2024	\$0	\$0	\$0	\$3,993	\$0
03023106	NEW GENERATION BARBER ACADEMY LLC	4		2024	\$0	\$0	\$0	\$24,199	\$21,723
03023439	BELTLINE LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$54,011
03023444	CALL US TO DO IT LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$2,520
03023447	THE CRYSTAL GOBLET	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$831
03023448	DEVALUIT HEATING & COOLING	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$12,979
03023466	KIANNAS KRITTERS	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$199
03023467	LOUANNA JOS CARRY OUT	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$31,508
03023474	PURPLE COMMUNICATIONS INC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$586
03023475	RECLAIM REBUILDERS LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$18,779

NAME CHECK

CHECK NAME

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
03023476	RUSTBELT LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$31,523
03023478	LOVING WV	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$4,786
03023484	RETRO 1 ENTERTAINMENT LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$12,389
03023503	M2 ENTERPRISES LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$17,483
03023524	VANDETTA ENTERPRISES LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$11,268
03023534	BRAIDS & BEAUTY BY CHELSE	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$882
03023533	GROOMING-BY NICOLE	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$379
03023547	LIFE COMPONENTS	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$397
03023553	RICKS STEAKHOUSE	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$12,611
24030545	HELMICK CORPORATION	4	OOB 2025	2016	\$677,684	\$539,318	\$568,676	\$503,858	\$0
24030555	INDUSTRIAL RESOURCES, INC.	4	OOB 2025	2016	\$396,572	\$305,104	\$341,920	\$514,227	\$520,130
24030565	NEWSPAPER HOLDINGS, INC.	4	SEE CNH LLC ACCT 03021	2016	\$302,108	\$0	\$0	\$0	\$0
24030755	U S MACHINE, INC	4	OOB FOR 2020	2016	\$215,965	\$0	\$0	\$0	\$0
24090285	MARION TAYLOR ENTERPRISES	4	REMOVED FOR 2017 - NOT	2016	\$20,727	\$0	\$0	\$0	\$0
			03-FAIRMONT CITY TOTAL		\$19,450,376	\$18,631,474	\$20,392,205	\$19,728,175	\$20,768,478
05000034	ANNETTES STYLE SALON	4	OOB FOR 2019	2016	\$132	\$0	\$0	\$0	\$0
05000058	ATTS HOT DOGS	4		2016	\$611	\$1,207	\$1,333	\$1,332	\$1,342
05000076	CHICKS BARGAIN CENTER	4		2016	\$92,174	\$80,200	\$73,470	\$88,074	\$73,392
05000160	THINKIN INK TATTOO PARLOR	4	OOB FOR 2022	2016	\$2,607	\$0	\$0	\$0	\$0
05000200	BROWN G A & SON INC	4		2016	\$157,098	\$123,253	\$164,260	\$116,974	\$108,134
05000214	BUGLES INC	4		2016	\$7,110	\$19,886	\$6,913	\$5,260	\$4,973
05000251	CARPENTER & FORD INC	4		2016	\$131,320	\$122,872	\$146,495	\$142,600	\$125,144
05000275	COCA COLA COMPANY THE	4	SOLD FOR 2019 TO ABART	2016	\$0	\$0	\$0	\$0	\$0
05000428	MACS CONVENIENCE STORES LLC	4		2016	\$181,633	\$187,000	\$273,017	\$258,899	\$329,166
05000493	FAIRMONT EYE CARE INC	4		2016	\$186,011	\$160,267	\$183,668	\$241,831	\$215,845
05000499	5 STAR PIZZA LLC #1307 DBA DOMINOS PIZZA	4		2016	\$28,954	\$82,249	\$90,214	\$96,143	\$84,224
05000550	EAST SIDE ELONIST	4	OOB FOR 2023	2016	\$583	\$2,585	\$0	\$0	\$0
05000569	S & M GLASS INC	4	VEHICLES ONLY	2016	\$72,035	\$0	\$0	\$0	\$0
05000598	FORD FUNERAL HOME INC	4		2016	\$109,340	\$82,983	\$74,611	\$121,507	\$121,169
05000908	KARENS KUT AND KURL	4	OOB FOR 2018	2016	\$192	\$0	\$0	\$0	\$0
05001048	MONT LEVINE INC	4		2016	\$894,206	\$71,462	\$71,072	\$72,062	\$73,166
05001094	MARION ELECTRIC COMPANY INC	4	OOB FOR 2018 - EXONERA	2016	\$49,097	\$0	\$0	\$0	\$0
05001480	PRESORT PLUS INC	4	OOB FOR 2017 - EXON - V/	2016	\$54,649	\$0	\$0	\$0	\$0
05001506	QUICK CLEAN CENTER	4	OOB 2025	2016	\$3,094	\$2,867	\$3,361	\$4,220	\$0
05001550	RICKS BARBER SHOP	4	OOB FOR 2020	2016	\$36	\$0	\$0	\$0	\$0
05001553	RIDERS CARDS GIFTS & MORE LLC FKA RIDER P	4	OOB FOR 2023 - NAME CH	2016	\$286,924	\$115,183	\$0	\$0	\$0
05001599	ROSS MIKE BARBER SHOP	4	OOB FOR 2021	2016	\$227	\$0	\$0	\$0	\$0
05001631	S & S AUTO SALES	4	OOB FOR 2021	2016	\$5,218	\$0	\$0	\$0	\$0
05001829	SPEEDWAY TIRE & AUTO CENTER	4		2016	\$15,383	\$13,204	\$13,693	\$15,071	\$14,292
05002188	KBP FOODS # 5638 FKA MOUNTAIN CHEF LLC	4	NAME CHANGE FOR 2019	2016	\$35,527	\$101,214	\$111,481	\$161,535	\$139,941
05002298	J WEBBERT CORPORATION DBA MCDONALDS OF	4	NAME CHANGE IN 2019	2016	\$74,578	\$691,633	\$682,222	\$587,921	\$499,489
05002326	WOODCHUCKS	4		2016	\$26,708	\$266,654	\$292,900	\$317,509	\$321,384
05002329	CENTRAL REFRIGERATION SERVICE	4		2021	\$0	\$349	\$443	\$466	\$426
05002342	PAR MAR OIL COMPANY DBA K & T ENTERPRISE	4	NAME CHANGE FOR 2019	2016	\$56,281	\$60,176	\$86,230	\$82,715	\$71,665
05002402	A B F FREIGHT SYSTEM INC #255	4		2023	\$0	\$0	\$20,972	\$23,353	\$25,515
05002403	ANGES HAIR EXPRESSIONS	4	OOB FOR 2023	2016	\$27	\$46	\$0	\$0	\$0
05002424	STUDIO Z	4	NAME CHANGE 2025	2016	\$956	\$1,130	\$3,373	\$3,057	\$3,380
05002427	MORGAN AUTO PARTS INC	4	OOB FOR 2019	2016	\$21,579	\$0	\$0	\$0	\$0
05002432	URSO FURNITURE AND UPHOLSTERY	4	OOB FOR 2021 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05002435	WOODYS	4		2016	\$3,569	\$3,478	\$3,604	\$3,604	\$3,614
05002437	DELIGHT OHIO RIVER LLC	4	NAME CHANGE 2025	2016	\$76,174	\$39,916	\$59,101	\$52,673	\$147,455
05002438	FAIRMONT FEDERAL CREDIT UNION	4		2016	\$38,727	\$32,706	\$36,070	\$31,775	\$27,824
05003048	MOVEMENTS IN DANCE	4		2016	\$2,490	\$1,357	\$1,597	\$1,632	\$2,494
05003064	HAIR & COMPANY	4		2016	\$455	\$278	\$353	\$366	\$374
05003401	ALLSTATE INSURANCE COMPANY	4	FOR 2024 AGT CONVERTE	2016	\$2,916	\$0	\$0	\$1,594	\$1,612
05003407	PARRISH AUTO SALES	4		2016	\$16,994	\$20,813	\$71,546	\$21,772	\$21,773
05003475	JODES CARS	4		2016	\$23,204	\$14,877	\$18,359	\$10,280	\$15,974
05004232	CAM CONCEPTS	4	OOB FOR 2020	2016	\$6,043	\$0	\$0	\$0	\$0
05004498	HAIR MATTERS	4		2016	\$2,624	\$2,563	\$2,287	\$2,198	\$2,584
05004685	GIUSEPPES BARBER SHOP	4	MOVED FOR 2024 - SEE TI	2016	\$669	\$520	\$643	\$0	\$0
05004686	GUITAR C P R	4		2016	\$4,660	\$1,965	\$2,200	\$2,341	\$2,110
05004698	DAVID C STAHR PLLC	4		2016	\$15,530	\$139,025	\$160,826	\$144,023	\$124,457

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
05005084	D & W INGRAM SUPPLY CO INC	4	OOB FOR 2020	2016	\$1,454	\$0	\$0	\$0	\$0
05005318	AUTOZONE STORE #101102	4		2016	\$269,118	\$307,525	\$329,011	\$464,584	\$442,797
05005340	MCCORMLEY ENTERPRISES INC	4		2016	\$630	\$630	\$630	\$468	\$630
05005343	PRIDE & WINTER CPAS	4		2016	\$93,774	\$5,492	\$6,893	\$7,381	\$7,902
05005614	FITZWATERS GRACIOUS LIVING	4		2016	\$5,977	\$8,447	\$9,640	\$7,587	\$7,462
05005857	SPEEDWAY MARKET	4		2016	\$37,564	\$39,698	\$38,525	\$61,329	\$18,735
05006117	LION IN THE SUN	4	OOB FOR 2020 - LOCATION	2016	\$4,567	\$0	\$0	\$0	\$0
05006176	ELHANNONS	4		2016	\$315	\$783	\$881	\$450	\$351
05006178	FARCIN ALLEN CPA	4		2016	\$6,163	\$2,707	\$3,378	\$3,402	\$3,474
05006203	ADVANCE STORES CO INC	4		2016	\$250,244	\$232,520	\$326,183	\$285,816	\$285,412
05006209	ARTHURS BARBER SHOP	4		2021	\$0	\$569	\$710	\$716	\$731
05006218	WAYNE KIRBY ENTERPRISES FKA FAIRMONT GR	4	MOVED TO DIST 1 8 FOR 2	2016	\$4,606	\$0	\$0	\$0	\$0
05006221	EDWA EAST LLC	4		2016	\$108,674	\$71,572	\$89,068	\$86,096	\$124,967
05006270	PEAK RENTALS INC	4	NEW FOR 2016	2016	\$0	\$205	\$214	\$98	\$0
05006371	THERAPEUTIC TOUCH OF FAIRMONT	4	OOB 2025	2016	\$27	\$93	\$93	\$98	\$0
05006372	COLOS FROZEN PIZZA	4	OOB FOR 2022	2016	\$7,319	\$0	\$0	\$0	\$0
05006462	C & J NEWS CENTER	4	OOB FOR 2016 - EXONERA	2016	\$2,455	\$0	\$0	\$0	\$0
05006479	CREATIVE CONCEPTS BY MARKEL DBA THE ILLI	4	OOB FOR 2023	2016	\$208,966	\$88,810	\$0	\$0	\$0
05006635	DRY CLEANING WORLD	4	OOB FOR 2022 - LOCATION	2020	\$0	\$0	\$0	\$0	\$0
05006637	EDWARD D JONES & COLP	4	MOVED TO DIST 04	2016	\$3,161	\$0	\$0	\$0	\$0
05006652	R P M MOTORS PREFERRED AUTOS	4		2016	\$6,068	\$17,985	\$35,331	\$30,168	\$27,547
05006671	BOYLES GLENN A DDS MS PLLC	4		2016	\$85,505	\$106,442	\$121,372	\$83,006	\$68,725
05006692	BRIDGESTONE AMERICAS TIRE	4	SEE DIST 06 FOR 2017	2016	\$1,908,275	\$0	\$0	\$0	\$0
05006806	PAR MAR OIL COMPANY #23	4		2016	\$72,158	\$93,130	\$147,042	\$129,976	\$127,497
05006812	SANDERS CONTRACTING	4		2016	\$2,731	\$3,088	\$2,333	\$2,183	\$2,338
05006997	SHAFFER AMUSEMENTS CO LLC	4		2019	\$0	\$9,989	\$16,234	\$18,853	\$23,543
05007002	CARRIER CORPORATION	4	FOR 2024 NO LONGER IN N	2016	\$40	\$27	\$34	\$0	\$0
05007107	SOWERS PREFERRED AUTO SALES	4	MOVED TO DIST 03	2016	\$172,724	\$0	\$0	\$0	\$0
05007209	WILSON DESIGN ASSOCIATES	4	NEW FOR 2016	2016	\$0	\$19,672	\$22,301	\$19,391	\$16,178
05007253	CHRISTINES HOT SPOT LOUNGE LLC	4	NAME CHANGE FOR 2023	2016	\$1,168	\$2,117	\$2,401	\$20,804	\$18,823
05007256	FAMILY DOLLAR STORE #5292	4		2016	\$127,438	\$120,989	\$150,181	\$155,816	\$148,983
05007257	JASS VIDEO INVESTMENTS	4		2016	\$475	\$318	\$108	\$120	\$135
05007258	ANGEL PROG LLC DBA KITCHEN & BATH RX	4	OOB FOR 2020 - NEW FOR	2016	\$41,775	\$0	\$0	\$8,235	\$0
05007260	PETTIES PUB & GRILL LLC	4		2016	\$9,053	\$6,602	\$8,292	\$8,348	\$0
05007261	ROBIN HALDEMAN HAIR	4	OOB FOR 2017	2016	\$43	\$0	\$0	\$0	\$0
05007322	B H S FOOD #28	4		2016	\$33,694	\$47,735	\$62,720	\$60,282	\$56,808
05007354	MORGANTOWN HOOT & ANKLE CENTER	4		2016	\$4,652	\$6,014	\$7,103	\$20,314	\$17,536
05007586	SPEEDWAY APPLANCE	4		2016	\$488	\$5,489	\$5,509	\$5,509	\$5,512
05007623	FIRST UNITED INSURANCE GROUP	4	OOB FOR 2024 - NO LONG	2016	\$2,782	\$1,824	\$1,991	\$0	\$0
05007719	P JS VENTURES LLC	4		2023	\$0	\$0	\$12,014	\$11,002	\$10,719
05007724	JASS VIDEO INVESTMENTS	4		2016	\$2,207	\$1,825	\$2,249	\$2,307	\$2,362
05007866	EDWARD D JONES & COLP DBA BRANCH TAX 22	4	NEW FOR 2016	2016	\$0	\$7,055	\$8,715	\$7,769	\$7,243
05007868	STANTEC CONSULTING SERVICES INC	4	CLOSED THIS LOCATION	2016	\$273,466	\$159,626	\$0	\$0	\$0
05007919	APPALACHIAN FINANCIAL CORP	4		2016	\$92,902	\$64,280	\$74,790	\$107,528	\$101,720
05007957	MON RIVER FARM GARDEN CENTER	4	OOB FOR 2019	2016	\$7,183	\$0	\$0	\$0	\$0
05008017	JAMIE LAYTONS SERVICES	4		2016	\$244	\$219	\$180	\$180	\$180
05008034	ALLEGHENY ENVIRONMENTAL	4		2016	\$12,535	\$15,690	\$13,335	\$12,720	\$16,620
05008047	SUNSET SOUND	4	OOB FOR 2018	2016	\$206	\$0	\$0	\$0	\$0
05008075	PURE NATURE SALON	4		2016	\$1,228	\$820	\$970	\$982	\$997
05008076	TERESAS SALON	4	OOB 20205	2016	\$214	\$262	\$278	\$275	\$0
05008101	DK PLUMBING LLC	4	OOB 2025	2016	\$1,342	\$1,321	\$1,621	\$1,693	\$0
05008124	DOLGENCORP LLC	4		2016	\$134,162	\$140,893	\$290,651	\$272,497	\$262,654
05008226	DK ROOFING LLC	4		2016	\$748	\$334	\$424	\$445	\$1,765
05008243	G & T FOOD SERVICES INC	4		2016	\$509,342	\$589,277	\$673,843	\$660,617	\$671,068
05008247	BUMBLE BEAR CORNER	4		2016	\$11,128	\$11,644	\$13,082	\$16,726	\$18,025
05008249	TWIN PARPOSE DESIGN	4	MOVED TO DIST 21 FOR 2	2016	\$482	\$0	\$0	\$0	\$0
05008289	WRIGHT DAWGS LLC	4	MOVED TO DIST 03 FOR 2	2016	\$634	\$0	\$0	\$0	\$0
05008364	SNYDER SERVICES	4	OOB FOR 2019	2016	\$91	\$0	\$0	\$0	\$0
05008375	BERRY PATCH CRAFTS	4	OOB FOR 2018	2016	\$1,013	\$0	\$0	\$0	\$0
05008416	COUNTRY ROADS PHYSICAL THERAPY AND REH	4		2020	\$0	\$35,201	\$36,418	\$33,483	\$28,837
05008469	NIXON TRADING POST II	4		2016	\$7,200	\$7,200	\$7,200	\$7,200	\$7,200
05008620	HUNTINGTON NATIONAL BANK	4	CLOSED THIS LOCATION	2017	\$0	\$5,946	\$0	\$0	\$0
05008622	STEEL CRAIG FOR P/P @ ELHANNONS	4		2023	\$0	\$0	\$400	\$409	\$418

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05008708	NATERNICOLA MASONRY LLC	4	NEW FOR 2016	2016	\$0	\$7,269	\$257	\$263	\$253
05008737	S S PHOTOGRAPHY	4	CLOSED FOR 2024	2023	\$0	\$0	\$755	\$777	\$791
05008768	GET NAILED LLC	4	OOB FOR 2025	2016	\$1,919	\$1,977	\$2,191	\$0	\$0
05008808	ALANAS THERAPEUTIC MASSAGE	4	OOB FOR 2021	2016	\$118	\$86	\$95	\$97	\$0
05008811	DODDIDGE CONTROLS INC	4	FOR 2024 NO ASSETS AT T	2019	\$70,321	\$0	\$0	\$0	\$0
05008815	WASSICK NOVELTY CO LLC	4	OOB FOR 2018	2016	\$0	\$452	\$435	\$0	\$0
05008846	MAZZAS	4		2016	\$563	\$0	\$0	\$0	\$0
05008923	MARKS TOWING & REPAIR INC	4	NEW FOR 2016	2022	\$0	\$25,224	\$30,848	\$22,108	\$23,371
05008930	HERRIOSILLAS DELI MARKET	4	NEW FOR 2016	2016	\$0	\$15,779	\$16,583	\$13,285	\$13,286
05008977	MILLER LAW OFFICES	4	NEW FOR 2016	2016	\$0	\$9,415	\$9,345	\$8,128	\$7,651
05008991	IMAGING SYSTEMS SPECIALISTS	4	NEW FOR 2016	2016	\$0	\$381	\$381	\$0	\$9,942
05008994	MARION LUNG CLINIC	4	DEACTIVATED 1/25/17 - N	2016	\$0	\$0	\$0	\$0	\$0
05008997	RSCR WEST VIRGINIA INC	4	MOVED TO DIST 22 FOR 2	2016	\$0	\$0	\$0	\$0	\$0
05009000	CAROL TOOTHMAN	4	NEW FOR 2016	2016	\$0	\$2,248	\$540	\$486	\$411
05009040	WV MOTIONWORKS	4		2023	\$0	\$0	\$11,540	\$12,228	\$10,761
05009043	JUNGLE PET CENTER	4	OOB FOR 2017 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009053	TIS N BUBS	4	OOB FOR 2022 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009054	PALATINE PICKERS	4	OOB FOR 2019 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009127	DICK CHRISTOPHER & GLORIA APTS	4	OOB FOR 2021	2020	\$0	\$0	\$0	\$0	\$0
05009201	EASTSIDE INDOOR FIVE MARKET LLC	4	OOB FOR 2018 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009205	AK ENTERPRISES INCORPORATED	4	NAME CHANGE FOR 2023	2016	\$0	\$14,221	\$15,941	\$13,987	\$13,452
05009206	MASSAGE THERAPY BY BETHANIE	4	DEACTIVATED 1/25/17 - N	2016	\$0	\$0	\$0	\$0	\$0
05009207	PEGGY A MUSGRAVE	4	NEW FOR 2016	2016	\$0	\$100	\$120	\$120	\$90
05009208	RUBLETT'S REPAIR SERVICE	4	NEW FOR 2016	2016	\$0	\$39	\$49	\$61	\$52
05009209	SAVVY CONSIGNMENT LLC	4	NEW FOR 2016	2016	\$0	\$6,731	\$6,864	\$6,819	\$6,821
05009210	SPIRIT SOUL & BODY SPA	4	OOB FOR 2021 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009213	WASH & WAX DETAILING	4	NEW FOR 2016	2016	\$0	\$180	\$180	\$180	\$180
05009214	BUILDING MOUNTAIN CREATIVE LLC	4	NEW FOR 2016	2016	\$0	\$7,633	\$7,658	\$7,636	\$7,664
05009219	JENN LUCZKO PHOTOGRAPHY LLC	4	NEW FOR 2016	2016	\$0	\$1,198	\$1,275	\$2,353	\$2,072
05009220	MOUNTAIN DRAGON MAZERY	4	NEW FOR 2016	2016	\$0	\$18,483	\$19,259	\$19,570	\$19,547
05009233	MOORE ANNIE	4	OOB FOR 2023 - NEW FOR	2016	\$0	\$403	\$0	\$0	\$0
05009234	AUSTIN SATTERFIELD MASSAGE	4	OOB FOR 2017 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009235	ALL FOR YOU AUTO DETAIL	4	OOB FOR 2020 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009236	DR CRAIG HATFIELD DDS INC	4	NEW FOR 2016	2016	\$25,544	\$25,544	\$21,428	\$19,277	\$19,277
05009238	RICHARDSON INSURANCE AGENCY	4	NEW FOR 2016	2016	\$0	\$406	\$393	\$344	\$323
05009239	BOTTOMS UP PLEASANT VALLEY RD FKA WINST	4	NAME CHANGE FOR 2017	2016	\$0	\$1,500	\$1,369	\$1,411	\$1,655
05009240	306 MERCHANT ST SHENANIGANS LLC FKA SHEN	4	OOB FOR 2019 - NAME CH	2016	\$0	\$0	\$0	\$0	\$0
05009241	BROWNS CONTRACTING COMPANY LLC	4	OOB FOR 2017 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009242	GROSBY CONSTRUCTION LLC	4	NEW FOR 2016	2016	\$0	\$216	\$216	\$216	\$216
05009243	PAINTER THE	4	OOB FOR 2023 - NEW FOR	2016	\$0	\$216	\$0	\$0	\$0
05009244	WHITNEY HELMS	4	MOVED TO DIST 03 FOR 2	2016	\$0	\$0	\$0	\$0	\$0
05009245	ACCENTURE GROUP FUNDING LLC	4	OOB FOR 2018 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009247	ASSOCIATED FUG LLC FKA ASSOCIATED INSUR	4	NAME CHANGE FOR 2018	2016	\$0	\$1,114	\$922	\$955	\$961
05009248	TRAVEL EMPORIUM	4	NEW FOR 2016	2016	\$0	\$215	\$209	\$184	\$173
05009249	RELOAD RIDGE	4	NEW FOR 2016	2016	\$0	\$20	\$22	\$20	\$22
05009250	PRECISION DATA SERVICES	4	NEW FOR 2016	2016	\$0	\$19,703	\$19,099	\$16,863	\$15,913
05009251	RCI SERVICES LLC	4	OOB FOR 2020 - NEW FOR	2016	\$0	\$0	\$0	\$0	\$0
05009404	FAIRMONT FEDERAL CREDIT UNION	4		2017	\$0	\$694,295	\$714,924	\$436,792	\$569,069
05009421	TAPAIUK COMMUNICATIONS LLC	4	OOB FOR 2021	2017	\$0	\$29,431	\$29,447	\$29,444	\$29,449
05009422	ABOVE & BEYOND CONCEAL CARRY TRAINING I	4	OOB FOR 2019	2017	\$0	\$0	\$0	\$0	\$0
05009423	COOL CARS REOWNED AUTO SALES	4	OOB FOR 2019	2017	\$0	\$19,963	\$13,903	\$24,844	\$11,165
05009424	EAST SIDE MOTORS USED CARS	4		2017	\$0	\$0	\$0	\$0	\$0
05009426	PAR MAR REALTY COMPANY #23	4	OOB FOR 2021	2017	\$0	\$5,365	\$5,291	\$4,199	\$3,559
05009427	ORIGINAL ITALIAN PIZZA	4		2020	\$0	\$0	\$0	\$0	\$0
05009428	STATE FARM MUTUAL AUTOMOBILE INSURANC	4	MOVED TO DIST 21 FOR 2	2017	\$0	\$3,935	\$3,344	\$5,937	\$4,690
05009430	VANTAGE POINT REALTY LLC	4	MOVED TO DIST 03 TIF UN	2018	\$0	\$0	\$0	\$0	\$0
05009598	MESSAGE BY DLS	4		2019	\$0	\$81,037	\$46,826	\$54,496	\$54,398
05009749	SUPREME PRE OWNED AUTO SALES LLC	4		2019	\$0	\$356	\$388	\$280	\$295
05009753	HORACE MANN SERVICE CORPORATION	4	REMOVED FOR 2021 - NOI	2019	\$0	\$0	\$0	\$0	\$0
05009764	AVI FOODSYSTEMS INC	4	OOB FOR 2020	2019	\$0	\$0	\$0	\$0	\$0
05009766	RIVERSIDE CREATIONS LLC FKA MOUNTAINEER	4	NAME CHANGE FOR 2024	2019	\$0	\$10,741	\$10,806	\$10,671	\$10,514
05009768	A&L BACK IN TIME FKA HOUSE OF TREASURES	4		2019	\$0	\$305,704	\$366,928	\$556,299	\$601,913
05009776	AMTOWER AUTO SUPPLY INC STORE #318	4		2019	\$0	\$0	\$0	\$0	\$0

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
05009777	FAIRMONT PRINTING COMPANY INC	4	OOB FOR 2021	2019	\$0	\$0	\$0	\$0	\$0
05009778	CROESUS FAIRMONT HOLDINGS LLC	4		2019	\$0	\$47,564	\$51,268	\$45,017	\$37,459
05009789	MADISON PROPERTY HOLDINGS LLC	4	OOB 2024	2019	\$0	\$1,383	\$1,789	\$0	\$0
05009826	GAMING TDL DAWN	4	OOB FOR 2023	2020	\$0	\$728	\$0	\$0	\$0
05009924	WTF PROPERTIES LLC	4		2020	\$0	\$590	\$637	\$3,799	\$4,850
05009932	BIG DUKES BUTTONS	4		2020	\$0	\$2,477	\$11,783	\$10,525	\$8,411
05009949	WALISER SHANNON K LICSW MPA LLC	4	MOVED TO MON CO FOR	2020	\$0	\$0	\$0	\$0	\$0
05009951	BOYLES LAURA E WITHERS DDS MS PLLC	4		2020	\$0	\$43,271	\$50,091	\$43,363	\$36,916
05009957	FETTY ALLISON LEA BEAUTICIAN	4		2020	\$0	\$241	\$245	\$199	\$235
05009963	WELLNESS CONNECTIONS LLC	4		2020	\$0	\$1,008	\$603	\$652	\$572
05009970	BACKYARD OUTITTERS ENTERPRISES LLC HKA	4	NAME CHANGE FOR 2021	2020	\$0	\$18,918	\$20,261	\$20,039	\$4,499
05009971	TINKO COUNSELING SERVICES LLC	4	PREV IN DIST 03	2020	\$0	\$3,036	\$2,743	\$2,884	\$2,530
05010154	MONUMENTAL RESOURCES DBA UPS STORE	4		2021	\$0	\$8,372	\$8,213	\$8,342	\$8,170
05010200	LIVE WELL CORP	4	MOVED TO MON CO FOR	2021	\$0	\$0	\$0	\$0	\$0
05010369	BLOOM SALON	4		2022	\$0	\$4,013	\$4,989	\$4,798	\$4,337
05010457	INTUITIVE WELLNESS	4		2022	\$0	\$286	\$307	\$312	\$314
05010604	JUNK TRUNK LLC THE	4		2023	\$0	\$0	\$22,382	\$18,984	\$20,876
05010605	MOUNTAINEER PACKAGING LLC	4	OOB 2025	2023	\$0	\$0	\$0	\$0	\$0
05010616	HEALTH NATURALLY LLC	4		2023	\$0	\$248,603	\$18,811	\$18,832	\$18,847
05010617	MATRESS CENTRAL LLC	4		2023	\$0	\$65,099	\$0	\$20,732	\$20,639
05010618	LITTLE GENERAL STORE INC	4		2023	\$0	\$0	\$134,261	\$134,561	\$191,290
05010624	KSN TRUCKING	4	VEHICLES ONLY	2023	\$0	\$0	\$10,100	\$0	\$0
05010647	TIMBRA LLC	4		2024	\$0	\$0	\$0	\$1,260	\$2,059
05010710	ARCADE O MANIA	4		2024	\$0	\$0	\$0	\$13,950	\$12,353
05010712	GOOD ENOUGH TSHIRTS	4		2024	\$0	\$0	\$0	\$212	\$212
05010746	HAMILTONS CLEAN CUTS LLC	4		2024	\$0	\$0	\$0	\$2,283	\$2,088
05010747	LUMBERLAXE	4		2024	\$0	\$0	\$0	\$2,888	\$2,088
05010748	RIVERSIDE DISPENSARY	4		2024	\$0	\$0	\$0	\$6,788	\$17,391
05010749	STUNPTOWN ALES FAIRMONT LLC	4		2024	\$0	\$0	\$0	\$6,782	\$6,301
05010923	TRIPLE XXX TOWING	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$6,565
24050615	MAY BROTHERS COMPANY	4		2016	\$86,537	\$221,786	\$248,561	\$292,799	\$9,853
24050635	FAIRMONT PRINTING	4	SEE DIST 05 FOR 2019	2016	\$393,179	\$0	\$0	\$0	\$227,893
			05-UNION CITY TOTAL	2016	\$7,771,392	\$6,348,948	\$7,395,360	\$7,457,820	\$7,191,816
06000086	NIJU ENTERPRISES LLC DBA CIRCLE K	4	NAME CHANGE FOR 2023	2016	\$127,307	\$175,810	\$217,117	\$205,153	\$191,517
06000087	DAVIS ELECTRIC COMPANY INC	4		2016	\$198,506	\$145,144	\$173,938	\$468,387	\$510,806
06000115	FAIRMONT STUDIO OF DANCING	4	NEW FOR 2016	2016	\$0	\$89	\$93	\$112	\$115
06000408	TRIANGLE DENTAL LAB	4		2016	\$997	\$599	\$674	\$690	\$670
06000503	AUTO REPAIR SPECIALITIES	4	OOB FOR 2020	2016	\$1,493	\$0	\$0	\$0	\$0
06000509	DICK CHRISTOPHER & GLORIA (APTS)	4	NEW FOR 2018	2018	\$0	\$662	\$806	\$134	\$122
06000513	BLUE FLAME INC	4		2016	\$10,708	\$6,029	\$8,097	\$6,816	\$7,413
06004162	KANAWHA SCALES AND SYSTEMS INC	4		2016	\$257,527	\$86,455	\$59,121	\$72,288	\$67,213
06004162	NORTHERN MOUNTAIN STATE	4		2016	\$659,357	\$920,813	\$836,909	\$821,561	\$806,719
06004558	JACKS ALIGNMENT	4	OOB FOR 2020	2016	\$814	\$0	\$0	\$0	\$0
06004706	COOL BREEZE REFRIGERATIONS	4	OOB FOR 2017	2016	\$437	\$0	\$0	\$0	\$0
06004863	DOUBLE L ENTERPRISE LLC	4	OOB FOR 2016	2016	\$20,834	\$0	\$0	\$0	\$0
06004911	CAKES WITH A PERSONAL TOUCH	4	OOB FOR 2011	2016	\$3,517	\$0	\$0	\$0	\$0
06004944	BARKERS ENTERPRISES LLC	4	MOVED TO DIST 18 FOR 2	2016	\$9,836	\$0	\$0	\$0	\$0
06004995	NATURAL DIVISIONS	4	NEW FOR 2016	2016	\$0	\$254	\$467	\$470	\$594
06004996	THOMPSON REPAIR SERVICES	4		2016	\$51,508	\$30,115	\$28,965	\$27,210	\$25,478
06005039	SHAFFER AMUSEMENTS CO LLC	4		2019	\$0	\$3,688	\$4,127	\$3,838	\$3,091
06005044	EAST SIDE PET GROOMING	4		2016	\$145	\$403	\$475	\$443	\$635
06005070	S&S FIRESTONE FKA BRIDGESTONE AMERICAS T	4	NAME CHANGE FOR 2021	2016	\$21,721	\$1,223,800	\$1,019,926	\$1,104,197	\$692,297
06005119	GUTTMAN OIL COMPANY	4	NO P/P LOCATED IN THIS	2016	\$262	\$0	\$0	\$0	\$0
06005128	BLUE BIRD PROPERTIES LLC FKA MAD MAX LLC	4		2022	\$0	\$534	\$721	\$743	\$756
06005181	BEAUTY BAR THE	4	MOVED TO MON CO FOR	2016	\$2,326	\$804	\$0	\$0	\$0
06005196	COMPTONS PREOWNED	4	NEW FOR 2016	2016	\$0	\$19,306	\$19,324	\$19,325	\$19,326
06005210	SUPERIOR LAWN CAR SERVICE	4		2019	\$0	\$20,250	\$23,262	\$63,953	\$59,890
06005275	CASS LLC DBA MICHELLES HOT SPOT FKA HOA	4	LEASED ASSETS ONLY FC	2016	\$0	\$0	\$0	\$236	\$235
06005277	PIERCINGS BY SUMMER	4	NEW FOR 2016	2016	\$0	\$230	\$241	\$295	\$299
06005278	TATTOOS BY BOYCE	4	NEW FOR 2016	2016	\$0	\$288	\$303	\$295	\$299
06005288	TRI CITY ELECTRICAL COMPANY	4		2023	\$0	\$0	\$3,931	\$220,011	\$181,856
06005401	BARNES STEVEN L & LINDA S	4		2019	\$0	\$90	\$109	\$111	\$113

ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	2015 BASE ASSESSED	2022 ASSESSED	2023 ASSESSED	2024 ASSESSED	2025 ASSESSED
06005445	ECONO MART	4		2021	\$0	\$19,390	\$3,549	\$82,909	\$79,528
06005629	COUNTRY ROADS MOVING LLC	4		2024	\$0	\$0	\$0	\$46,545	\$38,655
06005656	ORIGINAL CORES CAR RECONDITIONING LLC	4		2024	\$0	\$0	\$0	\$1,615	\$1,880
06005698	CAHILL SERVICES OPERATING LLC	4	NEW 2025	2025	\$0	\$0	\$0	\$0	\$385,884
24060625	NOVELIS CORPORATION	4	06-WINFIELD CITY TOTAL	2016	\$21,874,291	\$25,172,909	\$33,327,351	\$33,267,110	\$35,910,385
					\$23,241,586	\$27,827,762	\$35,729,506	\$36,414,152	\$38,985,477
ACCT NUMBER	OWNER	CLASS	NOTES	EFF TX YR	BASE ASSESSED	ASSESSED	ASSESSED	ASSESSED	ASSESSED
	COLUMN TOTALS				VALUE 2015 TY	VALUE 2022	VALUE 2023	VALUE 2024	VALUE 2025
					\$50,463,354	\$52,808,184	\$63,517,071	\$63,600,147	\$66,945,771

# Marshall County Commission



# Project Descriptions & Annual Reports

## Section 16:

- TIF District #1, Project #1, Union Station
- TIF District #2 and #3 Merged

# Marshall County Commission

## TIF District #1

### The TIF District:

An Order creating the “Marshall County Development Project District No. 1” (the “TIF District”) was enacted by the County Commission on December 30, 2003.

The TIF District includes the Marshall County Industrial Park, Phase I and II, (approximately 130 acres situated in the City of McMechen and City of Benwood). The TIF District was created by the Marshall County Commission in 2003 to provide a tool for redevelopment of Brownfield sites and provide a method to extend needed infrastructure to the Marshall County Industrial Park (MCIP). The Industrial Park consists primarily of land purchased from CSX railroad to be marketed as industrial sites. The County Commission transferred the real estate it owned to its partner, Regional Economic Development Partnership (RED), and has relied on RED to develop and market the Industrial Park. RED is a nonprofit Economic Development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia. Portions of the site were issued a Certificate of Completion by the West Virginia Department of Environmental Protection for the Voluntary Remediation Program in 2008.

### The TIF Project:

The Marshall County Industrial Park Project No. 1 (the “TIF Project”) includes site infrastructure and development in the Marshall County Industrial Park, including but not limited to: engineering, site acquisition, remediation, site preparation, cut and fill, utilities, site infrastructure, roads and improvements to public infrastructure in the MCIP and adjacent areas. Additional adjacent property may be purchased from CSX to allow the site to accommodate more and large projects. Portions of the Industrial Park have participated in the WV Voluntary Remediation Program. It is anticipated that additional parcels will need to be investigated and possibly remediated. Soil conditions in the park have required additional site work and geotechnical analysis to create usable building pads and to deal with flood plain elevations. Utilities such as water and sewer, as well as electric and natural gas are in or adjacent to the Park, but will need to be extended throughout the property. Additional site amenities such as landscaping and lighting are required to make the site attractive, and blend with nearby commercial and residential areas. All of these additional site costs have combined to make the Industrial Park a marginal site for industry to locate, in spite of the great advantages in location. Use of TIF on “pay as go” basis as funds are available will allow improvements to be phased in, and make the site competitive with nearby sites in other states. Additional details about anticipated uses of TIF funds, including an estimated budget, are detailed in Section II.C.

The project will improve provide much needed infrastructure to the MCIP and help attract new tenants and more jobs to the MCIP. The proposed project will allow reuse of a brownfield site, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to the City of Benwood, Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the creation of a marketable industrial area are the driving force of the project. The project addresses the infrastructure needs in the industrial park and leverages the dollars previously invested.

It is expected that the infrastructure will be installed and owned by utilities and local government. Extra capacity will be designed to allow future use by tenants of the MCIP. This ownership/use structure will allow the County Commission and RED to avoid the expense and significant liability of owning the

infrastructure. It is anticipated that Marshall County Commission/RED will act as Project Manager and will be paid a fee of 5% of the costs of development projects (including property sales, site development and building construction) taking place in the TIF District. The Project Manager will ensure that development in the TIF District and the Industrial Park takes place in a planned, orderly fashion, and will help the Industrial Park infrastructure appropriately sized and available to all tenants of the Industrial Park. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

Since the project will be phased in over time, “pay as you” reimbursement will occur until the TIF District has sufficient increment to sell bonds. Projects expected to be completed in the short term are Concrete Pre cast plant (\$6 million). Asphalt Plant (\$5 million) and Project Stack (\$21 million). It is projected that in addition to these projects, another \$25 million will be invested over the next 10 years in manufacturing project on currently vacant sites within the TIF District. Subject to TIF Revenue collections in an amount sufficient to justify the issuance of TIF Obligations, the County Commission would anticipate issuing such bonds in an amount not to exceed \$6,000,000.

The TIF Project is consistent with the state goals and objectives of Amendment One to the West Virginia Constitution, as well as County’s comprehensive planning regarding economic development and revitalization of the TIF District.

## **TIF District #2, Franklin District Project**

### **The TIF District:**

The Marshall County Commission is simultaneously creating “Marshall County Development Project District No. 2” (the “TIF District”).

The TIF District includes approximately 5,059 acres in southern Franklin District, Marshall County. The TIF District is being created by the Marshall County Commission to provide a tool for redevelopment of Brownfield sites and provide a method to extend needed infrastructure to the sites for industrial sites in Natrium and surrounding areas of Marshall County, including the Bayer Industrial Park (BIP). The sites are being actively marketed by the Marshall County Commission and its partner Regional Economic Development Partnership (RED). RED is a nonprofit Economic Development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia.

### **The TIF Project:**

The Marshall County Franklin District Project No. 1 (the “TIF Project”) includes site infrastructure and development, including but not limited to: engineering, site acquisition, remediation, site preparation, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge and river facilities and improvements to public infrastructure in the TIF District.

The project will improve and provide much needed infrastructure to the District and help attract new tenants and more jobs to the District. The proposed project will allow reuse of a brownfield site, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the creation of a marketable industrial area are the driving force of the project. The project addresses the infrastructure needs in the industrial park and leverages the dollars previously invested.

The District Has Been the Object of Interest from companies looking to make investments in processes that capitalize on the Marcellus Shale gas and the liquid gas products that are in the gas. It is expected that several of these companies will choose to locate plants in the District and will require infrastructure will to be installed. Where possible, extra capacity will be designed to allow future use by future companies. It is anticipated that Marshall County Commission/RED will act as District Infrastructure Manager for an initial term of 25 years, and will be paid a fee of 5% of the TIF Fund deposits each year for the services provided in keeping the TIF infrastructure appropriately sized and available to all companies in the District. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

The TIF Project is planned to be financed from proceeds of tax increment revenue bonds (“TIF Bonds”) issued by the County in the future. Pay as you reimbursement will occur until the TIF District has sufficient increment to sell bonds.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as County’s comprehensive planning regarding economic development and revitalization of the TIF District.

# **TIF District #3, Project #1, Riverfront Industrial**

## **The TIF District:**

The Marshall County Commission is simultaneously creating "Marshall County Development District No. 3" (the "TIF District").

The TIF District includes approximately 1,463 acres in Franklin and Clay District, Marshall County. The TIF District is being created by the Marshall County Commission to provide a tool for redevelopment of brownfield sites and provide a method to extend needed infrastructure to industrial sites in Marshall County, including the Frontier Moundsville Industrial Park and the former Honeywell industrial site. The sites are being actively marketed by the Marshall County Commission and its partner, Ohio Valley Industrial & Business Development Corporation, d/b/a Regional Economic Development Partnership ("RED"), a nonprofit economic development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia.

## **The TIF Project:**

The Marshall County Riverfront Industrial Project No. 1 (the "TIF Project") includes project and site infrastructure and development, including but not limited to: engineering, site acquisition, new technology plant development, remediation, site preparation, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge and river facilities and other improvements to public infrastructure in the TIF District.

Sites within the Northern Panhandle region are being considered for an ethane cracker by several companies. However, no matter where the cracker is located, additional developable sites are needed to capitalize on this opportunity. In fact, the main reason that an ethane cracker might not locate within the region where ethane is produced is because of a lack of large, infrastructure ready usable sites for industrial development. Without further downstream development, the county's economic development efforts are destined to fail. The county will be left with few permanent jobs, and much of its land will be controlled by large, international energy and chemical companies. Two of the most promising sites are brownfields and will need additional redevelopment before becoming productive sites again. Now is the time to act to ensure future success. Securing additional funds to develop sites and installing infrastructure is the most effective way to ensure that there are quality, ready sites to locate companies who will provide long term, stable employment to local residents.

The project will improve and provide much needed infrastructure to the TIF District and help attract new tenants and more jobs to the TIF District. The proposed project will allow reuse of brownfield sites, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the establishment of a marketable riverfront industrial area are the driving force of the project. The project addresses the infrastructure needs in the TIF District and leverages the dollars that were previously invested.

The TIF District has already been the object of interest from companies looking to make investments in processes that capitalize on the Marcellus Shale gas and the liquid gas products that are in the gas. Frontier Industrial has invested tens of millions in redeveloping the brownfield site that formerly housed the AEP Kammer power plant and Honeywell has done the same for its brownfield site in the northern end of the TIF District. It is expected that several more companies will choose to locate plants in the TIF District and will require infrastructure to be installed. Where possible, extra capacity will be designed to allow use by future companies. It is anticipated that the Marshall County Commission or RED, as

applicable, will act as District Infrastructure Manager for an initial term of 25 years, and will be paid a fee of 5% of the TIF Fund deposits each year for the services provided in keeping the TIF infrastructure appropriately sized and available to all companies in the District. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

The projected increment on the following page (which does not include an ethane cracker project) will yield an estimated \$25 million during the 30-year life of the TIF District as reflected in the attached scheduled B (1) herein. The TIF project will be conducted in several phases as sites are identified and developed. In order to allow time for the increment to build, "pay as you go" reimbursement will occur. The initial TIF project will be to identify, acquire and provide infrastructure to one large industrial site within the District. This site will be located along the Ohio River and WV Route 2 with CSX rail access. Following development of the initial site, additional sites will be identified with industry input, allowing more downstream investment in West Virginia. The initial project will be "pay as you go." At this time, there are no immediate plans to issue TIF obligations. To the extent the County Commission determines that TIF obligations should be issued, it will amend and/or supplement this TIF Application and take such further actions as may be necessary in accordance with applicable West Virginia law.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as the County's comprehensive planning regarding economic development and revitalization of the TIF District.



P.O Box 1029, Wheeling, WV 26003  
P: 304.232.7722 F: 304.232.7727  
www.redp.org

November 19, 2025

Mr. Todd Hooker  
Acting Executive Director  
West Virginia Division of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Mr. Hooker,

Pursuant to WV Code §7-11B-15, the Regional Economic Development Partnership is providing the enclosed Annual Report on the Marshall County Development District #1.

As you are aware, the base assessed value established in December 2003 for the Marshall County Development District #1 was \$579,220. Unless otherwise noted, this report reflects the status as of September 2025.

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

Sincerely,

A handwritten signature in black ink, appearing to read "C O'Leary", written in a cursive style.

Craig O'Leary  
Regional Economic Development Partnership

**Annual Report by Marshall County Commission  
Marshall County Development District #1**

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

As of July 2025, the tax increment financing fund has a balance of \$176,060. The source of revenue in the accounts is Real/Personal property tax from the district.

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

In April 2025, RED requested payment from the Marshall County Development Project District No.1 in the amount of \$295,540.18. Payment of \$295,540.18 was received in June 2025.

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

Under the Project Plan, RED acts as MCIP Infrastructure Manager and will be paid a fee of 5% of the infrastructure cost per year for the services provided in keeping the TIF District infrastructure appropriately sized and available to all tenants of the Industrial Park. Infrastructure installed to date is listed below.

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

The base assessed value of the Marshall County Development District #1 established in December 2003 was \$579,220.

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

The 2025 current assessed value of the Marshall County Development District #1, is unavailable. The 2024 current assessed value was:

Real estate: \$1,629,600

Personal: \$3,954,904

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

There was a \$5,005,284 increase in the assessed value in 2024.

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

As of the date of this report, there are no payments made in lieu of taxes in the district.

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

There are currently no contracts under a redevelopment or project plan.

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

The Marshall County Development Project No. 1 was simultaneously created and filed with the District application.

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

In 2017 property was sold and then re-acquired in the amount of \$525,500 by the Regional Economic Development Partnership and Leveltek. In addition, improvements to date include:

Access Road \$466,000	Remediation \$30,265
Access Road Extension \$400,000	Electric Line Extension \$75,000
Gas Line Extension \$261,500	

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

No land has been acquired by or through initiation of eminent domain proceedings.

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

The natural gas industry and affiliated companies have created jobs and investment for the surrounding region. While long term commitments have been limited, a number of short term investments have supported the overall economy. CSX and Unimin Sand are the largest and most permanent fixtures within the district. The job creation varies by company and the nature of work, while supporting significant numbers, would not be exclusive to within the district.

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

The Commission and RED have located tenants fulfilling the above focus within the district. Employment numbers and wages fluctuate depending on activity level.

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

In April 2025, RED requested payment from the Marshall County Development Project District No.1 in the amount of \$295,540.18. Payment of \$295,540.18 was received in June 2025.

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

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

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

The Marshall County Development District #1 was approved by the West Virginia Development Office in December, 2003.

(17) The amount of outstanding tax increment financing obligations.

The Marshall County Commission reports \$0.00 in outstanding TIF obligations.

(17) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This report will also be available in the Marshall County Commission office.

Marshall County Commission  
Marshall County Courthouse  
7th Street  
Moundsville, WV 26041



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www.redp.org

November 19, 2025

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

Dear Mr. Hooker,

Pursuant to WV Code §7-11B-15, the Regional Economic Development Partnership is providing the enclosed Annual Report on the County Commission of Marshall County Combined Development Project District No. 2 and No. 3. - Combined Project Plan No. 1.

As you are aware, the Marshall County Development District No. 2 located in Franklin District was approved by the West Virginia Development Office on March 16, 2012. The base was originally established at \$148,034,615 and was amended in 2018 to be \$149,445,075.

The merged County Commission of Marshall County Combined Development Project District No. 2 and No. 3. - Combined Project Plan No. 1 was approved in 2022. The base assessed value of the County Commission of Marshall County Combined Development Project District No. 2 and No. 3 was established in 2022 as \$166,253,237.

Unless otherwise noted, this report reflects the status as of September 2023.

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

Sincerely,

A handwritten signature in black ink, appearing to read "C O'Leary".

Craig O'Leary  
Regional Economic Development Partnership

**Annual Report by Marshall County Commission**  
**Marshall County Development MERGED District #2 and #3**

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

As of September 2024, the tax increment financing fund has a balance of \$4,318,635.85. The source of revenue in the accounts is Real/Personal property tax from the district.

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

In May 2024, RED requested payment of the District Infrastructure Manager fee from the Marshall County Development Project District No.2 in the amount of \$86,299.71. Payment was received in June 2024.

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

The Marshall County Franklin District Project No. 1 was simultaneously created. The Project Plan outlines the Regional Economic Development Partnership, the County's designated Economic Development organization will act as District Infrastructure Manager for an initial term of 25 years and will be paid a fee of 5% of the TIF Fund deposits each year for the services provided in keeping the TIF infrastructure appropriately sized and available to all companies in the District.

Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;

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

The base assessed value of the County Commission of Marshall County Combined Development Project District No. 2 and No. 3 was established in 2022 as \$166,253,237.

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

The current assessed value of the County Commission of Marshall County Combined Development Project District No. 2 and No. 3 is unavailable. The 2024 current assessed value was:

Real estate: 50,080,920

Personal: 360,544,012

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

There was a \$244,371,695 increase in the assessed value in 2024.

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

As of the date of this report, there are no payments made in lieu of taxes in the district.

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

There are currently no contracts under a redevelopment or project plan.

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

The Marshall County Franklin District Project No. 1 was simultaneously created and filed with the District application.

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

While acquisition and sale is limited, privately held property within the district has ongoing rehabilitation, remodeling and/or repair being conducted to maintain and grow operations in mainly the chemical and natural gas sector.

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

No land has been acquired by or through initiation of eminent domain proceedings.

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

The natural gas industry and affiliated companies have created jobs and investment for the surrounding region. Blue Racer, Westlake, Covestro are the largest and most permanent fixtures within the district. The job creation varies by company and the nature of work, while supporting significant numbers, would not be exclusive to within the district.

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

The Commission and RED have located tenants fulfilling the above focus within the district. Employment numbers and wages fluctuate depending on activity level.

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

The Marshall County Commission reports payment of the District Infrastructure Manager fee from the Marshall County Development Project District No.2 in the amount of \$86,299.71.

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

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

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

The Marshall County Development District No. 2 and Marshall County Franklin District Project No. 1 were approved by the West Virginia Development Office in March 2012 and merged into County Commission of Marshall County Combined Development Project District No. 2 and No. 3 in 2022.

(17) The amount of outstanding tax increment financing obligations.

The Marshall County Commission reports \$0.00 in outstanding TIF obligations.

(17) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This report will also be available in the Marshall County Commission office.

Marshall County Commission  
Marshall County Courthouse  
7th Street  
Moundsville, WV 26041



**City of Martinsburg**

# **Project Description & Annual Report**

Section 17:

- TIF District #1, Raleigh Street Extension Project

# City of Martinsburg

## TIF District #1, Raleigh Street Extension Project

### The TIF District:

The TIF District was established for the primary purpose of enabling access to and in North Martinsburg (defined below). The City has for several years been trying to address its traffic problems and to unify the City in an orderly fashion. Berkeley County is the fastest growing area in the State and has experienced a strain on its infrastructure. The Raleigh Street Extension described below has been selected by the City, in connection with the West Virginia Department of Transportation, Division of Highways (“WVDOT”), after public hearings as the optimum approach to the problem. Incorporating proposed business developments into the TIF District results in the establishment of a development district that can accomplish a threefold purpose: (i) constructing the Raleigh Street Extension; (ii) constructing an alternative route to alleviate demand on Edwin Miller Boulevard; and (iii) facilitating the investment in job-producing private development that will expand the public tax base in the City. The Class A office space proposed by local developers and described below is particularly attractive because potential tenants include federal agencies that would locate well-paying jobs into the City. The additional connector roads in the Lutz Avenue area are complementary to the Raleigh Street Extension and provide another means to easing congestion in that area of the City.

The proposed TIF District is centered along the proposed locations for the Raleigh Street Extension. Lutz Avenue/Forbes Drive Connector, Meridian Parkway and Court House Drive. It contains approximately 37 parcels, most of which are undeveloped. Almost all of the proposed TIF District is within the city limits of Martinsburg. The approval of the Berkeley County Commission for the several parcels that lie outside the city limits has been received.

### The TIF Project:

The City of Martinsburg proposes the TIF District and project as the way to complete funding for what is commonly referred to as the “Raleigh Street Extension”. The City of Martinsburg has recognized traffic problems. Perhaps the biggest problem involves the northern and northeastern portions of Martinsburg (referred to in this summary as “North Martinsburg”). The CSX railroad mainline effectively separates North Martinsburg from the rest of the City. A two-lane road underpass under the railroad tracks constricts traffic on Queen Street (WV Route 9), which is the only route serving North Martinsburg and is frequently congested. The WVDOT, in connection with the Federal Highways Administration, has proposed addressing the problem by extending Raleigh Street approximately 1.2 miles from Race Street, through what is in large part undeveloped land, to the intersection of US Route 11 and WV Route 9. The proposed location for the Raleigh Street Extension was chosen after study by WVDOT and public input. The project also includes improvements from Race Street to King Street in downtown Martinsburg. The TIF Project will provide a second connection from downtown Martinsburg to North Martinsburg, improving local and regional transportation services and relieving traffic congestion. In addition to assisting routine traffic flow, the TIF Project will assist greatly with public safety. The second connection will allow emergency vehicles to avoid underpasses if needed and will provide direct access to Tavern Road and City Hospital. Significant funds have been committed to the project, and requests for additional funds are pending. However, even if the pending requests are granted, there will be a

funding shortfall. The TIF financing proposed in connection with the TIF District is intended to cover the funding shortfall.

As an integral part of the project, the City proposes improvement, expansion or extension of Lutz Avenue, Meridian Parkway, Court House Drive and Forbes Drive (referred to together in this summary as the "Lutz Avenue Connector"). Lutz Avenue, which is now just a spur, would run parallel to Edwin Miller Boulevard. Edwin Miller Boulevard is a continuation of the Queen Street congestion described above. In addition, much of the development in North Martinsburg is along or close to Edwin Miller Boulevard. The development includes and is expected to include office buildings, which would increase the traffic flow on Edwin Miller Boulevard and would connect to the extended Lutz Avenue. The expanded Forbes Drive would connect to both Court House Drive and the Raleigh Street Extension and, among other things, serve an area currently being developed. The current developments include a facility leased to the United States Coast Guard, which, without the proposed street improvements, will exacerbate the traffic problems. Accordingly, these additional street improvements, expansions and extensions would provide an alternate route to Edwin Miller Boulevard, providing further relief for the North Martinsburg traffic problems.

The Lutz Avenue and Forbes Drive portions of the project would open up additional undeveloped land in the proposed TIF District. The owners of several of the larger parcels, which are locally-based developers, have proposed development of those parcels and would construct the Lutz Avenue Connector in connection with such development. The development would include Class A office space to be marketed to federal agencies, commercial space and residential property. The City finds the developers' proposal consistent with desired development of the City. Most importantly from the City's standpoint, the development would provide the tax increment revenues needed to support the proposed TIF financing. This, in turn, would complete the planned funding for the TIF Project.

In addition to the street design and construction described above, the appurtenant infrastructure, the project may include other streets and water, sewer and storm sewer lines and utility conduits, intersection improvements, traffic control, sidewalks, trails, curbing, lighting, and other infrastructure within the TIF District or on the land contiguous to and serving the TIF District.

**THE CITY OF MARTINSBURG, WEST VIRGINIA**

**THE CITY OF MARTINSBURG DEVELOPMENT DISTRICT NO. 1 –**  
**NORTH MARTINSBURG ACCESS**

**ANNUAL REPORT FILED WITH THE EXECUTIVE DIRECTOR**  
**OF THE WEST VIRGINIA DEVELOPMENT OFFICE**  
**FOR FISCAL YEAR ENDING JUNE 30, 2025**

Pursuant to § 7-11B-15(a) of the West Virginia Code of 1931, as amended, following is the Annual Report for **The City of Martinsburg Development District No. 1 – North Martinsburg Access** (the “TIF District”) prepared by The City of Martinsburg, West Virginia (the “City”) for the Fiscal Year Ending June 30, 2025 (“FYE 2025”), and being filed with the Executive Director of the West Virginia Development Office (“WVDO”).

1. Aggregate Amount and Amount by Source of Revenues in the TIF Fund for FYE 2025:

***Beginning Balance - July 1, 2024***                      **\$ 534,012.64**

Tax Increment Revenues	\$ 184,247.90
Interest Earnings	\$ 27,588.66
Total Receipts	\$ 211,836.56

2. Amount and Purposes of Expenditures from the TIF Fund To Date:

Pay as you Go Projects	\$ 0.00
Debt Service	\$ 191,928.95
Feasibility Study Costs	\$ 0.00
Total Disbursements	\$ 191,928.95

***Ending Balance - June 30, 2025***                      **\$ 553,920.30**

3. Amount of Any Pledge of Revenues, Including Principal and Interest on Any Outstanding Tax Increment Financing Indebtedness: The City has outstanding, as of FYE 2025, the following Tax Increment Financing Indebtedness: The City of Martinsburg Tax Increment

Revenue Bonds, Series 2010 (The City of Martinsburg Development District No. 1 – North Martinsburg Access) (Bank-Qualified), dated June 29, 2010, in the aggregate principal amount of \$3,100,000 (“Series 2010 TIF Bonds”). The Series 2010 TIF Bonds were refunded and replaced with Series 2015 TIF Bonds, dated August 6, 2016, in the aggregate principal amount of \$2,800,000. Interest on the Series 2015 TIF Bonds is payable annually at 4.1% interest per annum. The Series 2015 TIF Bonds mature on July 1, 2036, but are subject to mandatory sinking fund redemption on each July 1 prior thereto, beginning July 1, 2016. The Series 2015 TIF Bonds are special, limited obligations of the City payable solely from and secured solely by the Tax Increment Revenues deposited in the TIF Fund, and the amounts in the Reserve Fund and the Project Fund

4. Base Assessed Value of the TIF District:

	Class I	Class II	Class III	Class IV	Total
Personal Property	\$ 0	\$ 0	\$ 21,190	\$ 1,260,977	\$ 1,282,167
Real Estate	\$ 0	\$ 0	\$ 0	\$ 7,311,960	\$ 7,311,960
Total	\$ 0	\$ 0	\$ 21,190	\$ 8,572,937	\$ 8,594,127

*\* Base Values have been corrected to include additional properties, Assessor certification errors, and the removal of exempt properties.*

5. Assessed Value for Current Tax Year of Taxable Property Having a Tax Situs in the TIF District:

	Class I	Class II	Class III	Class IV	Total
Personal Property	\$ 0	\$ 0	\$ 21,190	\$ 1,992,690	\$ 2,013,880
Real Estate	\$ 0	\$ 41,610	\$ 0	\$ 22,902,170	\$ 22,943,780
Total	\$ 0	\$ 41,610	\$ 21,190	\$ 24,894,860	\$ 24,957,660

*\* Current assessed values do not include decreases in original base values.*

6. Assessed Value Added to Base Assessed Value of Taxable Property having a Tax Situs in the TIF District:

	Class I	Class II	Class III	Class IV	Total
Personal Property	\$ 0	\$ 0	\$ 0	\$ 731,713	\$ 731,713
Real Estate	\$ 0	\$ 41,610	\$ 0	\$15,590,210	\$15,631,820
Total	\$ 0	\$ 41,610	\$ 0	\$16,321,923	\$16,363,533

7. Payments Made in Lieu of Taxes Received and Expended To Date: None.
8. Reports on Contracts Made Incidental to the Implementation and Furtherance of the Development Plan and Project for the TIF District: The City contracted with [MuniCap] to prepare a feasibility study for the TIF District, which study was completed in January, 2010. The City also contracted with [Potomac Professional Services] to oversee the design and construction of the initial portions of the Project. The City entered into various contracts, including with Crews & Associates, Inc., MVB Bank, Inc., and Jefferson Security Bank, in connection with the Series 2010 TIF Bonds.
9. Copy of the Development Plan for the TIF District: Please see the Development Plan that was previously submitted.
10. Cost of Any Property Acquired, Disposed of, Rehabilitated, Reconstructed, Repaired or Remodeled: None.
11. Number of Parcels of Land Acquired by or Through Initiation of Eminent Domain Proceedings: None.
12. Number and Types of Jobs Projected by the Project Developer To Be Created, If Any, and the estimated Annualized Wages and Benefits Paid or To Be Paid to Persons Filling Those Jobs: Please see Section II(B)(2) of the Development Plan previously submitted.

13. Number, Type and Duration of the Jobs, Created, If Any, and the Annualized Wages and Benefits Paid. [Because the projects described in the Plan have not yet begun, no jobs have yet been created as a result of the Plan.]

14. Amount and Purposes of Expenditures from the TIF Fund for FYE 2025:

Pay as you Go Projects	\$ 0.00
Debt Service	\$ 191,928.95
Feasibility Study Costs	\$ 0.00
Total Disbursements	\$ 191,928.95

15. Payments Made in Lieu of Taxes Received and Expended for FYE 2025: None.


16. Status of the Plan and Projects Therein: Thrasher Engineering, Inc. completed design of the public improvements portion of the Project. Potomac Professional Services oversaw the design and construction of the initial portions of the TIF Project, which included the installation of a water line and the upgrade of a portion of Meridian Parkway. Bids were opened on September 14, 2011 for Phase 1C-Access Roads and Utilities. The construction and other costs were funded with the proceeds of the Series 2010 TIF Bonds (TIF Project funds). This project was substantially complete May 2012. The project included the construction of a portion of Lutz Avenue, traffic circle, utility relocations, stormwater, decorative lights, and landscaping.

17. The Amount of Outstanding Tax Increment Financing Obligations: As of FYE 2025, the City has the Series 2015 TIF Bonds outstanding in the aggregate principal amount of \$1,855,000.

18. Additional Information. None.

Submitted: September 26, 2025

THE CITY OF MARTINSBURG, WEST VIRGINIA

By   
Kevin Knowles, Mayor

Contact:

Andrew P. Blake, City Manager  
232 North Queen Street, P.O. Box 828  
Martinsburg, West Virginia 25402  
Telephone: (304) 264-2149  
Fax: (304) 264-2137  
E-Mail: [ablake@cityofmartinsburg.org](mailto:ablake@cityofmartinsburg.org)



Ashley, Dawn E <dawn.e.ashley@wv.gov>

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## Re: 3rd and Final Reminder – 2025 Annual TIF Report

1 message

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**Jordan Maynor** <jordan.a.maynor@gmail.com>

Mon, Nov 3, 2025 at 2:25 PM

To: "Ashley, Dawn E" <dawn.e.ashley@wv.gov>

Cc: cecil@fbtlaw.com

Good afternoon Ashley. We have exactly 0 expenditures and have not started yet. We are getting ready to ramp up and will have more to share in the future. Do you need something beyond this email?

Jordan Maynor  
304-228-9772

On Mon, Nov 3, 2025 at 1:22 PM Ashley, Dawn E <dawn.e.ashley@wv.gov> wrote:

Good afternoon,

Please accept this email as a 3<sup>rd</sup> and final reminder of the TIF Annual Reports due to our office for the following district(s)/project(s):

Mercer Co. Commission:  
District #1/Project #1, The Ridges Project  
District # 1, The Ridges EODD

Reports should be emailed to Dawn Ashley, Administrative Assistant, Division of Economic Development, at [Dawn.E.Ashley@wv.gov](mailto:Dawn.E.Ashley@wv.gov). Attached is a letter with the TIF requirements.

Please respond to this email no later than November 17, 2025. If no response by November 17, 2025, the final report will be prepared, and it will state that you 'Did Not Report'.

Thank You.



## **Mercer County Commission**

# **Project Description & Annual Report**

Section 18:

- TIF District #1, Project #1, The Ridges Project
- TIF District, The Ridges EODD

# **Mercer County Commission**

## **TIF District #1, Project No. 1, The Ridges Project**

### **The TIF District:**

The Development Authority of Mercer County (the “Developer”) proposes that the County Commission create the Development District to be designated as “The Ridges Economic Opportunity Development District.” The proposed Development District is comprised of approximately 390 acres of real property located approximately 0.7 miles from the I-77 and U.S. Route 460 interchange (Exit 9) and generally between Pisgah and Halls Ridge Roads. A map of the proposed Development District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in the application. The Development District is being proposed for creation by the County Commission for the purpose of facilitating the planning, acquisition, construction and equipping of site, infrastructure, and other capital improvements, including but not limited to athletic facilities, in an effort to attract new investments in the development and redevelopment of the land and properties within the Development District and surrounding areas.

### **The TIF Project:**

The Developer proposes to act as the master developer with respect to the design, permitting, acquisition, construction, renovation, and equipping of site, infrastructure, and other capital improvements that will facilitate development within, or for the benefit of, the Development District. These improvements may include, without limitation, site acquisition, remediation, site preparation, cut and fill, site infrastructure, earthwork, new roads and improvements, relocation of existing roads, intersection improvements, curbing, bridges, traffic control measures, lighting, and other related infrastructure. Additional improvements may involve water lines, water works facilities, sanitary sewer lines, sewerage facilities, stormwater facilities, wetlands mitigation, electric and natural gas utilities, telecommunications, cable, fiber optics, other utility upgrades and relocations, demolition, community facilities, and streetscaping, including sidewalks, curbing and guttering, street lighting, traffic signals, and other infrastructure enhancements. The Project may also include the planning, acquisition, construction, and equipping of certain athletic facilities, including outdoor recreation facilities, fields, parks, and stadiums, along with all necessary appurtenances and amenities within or benefitting the Development District (collectively, the “Project”).

### **The Total Cost of the Project**

The Developer estimates the total cost of the Project to be approximately \$101,481,429. All costs are preliminary estimates and are subject to change.

## **TIF District, The Ridges EODD**

### **The TIF District:**

The Development Authority of Mercer County (the “Developer”) proposes that the County Commission create the Development District to be designated as “The Ridges Economic Opportunity Development District.” The proposed Development District is comprised of approximately 390 acres of real property located approximately 0.7 miles from the I-77 and U.S. Route 460 interchange (Exit 9) and generally between Pisgah and Halls Ridge Roads. The Development District is being proposed for creation by the County Commission for the purpose of facilitating the planning, acquisition, construction, and equipping of site, infrastructure, and other capital improvements, including but not limited to athletic facilities, in an effort to attract new investments in the development and redevelopment of the land and properties within the Development District and surrounding areas.

### **The Project**

The Developer proposes to act as the master developer with respect to the design, permitting, acquisition, construction, renovation, and equipping of site, infrastructure, and other capital improvements that will facilitate development within, or for the benefit of, the Development District. These improvements may include, without limitation, site acquisition, remediation, site preparation, cut and fill, site infrastructure, earthwork, new roads and improvements, relocation of existing roads, intersection improvements, curbing, bridges, traffic control measures, lighting, and other related infrastructure. Additional improvements may involve water lines, water works facilities, sanitary sewer lines, sewerage facilities, stormwater facilities, wetlands mitigation, electric and natural gas utilities, telecommunications, cable, fiber optics, other utility upgrades and relocations, demolition, community facilities, and streetscaping, including sidewalks, curbing and guttering, street lighting, and traffic signals. The Project may also include the planning, acquisition, construction, and equipping of certain athletic facilities, including outdoor recreation facilities, fields, parks, and stadiums, along with all necessary appurtenances and amenities within or benefitting the Development District (collectively, the “Project”).



Ashley, Dawn E <dawn.e.ashley@wv.gov>

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## Re: 3rd and Final Reminder – 2025 Annual TIF Report

1 message

---

**Jordan Maynor** <jordan.a.maynor@gmail.com>

Mon, Nov 3, 2025 at 2:25 PM

To: "Ashley, Dawn E" <dawn.e.ashley@wv.gov>

Cc: cecil@fbtlaw.com

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Jordan Maynor  
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Good afternoon,

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Mercer Co. Commission:  
District #1/Project #1, The Ridges Project  
District # 1, The Ridges EODD

Reports should be emailed to Dawn Ashley, Administrative Assistant, Division of Economic Development, at [Dawn.E.Ashley@wv.gov](mailto:Dawn.E.Ashley@wv.gov). Attached is a letter with the TIF requirements.

Please respond to this email no later than November 17, 2025. If no response by November 17, 2025, the final report will be prepared, and it will state that you 'Did Not Report'.

Thank You.



# Monongalia Co. Commission

# Project Descriptions & Annual Reports

## Section 19:

- TIF District #1, Project #1, Star City
- TIF District #2, Morgantown Industrial Park
- TIF District #3, Project #1, Mon General Road Improvements
- TIF District #3, Project #2, Maple Drive Improvements
- TIF District #4, University Town Centre
- TIF District #5, Project #1, Harmony Grove

# Monongalia County Commission

## TIF District #1, Project #1, Star City

### The TIF District:

The proposed TIF District includes riverfront property and property surrounding the main thoroughfare (University Avenue) through town. A public hearing has been scheduled for September 26, 2007, before the County in order for the County to entertain public comments on the proposed creation of the TIF District. If following such public hearing the County wishes to proceed to establish the TIF District, the County may do so by resolution duly adopted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the Town of Star City.

The boundary for the TIF District at the water's edge of the Monongahela River designated as the northern corporate city limit, extending east to the Rails to Trails and then south along the trail to Crawford Avenue (a non-developed street) turning one (1) block south at Fairfield Street, then turn south on Pleasant Hill Avenue, continue south for four (4) blocks to Monongalia Boulevard and U.S. Route 19 and WV Routes 7 and 32 at which point the boundary crosses the Boulevard and continues along the property boundaries of property belonging to Tera Limited Partnership and along Normandy Street all the way to the southern Star City corporate city boundary.

At this time, the TIF District follows the corporate line to the west, to the water's line of the Monongahela River and then turns north following the river's edge all the way to the beginning. Also included within the district is University Avenue, beginning at Pleasant Hill Avenue in the north extending east onto University Avenue to the corporate limits of property owned by St. Mary's Catholic Church and the opposite side of the street going west and including the lots as described in the description of properties submitted to the County Assessor for evaluation and appraisal for the TIF District. This area is approximately two (2) lots deep on each side of the street, with the exception of lot number 366 (large empty field of approximately 2.2 acres.).

The Star City Redevelopment Project is the result of several years of studying the area and visioning with local businesses and citizens. A great deal of research, evaluation, studies, and collaboration with the citizens have produced quality master plans (see **Section II: Attachment 8**). These plans include mixed-use development along the riverfront. The riverfront would contain a museum exhibiting work by local artisans and displaying glass produced in the city, attractive restaurants, mixed-use office space, and other development displaying "new urbanism" and "smart growth" characteristics.

With an anticipated total investment of \$60 million over a ten-year development period, the Star City Revitalization Project will improve the quality of life of those living and working in Star City. The infrastructure improvements, combined with the new development will attract new businesses to the town and will provide new employment opportunities (\$6.1 million is expected to improve the city's infrastructure). These improvements will include widening roads, burying utility lines, improving water and sewer lines, and constructing new sidewalks and will allow for future commercial development within the TIF District.

### The TIF Project:

The Town of Star City proposes to develop certain projects (the "TIF Projects") within the TIF District, which TIF Projects may be acquired and constructed in several phases. The Projects include the following public improvements: road and intersection improvements (including utility relocation, pedestrian ways, lighting, land and right-of-way acquisition, and related infrastructure), water lines, storm water culverts and facilities, sewer

lines, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure (see **Section II.C** for more detailed information).

## **TIF District #1, Project #1, Phase #2, Star City -- Amendment**

### **The TIF District:**

The order creating the TIF District was entered by the County Commission on December 12, 2012. The TIF District is located in Monongalia County and includes approximately 1,450 acres of contiguous real property located generally at or near the Interstate 79, Star City/West Virginia University Exit, Exit 155. A map of the TIF District boundaries is provided in **Attachment 2**. A portion of the TIF District within both the Town of Granville (“Granville”) and the City of Westover (“Westover”).

### **The TIF Project:**

West View, LLC (the “Developer”) proposes to develop certain public infrastructure improvements within or adjacent to and benefiting the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, bike and walking trails, recreation facilities, land acquisition, new road construction and road improvements, including, with limitation, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto, all within or benefiting the TIF District (the “Phase II TIF Project”) as set forth in this Project Plan Application (the “Phase II Project Plan”). The Phase II Project Plan will facilitate the development of the second phase of development in the TIF District, which will result in over 300 acres of additional land available for development and will finance over five miles of road construction and over six miles of utility extensions. The road construction will improve access to existing community assets, including Mylan Park, Mylan Park Elementary School and Chaplin Hill Business Park.

The first phase of development in the TIF District consists of certain public infrastructure improvements within the TIF District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, new road construction and road improvements, including without limitation a new interstate highway interchange and related improvements, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and the costs of planning, acquiring, constructing and equipping certain intercollegiate athletic facilities, including with limitation, a baseball park and other facilities, fields, parks, and/or stadiums, and appurtenances and amenities relating thereto, all within or benefitting the TIF District (the “Phase I TIF Project”). The components of the Phase I TIF Project are anticipated to be completed as follows: (i) road and utility upgrades and extensions by June 2015; (ii) the Monongalia County Ballpark by April 2015; and (iii) the new Interstate 79 interchange by August 2016.

## **TIF District #2, Project #1, Morgantown Industrial Park**

### **The TIF District:**

The Developer has requested the assistance of the County Commission to finance a portion of the costs associated with the redevelopment and improvement of the Morgantown Industrial Park (the “Park”), a former industrial ordinance works site, located entirely within the TIF District. The TIF Project will generally include all

or some of the following: financing of infrastructure improvements within the Park, including road, potable water storage and distribution, storm water transmission and sanitary sewer collection, to assist in the redevelopment and improvement of the Park for viable industrial, manufacturing and professional business use. Costs for the Project which may be paid by the County from the TIF Fund, include all related public infrastructure costs, including water, sewer, storm water, roads and other utilities. Necessary professional fees, together with costs of preparation of the project plan and related cost are included in the TIF financing. See Section II.C and Section II.D for details.

The County Commission has found and determined that approval of the TIF District Application and issuance of the TIF Obligations (defined herein) will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

The TIF District includes the entire Morgantown Industrial Park and other lands, starting at the entrance to the Morgantown Industrial Park at the intersection of County Route 19 (Dupont Road) and County Route 45 (River Road), the district is bordered on the West by CR 45 until it reaches the overpass to Interstate 79. The District then follows the boundary of I-79 until it reaches the Uffington Bridge and Monongahela River. The boundary continues and is bordered on the East by the Monongahela River until it turns West 1050' bordered on the North by Chemtura's property line to CR 19 (Dupont Road). The border then goes 2200' Southeast back to the Monongahela River and is bordered on the East by the river for 3300'. It then turns West 3600' back to CR 19 (Dupont Rd) and is bordered by the privately developed land to the West for 3750' where it ties back to the intersection of CR 19 and 45 (entrance to Morgantown Industrial Park).

### **The TIF Project:**

The Commission proposes the TIF District and TIF Project as a mechanism to facilitate the redevelopment of approximately 200 acres within the Park. The TIF Project includes the design, permitting, acquisition and construction of public infrastructure improvements, including:

- Road improvements and extensions;
- Potable waterline relocation, extensions and related infrastructure;
- Storm water lines, culverts and collection and impoundment facilities;
- Sanitary sewer collection lines, pump stations, and related facilities;
- Demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements; and
- Other related public infrastructure improvements, extensions renovations and additions.

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

## **TIF District #3, Project #1, Mon General Road Improvements**

### **The TIF District:**

A public hearing was held October 15, 2008, before the County in order for the County to entertain public comments on the proposed creation of the TIF District and approval of the TIF Project. If following such public

hearing the County wishes to proceed to establish the TIF District and approve the TIF Project, the County may do so by resolution duly adopted following approval by the West Virginia Development Office. The TIF District is bounded on the south by SR 705 and Chestnut Ridge Road; it is bounded on the east by the WVU research park; it is bounded on the north by West Run Road and the WVU research park; and it is bounded on the west by western section of the north hills residential areas which adjoin WVU and the Morgantown Corporation.

Monongalia County General Hospital Company (“MGH”) plans to develop a new entrance into Monongalia General Hospital beginning at the intersection of Willowdale Road and SR 705. The new entrance road will run behind the Village at Heritage Point and intersect at JD Anderson Drive and Vandervort Drive. In addition, the applicant plans to develop a medical office park on approximately 6.5 acres along the perimeter of the new entrance to the hospital. Longer term development could include a hotel or similar complex on the corner of SR 705 and Pineview Dr., on property currently owned by Monongalia Health System, Inc. With the development of the medical office park and traffic to and from Mon General Hospital, it is anticipated there will be significant additional commercial growth within the TIF district, especially along Pineview Drive, SR 705, and Chestnut Ridge Road.

The development of a new entrance road to the MGH campus and the need for a new egress for MEMS (as hereinafter defined) to exit the MGH campus has been in the hospital’s long-term plans for several years. However, with the recent \$80 million investment by MGH in its new tower and the increase in traffic along Pineview Drive as a result of the development along West Run Road, the need for the new road has become significantly more important.

Presently the traffic along Pineview Drive and at the intersection of Pineview Drive and SR 705 has become increasing greater. With the anticipated completion of the additional townhomes along West Run Road that are currently being constructed, MGH and the County expect additional traffic along Pineview Dr. and increasing difficulty of MEMS to respond to any emergency. When adding in the additional traffic from the new developments along West Run Road and the number of employees leaving and arriving at Mon General Hospital at peak times during the day, it is essential to have a new roadway that can be used by MEMS to respond to medical and similar emergencies.

Planned development along the new road includes a Medical Office Park to include three separate medical office buildings to be owned by local physicians and built by private developers. A second phase of development planned within the TIF boundaries is the construction of hotel or similar commercial property on the corner of SR 705 and Pineview Drive.

The TIF Project (defined herein) will include a new entrance to the MGH campus and egress for MEMS. Mon Emergency Medical Services (“MEMS”) is the primary contact for all 911 calls received in Monongalia County. MEMS responds to over 95% of all of the 911 calls received by the County. The TIF Project will allow ambulances and rescue vehicles to immediately access the new road and provide two alternative to access SR 705 should one of the roads be blocked. With the new road, response time for MEMS should improve and thereby increase the safety and security of residents of Monongalia County and surrounding areas.

### **The TIF Project:**

Monongalia County General Hospital Company, a West Virginia nonprofit corporation, proposes to construct a new access road to the MGH Campus and Mon Emergency Medical Services from WV Route 705, with appropriate intersection improvements, curbing, grading, drainage, signage, and all necessary appurtenances (the “TIF Project”) within the TIF District, which TIF Project may be acquired and constructed in several phases. The Project will allow ambulances and rescue vehicles to immediately access the new road and provide two

alternatives to access WV Route 705 should one of the roads be blocked (see **Section II.C** for more detailed information).

## **TIF District #3, Project #2, Maple Drive Improvements**

### **The TIF District:**

#### **Project Plan No. 1**

The County Commission entered an Order on December 22, 2008 creating Monongalia County Development District No. 3 (the "TIF District") and approving Project Plan No. 1 for the TIF District consisting primarily of the acquisition and construction of a new access road to Monongalia General Hospital and Mon Emergency Medical Services from WV Route 705, with appropriate intersection improvements, curbing, grading, drainage, signage and all necessary appurtenances ("Project Plan No. 1"). The TIF District is bounded on the south by SR 705 and Chestnut Ridge Road; it is bounded on the east by the WVU research park; it is bounded on the north by West Run Road and the WVU research park; and it is bounded on the west by the western section of the north hills residential areas which adjoin WVU and the Morgantown Corporation.

The County Commission issued its Tax Increment Revenue Bonds (Monongalia General Hospital Main Entrance and Emergency Access Project No. 1) Series 2011 A, dated May 19, 2011, issued in the original aggregate principal amount of \$3,015,000 in order to finance costs of the design, acquisition, construction and equipping of Project Plan No. 1 (the "Series 2011 A Bonds"). The project undertaken pursuant to Project Plan No. 1 has been substantially completed.

#### **Project Plan No. 2**

A public hearing is scheduled to be held by the County Commission on August 26, 2015, in order for the County Commission to entertain public comments on the proposed approval of Project Plan No. 2- Maple Drive Improvement Project (the "Project Plan"). If following such public hearing the County Commission wishes to proceed to approve the Project Plan, the County Commission may do so by Order duly entered following approval by the West Virginia Development Office.

Monongalia County General Hospital Company, a West Virginia nonprofit corporation ("MGH"), is currently facilitating the construction of a new Medical Office Park on approximately 6.5 acres along the intersection of Mon General Drive and Maple Drive. The Medical Office Park will include three separate medical office buildings to be owned by local physicians and built by private developers. As a result of increased commercial growth in the area, as well as prior improvements to Monongalia General Hospital ("Mon General"), there has been significant increased traffic flow on Maple Drive. The recent construction of several new apartment buildings, the anticipated completion of a new full service Holiday Inn, the opening of a new location for MedExpress and other anticipated or completed development within the TIF District is anticipated to add to the traffic flow on Maple Drive. Additionally, upon completion of the Medical Office Park it is anticipated that a significant number of its patrons will access and exit the Medical Office Park by way of Maple Drive.

Mon Emergency Medical Services ("MEMS") is the primary contact for all 911 calls received in Monongalia County, responding to over 95% of all 911 calls the County receives. MEMS currently accesses SR 705 (the main access road to the remainder of the County) primarily via Mon General Drive which intersects with Maple Drive near the intersection of Mon General Drive and SR 705. The commercial development which has occurred within the TIF District and which is anticipated to occur in the future as above described has and will continue to

make it more difficult for emergency vehicles to get through the SR 705 intersection thereby slowing response times for emergency vehicles.

The Project Plan provides for the design, acquisition, construction and equipping of improvements to Maple Drive, a state road which runs parallel to SR 705 and intersects Mon General Drive, in order to create an additional access route to the Medical Office Park which is currently under construction, to MGH and the remainder of the businesses and amenities located or to be located along or accessed by Mon General Drive. Such improvements would serve to mitigate future traffic at the intersection of Mon General Drive and SR 705 thereby improving response time for MEMS on emergency calls and improve access of the citizens of Monongalia County to MGH, the Medical Office Park and all existing and future amenities which are to be accessed by Mon General Drive and Maple Drive. The improvements to Maple Drive may include a new base, surface, sidewalks, curbing, grading, drainage, and all necessary appurtenances. The Project Plan also includes the acquisition by MGH or any of its affiliated entities of currently unimproved real property in the area of the intersection of Maple Drive and Mon General Drive and in the area of the intersection of Mon General Drive and SR 705 in order to dedicate such property to unimproved green space and similar uses in order to prevent the development of such property which would add to the traffic burdens on the roadways which serve that area and in order for MGH to construct signage for Mon General and other related medical facilities on such acquired property.

In connection with the financing of the TIF Project (hereinafter defined) and the issuance of the TIF Obligations (hereinafter defined), the County Commission also intends to undertake the refinancing and repayment in full of its outstanding Tax Increment Revenue Bonds (Monongalia General Hospital Main Entrance and Emergency Access Project No. 1) Series 2011 A, dated May 19, 2011, issued in the original aggregate principal amount of \$3,015,000 (the "Series 2011 A Bonds").

### **TIF Project**

MGH proposes the design, acquisition, construction and equipping of improvements to Maple Drive, a state road which runs parallel to SR 705 and intersects Mon General Drive, which improvements may include a new base, surface, sidewalks, curbing, grading, drainage, signage, and all necessary appurtenances within or benefitting the TIF District, together with the acquisition by MGH or any of its affiliated entities of currently unimproved real property in the area of the intersection of Maple Drive and Mon General Drive and in the area of the intersection of Mon General Drive and SR 705 in order to dedicate such property to unimproved green space and similar uses and in order for MGH to construct signage for Mon General and other related medical facilities on such acquired property, which improvements and property acquisitions may be acquired and constructed in several phases (collectively, the "TIF Project").

## **TIF District #4, University Town Centre**

### **The TIF District:**

The County Commission proposed the creation of the "The County Commission of Monongalia County (West Virginia) University Town Centre Economic Opportunity Development District No. 1" (the "Development District"). The proposed Development District is comprised of approximately 1,450 acres of real property located generally at or near the Interstate 79, Start City/West Virginia University Exit, Exit 155, situate in Monongalia County, West Virginia. A map of the proposed Development District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in Attachment 2. The Development District is being created by the County Commission for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements and intercollegiate athletic facilities within

the Development District and in an effort to attract new investments in the development and redevelopment of the land and properties within the Development District and surrounding areas. A portion of the Development District lies within both the Town of Granville (“Granville”) and the City of Westover (“Westover”).

### **The TIF Project:**

The Developer proposes to act as the master developer with respect to the development of certain public infrastructure improvements within the Development District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, new road construction and road improvements, including without limitation a new interstate highway interchange and related improvements, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and the costs of planning, acquiring, constructing and equipping certain intercollegiate athletic facilities, including with limitation, a baseball park and other facilities, fields, parks, and/or stadiums, and appurtenances and amenities relating thereto, all within or benefitting the proposed Development District (the “Project”), all as set forth and more particularly indicated on the map provided in **Attachment 2**. To the extent additional special district excise tax revenues and/or special district excise tax bond proceeds are available, the Developer proposes to plan, acquire, construct and equip additional public infrastructure improvements and intercollegiate athletic facilities.

The Developer estimates the total cost of the Project will be approximately \$45,000,000. Detailed estimates of the estimated costs of the Project are provided in **Attachment 3**. All costs are preliminary estimates and the amounts listed are subject to change.

The Project Developer anticipates completing the Project in incremental phases to coincide with market conditions and the plan of finance. A project schedule detailing the anticipated development of the Project is attached hereto as **Attachment 4**.

## **TIF District #4, Phase II, University Town Centre -- Amendment**

### **The TIF Project:**

Mon-View, LLC (the “Master Developer”) serves as the master developer of the Development District. In the Original Application, the Master Developer proposed the creation of the Development District and the development of certain public infrastructure improvements within the Development District, including, without limitation a new interstate highway interchange and related improvements, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and the costs of planning, acquiring, constructing and equipping certain intercollegiate athletic facilities, including without limitation, a baseball park and other facilities, fields, parks, and/or stadiums, and appurtenances and amenities thereto, all within or benefitting the proposed Development District (the “Phase I Project”). The components of the Phase I Project are anticipated to be completed as follows: (i) road and utility upgrades and extensions by June 2015; (ii) the Monongalia County Ballpark by April 2015; and (iii) the new Interstate 79 interchange by August 2016. The Original Application contemplates, to the extent additional special district excise tax revenues and/or special district excise tax bond proceeds are available, that the Master Developer would propose the planning, acquisition, construction and equipping of additional public infrastructure improvements and intercollegiate athletic facilities in the Development District.

Pursuant to the Master Development Agreement dated as of January 30, 2014, between the Master Developer and the County Commission, the Master Developer may arrange for a sub-developer to undertake the design, acquisition and equipping of projects. The Master Developer has arranged for West View, LLC (the “Project Developer”) to serve as a sub-developer of public infrastructure improvements and public facilities in the

Development District (the "Project") consistent with Section 5 of Chapter 7, Article 22 of the Code of West Virginia, 1931, as amended (the "Act"). The Project shall be completed in phases as approved by the County Commission in accordance with the Act. The phases of the Project shall include, but not be limited to the (i) Phase I Project and (ii) certain public infrastructure improvements within the Development District, including, without limitation, water lines, sanitary sewer lines, stormwater drainage, earthwork, bike and walking trails, recreation facilities, land acquisition, new road construction and road improvements, including without limitation, intersection improvements, curbing, traffic control, lighting and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto, all within or benefitting the Development District (the "Phase II Project"). The Phase II Project will facilitate the development of the second phase of development in the Development District, which will result in over 300 acres of additional land available for development and will finance over five miles of road construction and over six miles of utility extensions. The road construction will provide and improve access to existing community assets, including Mylan Park, Mylan Park Elementary School and Chaplin Hill Business Park. The anticipated cost of the Phase II Project is approximately \$45,000,000. The costs of future phases of the Project shall be approved by the County Commission in consultation with its financial and other advisors, based upon special district excise tax revenues available (i) to pay the scheduled payment of the principal of and interest on Obligations (as hereinafter defined) issued to finance such future phases and/or (ii) to pay for a future phases of the Project on a "pay as you go" basis.

Development expenditures for the Project may include any and all development expenditures permitted pursuant to Section 5 of the Act, including, but not limited to, all development expenditures deemed necessary by the County Commission for engineering design, feasibility, market, environmental and other studies for the betterment of the Development District. Any future phases of the Project shall be as approved by the County Commission.

The Project Developer estimates the total cost of the Phase II Project will be approximately \$45,000,000. Detailed estimates of the estimated costs of the Phase II Project are provided in **Attachment 2**. All costs are preliminary estimates and the amounts listed are subject to change.

The Project Developer anticipates completing the Project in incremental phases to coincide with market conditions and the plan of finance. A project schedule detailing the anticipated development of the Phase II Project and the status of the development of the Phase I Project is attached hereto as **Attachment 2**.



400 White Oaks Boulevard  
Bridgeport, WV 26330  
(304) 933-8000 (304) 933-8183 Fax  
www.steptoe-johnson.com

Writer's Contact Information  
Lacy.Smith@Steptoe-Johnson.com  
304-933-8177

October 31, 2025

VIA EMAIL AND FIRST-CLASS MAIL

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

Todd Hooker, Acting Executive Director  
West Virginia Division of Economic Development  
1900 Kanawha Boulevard, East  
Capitol Complex  
Building 3, Room 600  
Charleston, West Virginia 25305

**Re: 2025 Annual Tax Increment Financing Report – Monongalia County**


Dear Mr. Hooker:

Please find enclosed the Monongalia County Commission's annual report for the following Tax Increment Finance ("TIF") districts in Monongalia County with respect to the fiscal year ending June 30, 2025:

1. Monongalia County Redevelopment District No. 1 – Town of Star City
2. Monongalia County Redevelopment District No. 2 – Morgantown Industrial Park
3. Monongalia County Redevelopment District No. 3 – Monongalia General Hospital
4. Monongalia County Redevelopment District No. 4 – University Town Centre
5. Monongalia County Redevelopment District No. 5 – Harmony Grove

This report is being filed pursuant to W. Va. Code § 7-11B-15(a).

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

Very truly yours,  
  
Lacy N. Smith

Enclosure

cc (w/encls-via email): Renetta McClure, County Administrator ([rmcclure@monongaliacounty.gov](mailto:rmcclure@monongaliacounty.gov))  
Dawn E. Ashley ([dawn.e.ashley@wv.gov](mailto:dawn.e.ashley@wv.gov))

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

**TAX INCREMENT FINANCING ANNUAL REPORT**  
**Fiscal Year Ending June 30, 2025**

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

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

1. Monongalia County Redevelopment District No. 1 – Town of Star City
2. Monongalia County Redevelopment District No. 2 – Morgantown Industrial Park
3. Monongalia County Redevelopment District No. 3 – Monongalia General Hospital
4. Monongalia County Redevelopment District No. 4 – University Town Centre
5. Monongalia County Redevelopment District No. 5 – Harmony Grove

**Submitted By:**

**The County Commission of Monongalia County  
243 High Street, Room 202  
Morgantown, WV 26505**

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

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

Redevelopment District No. 1 – Town of Star City

Total Taxes Collected	\$296,120.14
Interest on Investments	\$1,106.67
<b>Total Revenues and Receipts</b>	<b>\$297,226.81</b>

Redevelopment District No. 2 – Morgantown Industrial Park

Total Taxes Collected	\$490,855.13
Interest on Investments	\$3,210.32
<b>Total Revenues and Receipts</b>	<b>\$494,065.45</b>

Redevelopment District No. 3 – Monongalia General Hospital

Total Taxes Collected	\$676,563.65
Interest on Investments	\$6,561.63
<b>Total Revenues and Receipts</b>	<b>\$683,125.28</b>

Redevelopment District No. 4 – University Town Center

Total Taxes Collected	\$4,004,763.01
Interest on Investments	\$41,561.49
<b>Total Revenues and Receipts</b>	<b>\$4,046,324.50</b>

Redevelopment District No. 5 – Harmony Grove

Total Taxes Collected	\$674,003.64
Interest on Investments	\$950,786.18
<b>Total Revenues and Receipts</b>	<b>\$1,633,031.87</b>

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

Redevelopment District No. 1 – Town of Star City

Amount of Expenditures:	\$297,226.81
Purpose:	Payment of administrative expenses and support of the TIF District.

Redevelopment District No. 2 – Morgantown Industrial Park

Amount of Expenditures:	\$494,557.94
-------------------------	--------------

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Redevelopment District No. 3 – Monongalia General Hospital

Amount of Expenditures: \$687,488.26

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Redevelopment District No. 4 – University Town Center

Amount of Expenditures: \$3,943,160.96

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

Redevelopment District No. 5 – Harmony Grove

Amount of Expenditures: \$1,637,094.18

Purpose: Payment of administrative expenses and tax increment debt obligations of District.

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

Redevelopment District No. 1 – Town of Star City

The District has no current revenue pledge as all tax increment obligations have been met.

Redevelopment District No. 2 – Morgantown Industrial Park

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

Redevelopment District No. 3 – Monongalia General Hospital

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

Redevelopment District No. 4 – University Town Center

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

Redevelopment District No. 5 – Harmony Grove

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to the payment of the District's tax increment obligations.

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

Redevelopment District No. 1 – Town of Star City

Total Personal Property	\$5,968,458
Total Real Property	\$13,073,340
<b>Total Base Assessed Value</b>	<b>\$19,041,798</b>

Redevelopment District No. 2 – Morgantown Industrial Park

Total Personal Property	\$26,256,348
Total Real Property	\$13,203,540
<b>Total Base Assessed Value</b>	<b>\$39,459,888</b>

Redevelopment District No. 3 – Monongalia General Hospital

Total Personal Property	\$5,627,045
Total Real Property	\$75,412,200
<b>Total Base Assessed Value</b>	<b>\$81,039,245</b>

Redevelopment District No. 4 – University Town Center

Total Personal Property	\$24,445,496
Total Real Property	\$53,182,670
<b>Total Base Assessed Value</b>	<b>\$77,628,166</b>

Redevelopment District No. 5 – Harmony Grove

Total Personal Property	\$ 654,656
Total Real Property	\$161,123,310
<b>Total Base Assessed Value</b>	<b>\$16,766,966</b>

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

Redevelopment District No. 1 – Town of Star City

Total Personal Property	\$ 9,165,208
Total Real Property	\$31,587,380
<b>Total Current Assessed Value</b>	<b>\$40,752,588</b>

Redevelopment District No. 2 – Morgantown Industrial Park

Total Personal Property	\$48,109,403
Total Real Property	\$36,357,720
<b>Total Current Assessed Value</b>	<b>\$84,467,123</b>

Redevelopment District No. 3 – Monongalia General Hospital

Total Personal Property	\$ 33,918,830
Total Real Property	\$113,542,070
<b>Total Current Assessed Value</b>	<b>\$147,460,900</b>

Redevelopment District No. 4 – University Town Center

Total Personal Property	\$ 77,923,711
Total Real Property	\$255,451,630
<b>Total Current Assessed Value</b>	<b>\$333,375,341</b>

Redevelopment District No. 5 – Harmony Grove

Total Personal Property	\$ 44,382,670
Total Real Property	\$ 76,611,020
<b>Total Current Assessed Value</b>	<b>\$120,993,690</b>

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

Redevelopment District No. 1 – Town of Star City

Total Current Assessed Value	\$40,752,588
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$19,041,798&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$21,710,790</b>

Redevelopment District No. 2 – Morgantown Industrial Park

Total Current Assessed Value	\$84,467,123
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$39,459,888&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$45,007,235</b>

Redevelopment District No. 3 – Monongalia General Hospital

Total Current Assessed Value	\$147,460,900
<less>	

<u>Base Assessed Value</u>	<u>&lt;\$81,039,245&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$66,421,655</b>

Redevelopment District No. 4 – University Town Center

Total Current Assessed Value	\$333,375,341
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$77,628,166&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$255,747,175</b>

Redevelopment District No. 5 – Harmony Grove

Total Current Assessed Value	\$120,993,690
<less>	
<u>Base Assessed Value</u>	<u>&lt;\$16,766,966&gt;</u>
<b>Increase in Assessed Value</b>	<b>\$104,226,724</b>

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

There have been no payments made in lieu of taxes in any of the TIF Districts referenced herein.

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

Redevelopment District No. 1 – Town of Star City

The developer indicated that there have been no contracts made incidental to or in furtherance of the District during the prior fiscal year.

Redevelopment District No. 2 – Morgantown Industrial Park

Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 350 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM has completed and has now opened a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$54M with an additional \$10M in equipment and inventory. This new center is projected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and has completed the closing of the second tranche of the Harmony Grove TIF financing which will allow Enrout to proceed with the site engineering and bidding of the construction of an additional 25-acre parcel to the

park. The estimated construction cost for this project is \$6,500,000. Upon its completion Enrout will seek a certification of the site with the WV Department of Economic Development which would allow the site to be marketed not only via the company's current marketing firm but also through WVEDA's website.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$148,000,000 in net assessed incremental tax value within its district and by 2027 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 350+ additional permanent jobs within the park. These jobs are projected to add over \$22M in annual salaries and benefits to the county's economy.

As was reiterated in our 2024 letter, Enrout, through its collaboration agreement with the WVDOH, continues to work to finish the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Additionally, the West Virginia Department of Transportation has completed the engineering and bidding of a new bridge/access road. The total cost of the bridge project is estimated to exceed \$60M. The project's overall goal is to provide MIP and the residents along the south of River Road improved access across the Monongahela River to US 119 and 1-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

These two proposed projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to 1-79 and 1-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

#### Redevelopment District No. 3 – Monongalia General Hospital

The developer indicated that there have been no contracts made incidental to or in furtherance of the District during the prior fiscal year.

#### Redevelopment District No. 4 – University Town Center

The developer did not provide any responsive data as to any contract in furtherance of the development of this District and projects therein.

Redevelopment District No. 5 – Harmony Grove

On December 21, 2021 the County Commission of Monongalia County issued \$21,500,000 of TIF Revenue Bonds Series 2021 for the purpose of financing a portion of the cost of site development, including the installation of certain utilities and infrastructure for the expansion of the Morgantown Industrial Park. The bonds were purchased by Enrout Properties, LLC and the Trustee for the bonds is WesBanco Trust and Investments Services in Wheeling, WV.

As of August 1, 2025, the total funds drawn to date are as follows:

Site Development	\$ 2,709,420
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Electrical	\$ 637,918
Gas	\$ 152,042
Engineering	\$ 881,918
Construction Mgt.	\$ 350,000
Water/Sanitary	\$ 2,816,728
Contingency	\$ 729,949
Capitalized Interest	\$ 226,699
Total	\$11,009,372

With the Tranche 1 funding of \$11,062,372 almost completed, Enrout, in June of 2025, completed the closing of Tranche 2 portion of the Harmony Grove TIF financing. Working closely with MVB, United Bank and MuniCap, the company secured an additional \$6,500,000 to complete the site engineering and construction of a new 25-acre parcel. This parcel is estimated to be completed in the second quarter of 2026 and will be one of the most visible sites in the MIP.

Mountaintop Beverage is in the initial planning stages for a 150,000 square foot expansion of the plant at an estimated cost of \$38,000,000, not including equipment. An additional 10-acre site is available for sale or lease directly beside the Mountaintop Beverage site. In addition, in 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage at a total cost of \$9,900,000. The facility is located on a 4-acre pad site that was developed as part of an additional 15 acres of “pad ready” sites completed and overviewed in our 2024 report. Additionally, the park has an additional 45+ acre shovel ready sites for sale or lease. The Park continues to have a positive economic impact to the Morgantown and Monongalia County. To date the MIP TIF #5 has created over \$148,000,000 in net assessed incremental tax value within its district and by 2027 that estimate is expected to grow to over \$200,000,000.

While these two projects have a significant impact for the park, in the spring of 2025 BCG of Morgantown completed the construction of a 350,000 square foot distribution/warehouse facility at an estimated cost of over \$54M. This facility is now open

and operating and is estimated to bring in an additional 100+ permanent jobs to the area and will provide a significant increase in the TIF increment within the park.

In addition to site development the infrastructure expansion with the various utility companies involved in the expansion of utilities to the newly expanded section of the park has been completed. These include major expansions of electric, water, sanitary, gas and fiber to all current and future sites within the park. The total cost for the expanded utilities exceeded \$20,000,000. Enrout recognizes the critical financial support it has received from the Monongalia County Commission for the infrastructure expansion. This initiative would have been extremely difficult to achieve if not for the financial support of the Commission.

It is important to note that in addition to the incremental tax value, we estimate the MIP TIF has created over 350 additional permanent jobs within the park. These jobs are projected to add over \$20M in annual salaries and benefits to the county's economy.

As was reiterated in our 2024 letter Enrout, through its collaboration agreement with the WVDOH, has completed the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Both the Interstate Justification Report and the Environmental Assessments have been completed and submitted to the WVDOH for review and submission to the Federal Highway Administration. We anticipate the review and potential approval of the interchange to occur in the 4<sup>th</sup> quarter of this year.

Additionally, the West Virginia Department of Transportation awarded the construction contract for the new Morgantown Industrial Park Access Bridge/Road to Triton Engineering and work commenced in the latter part of 2024 and continues to date. The project completion is projected to be late 2026 to early 2027. The project's overall goal is to provide MIP and the residents along the south of River Road with improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

As stated in our previous letters, these two projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

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

Redevelopment District No. 1 – Town of Star City

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

Redevelopment District No. 2 – Morgantown Industrial Park

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

Redevelopment District No. 3 – Monongalia General Hospital

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

Redevelopment District No. 4 – University Town Center

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

Redevelopment District No. 5 – Harmony Grove

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

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

Redevelopment District No. 1 – Town of Star City

The developer indicated no new acquisitions, dispositions, or improvements of any property in the District.

Redevelopment District No. 2 – Morgantown Industrial Park

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 350 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM has completed and has now opened a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$54M with an additional \$10M in equipment and inventory. This new center is projected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and has completed the closing of the second tranche of the Harmony Grove TIF financing

which will allow Enrout to proceed with the site engineering and bidding of the construction of an additional 25-acre parcel to the park. The estimated construction cost for this project is \$6,500,000. Upon its completion Enrout will seek a certification of the site with the WV Department of Economic Development which would allow the site to be marketed not only via the company's current marketing firm but also through WVEDA's website.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$148,000,000 in net assessed incremental tax value within its district and by 2027 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 350+ additional permanent jobs within the park. These jobs are projected to add over \$22M in annual salaries and benefits to the county's economy.

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- Improve emergency response in the region.

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

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

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

Redevelopment District No. 1 – Town of Star City

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

Redevelopment District No. 2 – Morgantown Industrial Park

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

Redevelopment District No. 3 – Monongalia General Hospital

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

Redevelopment District No. 4 – University Town Center

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

Redevelopment District No. 5 – Harmony Grove

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

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

Redevelopment District No. 1 – Town of Star City

The developer reports that no jobs have been created in the TIF District during the prior fiscal year.

Redevelopment District No. 2 – Morgantown Industrial Park

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 350 direct jobs. In early 2024 Enrout completed the

construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM has completed and has now opened a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$54M with an additional \$10M in equipment and inventory. This new center is projected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and has completed the closing of the second tranche of the Harmony Grove TIF financing which will allow Enrout to proceed with the site engineering and bidding of the construction of an additional 25-acre parcel to the park. The estimated construction cost for this project is \$6,500,000. Upon its completion Enrout will seek a certification of the site with the WV Department of Economic Development which would allow the site to be marketed not only via the company's current marketing firm but also through WVEDA's website.

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The developer did not provide any responsive data as to the number, type, and duration of the jobs created therein.

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- Improve emergency response in the region.

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

Redevelopment District No. 1 – Town of Star City

Amount of Disbursements: \$297,226.81  
Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 2 – Morgantown Industrial Park

Amount of Disbursements: \$494,557.94  
Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 3 – Monongalia General Hospital

Amount of Disbursements: \$687,488.26  
Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 4 – University Town Center

Amount of Disbursements: \$3,943,160.96  
Purpose: Payment of administrative expenses and outstanding debt obligations.

Redevelopment District No. 5 – Harmony Grove

Amount of Disbursements: \$1,637,094.18  
Purpose: Payment of administrative expenses and outstanding debt obligations.

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

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

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

Redevelopment District No. 1 – Town of Star City

There has been no additional development in the District during the previous fiscal year to report.

Redevelopment District No. 2 – Morgantown Industrial Park (TIF District #2, Morgantown Industrial Redevelopment Project No. 1

In 2021 Enrout Properties, LLC refinanced its MIP TIF Bonds #2 with a new bond in the amount of \$9.56M. The purpose of the refinance was to refund the existing balance of the bond of \$6,784,721 and provide Enrout Properties, LLC an additional \$5,300,000 of new money. The new monies were used to facilitate the necessary infrastructure needed for part of the expansion of site development on the western side of the park. Outlined below are the updated disbursements from the TIF Construction/Development Fund:

Total MIP TIF Development Fund	\$9,735,532
Refunding of Series A Bond	(\$4,404,150)
Cost of Issuance	(\$ 175,751)
Project Fund Draw	(\$ 419,416)
Balance of Fund	\$ 4,736,215

As of August 1, 2024, most all the funding has been expended.

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 250 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM is in the process of constructing a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$50M with an additional \$10M in equipment and inventory. When completed in 2025 this project is expected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and is in the process of working with our banks to release the second tranche of Enrout's TIF funding to allow for the development of an additional 25-acre parcel to add to the site inventory of the park.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$137,000,000 in net assessed incremental tax value within its district and by 2026 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 300+ additional permanent jobs within the park. These jobs are projected to add over \$20M in annual salaries and benefits to the county's economy.

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As stated, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur its economical development. Thank you again for working with us on this invaluable project.

Redevelopment District No. 3 – Monongalia General Hospital

There has been no additional development in the District during the previous fiscal year to report.

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The developer did not provide any responsive data as to the development of the District and projects therein.

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project completion is projected to be late 2026 to early 2027. The project's overall goal is to provide MIP and the residents along the south of River Road with improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

As stated in our previous letters, these two projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

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

Redevelopment District No. 1 – Town of Star City

None

Redevelopment District No. 2 – Morgantown Industrial Park

Tax Increment Revenue and Refunding Bonds Series 2021 A -- **\$9,265,623.73**

Redevelopment District No. 3 – Monongalia General Hospital

Tax Increment Revenue Bonds - Series 2016A -- **\$968,604.43**

Redevelopment District No. 4 – University Town Center

Senior Tax Increment Revenue, Refunding and Improvement Bonds, Series 2023A (Development District No. 4 - University Town Centre) -- **\$45,820,000.00**

Subordinate Tax Increment Revenue and Improvement Bonds, Series 2023B (Taxable) (Development District No. 4 - University Town Centre) -- **\$906,260.06**

Redevelopment District No. 5 – Harmony Grove

Tax Increment Revenue Bonds, Series 2021 B -- **\$11,998,267.10**

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

Redevelopment District No. 1 – Town of Star City

None.

Redevelopment District No. 2 – Morgantown Industrial Park

As stated previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not have had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur its economical development. Thank you again for working with us on this invaluable project.

Redevelopment District No. 3 – Monongalia General Hospital

None.

Redevelopment District No. 4 – University Town Center

None.

Redevelopment District No. 5 – Harmony Grove

As stated previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur its economical development. Thank you again for working with us on this invaluable project.

**Section II. Attachments**

**Attachment 1:** Monongalia County Redevelopment District No. 1 - Town of Star City

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

**Attachment 2:** Monongalia County Redevelopment District No. 2 - Morgantown Industrial Park

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

**Attachment 3:** Monongalia County Redevelopment District No. 3 - Monongalia General Hospital.

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

**Attachment 4:** Monongalia County Redevelopment District No. 4 - University Town Centre

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

**Attachment 5:** Monongalia County Redevelopment District No. 5 – Harmony Grove

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



400 White Oaks Boulevard  
Bridgeport, WV 26330  
(304) 933-8000 (304) 933-8183 Fax  
www.step-toe-johnson.com

Writer's Contact Information

[Lacy.Smith@StepToe-Johnson.com](mailto:Lacy.Smith@StepToe-Johnson.com)  
304-933-8177

October 31, 2025

**VIA EMAIL AND CERTIFIED MAIL**  
**[rmcclure@monongaliacounty.gov](mailto:rmcclure@monongaliacounty.gov)**

Mrs. Renetta McClure  
Monongalia County Administrator  
Monongalia County Commission  
243 High Street, Room 202  
Morgantown, WV 26505

Re: In Re: Monongalia County Redevelopment District No. 1  
Town of Star City

Dear Mrs. McClure:

Please accept this letter as a summary of the status of the Star City TIF District. According to Lea S. Hassler, the Treasurer of the Town of Star City, there have been no changes to report for fiscal year 2025.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Lacy N. Smith', written over a horizontal line.

Lacy N. Smith

pjg  
Enclosure

## ENROUT PROPERTIES, LLC

466 Christy Street, Suite 2  
Morgantown, WV 26505

August 5, 2025

The Honorable Jeff Arnett  
President, Monongalia County Commission  
243 High Street, Room 202  
Morgantown, WV 26505

Re: TIF District #2, Morgantown Industrial Redevelopment Project No. 1

Dear Commissioner Arnett:

Pursuant to the WV Tax Increment Financing Act—Section 7-11 B-15 Enrout Properties is respectfully submitting its annual report for the TIF project referenced above.

In 2021 Enrout Properties, LLC refinanced its MIP TIF Bonds #2 with a new bond in the amount of \$9.56M. The purpose of the refinance was to refund the existing balance of the bond of \$6,784,721 and provide Enrout Properties, LLC an additional \$5,300,000 of new money. The new monies were used to facilitate the necessary infrastructure needed for part of the expansion of site development on the western side of the park. Outlined below are the updated disbursements from the TIF Construction/Development Fund:

Total MIP TIF Development Fund	\$9,735,532
Refunding of Series A Bond	(\$4,404,150)
Cost of Issuance	(\$ 175,751)
Project Fund Draw	<u>(\$ 419,416)</u>
Balance of Fund	\$ 4,736,215

As of August 1, 2024, most all the funding has been expended.

As stated previously, Enrout successfully completed the site development for the 40-acre site that houses the \$220,000,000, 330,000 square foot Mountaintop Beverage manufacturing facility. The facility has been operational for over one year with employment numbers exceeding 350 direct jobs. In early 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage which is now open and operating. Total construction cost for the project was \$9,900,000 along with an additional \$1.2M in site development cost. In April of 2024 Enrout completed the sales transaction of a 22-acre parcel to BCP Morgantown, LLC. BCPM has completed and has now opened a 350,000 square foot distribution/warehouse facility within TIF District #2. The estimated construction value of the project is \$54M with an additional \$10M in equipment and inventory. This new center is projected to add an additional 50-100 permanent jobs in the park. As of this date Enrout still has available 30+ acre shovel ready sites within the park and has completed the closing of the second tranche of the Harmony Grove TIF financing which will allow Enrout to proceed with the site engineering and bidding of the

construction of an additional 25-acre parcel to the park. The estimated construction cost for this project is \$6,500,000. Upon its completion Enrout will seek a certification of the site with the WV Department of Economic Development which would allow the site to be marketed not only via the company's current marketing firm but also through WVEDA's website.

The Park continues to have a positive economic impact on Morgantown and Monongalia County. To date the MIP has created over \$148,000,000 in net assessed incremental tax value within its district and by 2027 that estimate is expected to grow to over \$200,000,000. In addition to the incremental tax value, we estimate the MIP TIF has created over 350+ additional permanent jobs within the park. These jobs are projected to add over \$22M in annual salaries and benefits to the county's economy.

As was reiterated in our 2024 letter, Enrout, through its collaboration agreement with the WVDOH, continues to work to finish the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Additionally, the West Virginia Department of Transportation has completed the engineering and bidding of a new bridge/access road. The total cost of the bridge project is estimated to exceed \$60M. The project's overall goal is to provide MIP and the residents along the south of River Road improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

These two proposed projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

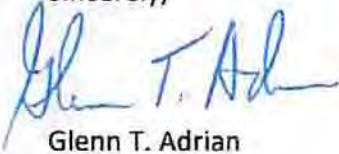
- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

Over the past year Enrout has not obtained any additional property through the initiation of eminent domain nor has it received or made any payment in lieu of taxes within the TIF District.

As state previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur it's economically development. Thank you again for working with us on this invaluable project.

If you have any questions regarding the park or this information, please feel free to contact me.

Sincerely,

A handwritten signature in blue ink that reads "Glenn T. Adrian". The signature is written in a cursive style with a large initial "G" and a long horizontal stroke at the end.

Glenn T. Adrian  
Member  
Enrout Properties, LLC



400 White Oaks Boulevard  
Bridgeport, WV 26330  
(304) 933-8000 (304) 933-8183 Fax  
www.step-toe-johnson.com

Writer's Contact Information

[Lacy.Smith@StepToe-Johnson.com](mailto:Lacy.Smith@StepToe-Johnson.com)  
304-933-8177

October 31, 2025

***VIA EMAIL AND CERTIFIED MAIL***

[rmeclure@monongaliacounty.gov](mailto:rmeclure@monongaliacounty.gov)

Mrs. Renetta McClure  
Monongalia County Administrator  
Monongalia County Commission  
243 High Street, Room 202  
Morgantown, WV 26505

Re: *In Re: Monongalia County Redevelopment District No. 3 –  
Monongalia General Hospital*

Dear Mrs. McClure:

Please accept this letter as a summary of the status of the Monongalia General Hospital TIF District. We have been provided the following information by Rich Scherich:

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

- The developer reports no payments made in lieu of taxes.

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

- No publicly bid contracts to report.

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

- None.

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

- None for 2025.

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

**5) The status of the development or redevelopment plan and projects therein.**

- No additional development in 2026.

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

- No additional information.

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

Very truly yours,

A handwritten signature in black ink, appearing to read 'Lacy N. Smith', with a stylized flourish at the end.

Lacy N. Smith



400 White Oaks Boulevard  
Bridgeport, WV 26330  
(304) 933-8000 (304) 933-8183 Fax  
www.stepToe-johnson.com

Writer's Contact Information

October 31, 2025

*Via Email and Certified Mail*

Rennetta McClure  
rmclure@monongaliacounty.gov  
243 High Street  
Morgantown, WV 26505

Re: *In Re: Monongalia County Redevelopment District No. 4 –  
University Town Centre*

Dear Mrs. McClure:

Please accept this letter as a summary of the status of the University Town Centre TIF District. We have not been provided any responsive data/information by the developer.

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

Very truly yours,

A handwritten signature in blue ink, appearing to read 'Lacy N. Smith'. The signature is fluid and cursive, with a prominent initial 'L'.

Lacy N. Smith

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

## ENROUT PROPERTIES, LLC

466 Christy Street, Suite 2  
Morgantown, WV 26505

August 5, 2025

The Honorable Jeff Arnett  
President, Monongalia County Commission  
243 High Street, Room 202  
Morgantown, WV 26505

Re: TIF District #5, Morgantown Industrial Redevelopment

Dear Commissioner Arnett:

Pursuant to the WV Tax Increment Financing Act—Section 7-11 B-15 Enrout Properties is respectfully submitting its annual report for the TIF project referenced above.

On December 21, 2021 the County Commission of Monongalia County issued \$21,500,000 of TIF Revenue Bonds Series 2021 for the purpose of financing a portion of the cost of site development, including the installation of certain utilities and infrastructure for the expansion of the Morgantown Industrial Park. The bonds were purchased by Enrout Properties, LLC and the Trustee for the bonds is WesBanco Trust and Investments Services in Wheeling, WV.

As of August 1, 2025, the total funds drawn to date are as follows:

Site Development	\$ 2,709,420
Road Expansion	\$ 2,504,698
Electrical	\$ 637,918
Gas	\$ 152,042
Engineering	\$ 881,918
Construction Mgt.	\$ 350,000
Water/Sanitary	\$ 2,816,728
Contingency	\$ 729,949
Capitalized Interest	<u>\$ 226,699</u>
Total	\$11,009,372

With the Tranche 1 funding of \$11,062,372 almost completed, Enrout, in June of 2025, completed the closing of Tranche 2 portion of the Harmony Grove TIF financing. Working closely with MVB, United Bank and MuniCap, the company secured an additional \$6,500,000 to complete the site engineering and construction of a new 25-acre parcel. This parcel is estimated to be completed in the second quarter of 2026 and will be one of the most visible sites in the MIP.

Mountaintop Beverage is in the initial planning stages for a 150,000 square foot expansion of the plant at an estimated cost of \$38,000,000, not including equipment. An additional 10-acre site is available for sale or lease directly beside the Mountaintop Beverage site. In addition, 2024 Enrout completed the construction of the new MECCA 911 Call Center and Garage at a total cost of \$9,900,000. The facility is located on a 4-acre pad site that was developed as part of an additional 15 acres of "pad ready" sites completed and overviewed in our 2024 report. Additionally, the park has an additional 45+ acre shovel ready sites for sale or lease. The Park continues to have a positive economic impact to the Morgantown and Monongalia County. To date the MIP TIF #5 has created over \$148,000,000 in net assessed incremental tax value within its district and by 2027 that estimate is expected to grow to over \$200,000,000.

While these two projects have a significant impact for the park, in the spring of 2025 BCG of Morgantown completed the construction of a 350,000 square foot distribution/warehouse facility at an estimated cost of over \$54M. This facility is now open and operating and is estimated to bring in an additional 100+ permanent jobs to the area and will provide a significant increase in the TIF increment within the park.

In addition to site development the infrastructure expansion with the various utility companies involved in the expansion of utilities to the newly expanded section of the park has been completed. These include major expansions of electric, water, sanitary, gas and fiber to all current and future sites within the park. The total cost for the expanded utilities exceeded \$20,000,000. I'd be remiss if I did not recognize the critical financial support Enrout has received from the Monongalia County Commission for the infrastructure expansion. This initiative would have been extremely difficult to achieve if not for the financial support of the Commission.

It is important to note that in addition to the incremental tax value, we estimate the MIP TIF has created over 350 additional permanent jobs within the park. These jobs are projected to add over \$20M in annual salaries and benefits to the county's economy.

As was reiterated in our 2024 letter Enrout, through its collaboration agreement with the WVDOH, has completed the necessary impact studies for the construction of a new interchange at the Harmony Grove/River Road overpass off Interstate 79. Both the Interstate Justification Report and the Environmental Assessments have been completed and submitted to the WVDOH for review and submission to the Federal Highway Administration. We anticipate the review and potential approval of the interchange to occur in the 4<sup>th</sup> quarter of this year.

Additionally, the West Virginia Department of Transportation awarded the construction contract for the new Morgantown Industrial Park Access Bridge/Road to Triton Engineering and work commenced in the latter part of 2024 and continues to date. The project completion is projected to be late 2026 to early 2027. The project's overall goal is to provide MIP and the residents along the south of River Road with improved access across the Monongahela River to US 119 and I-68. This along with the Harmony Grove Interchange project will provide tenants of the park unparalleled access to both Interstates 68 and 79. The project is expected to take two years to complete.

As stated in our previous letters, these two projects would have a profound effect on not only economic growth within the MIP and points west of the interstate, but it also provides:

- An entrance/exit point to relieve significant truck traffic currently traveling through Westover to/from Exit 152.
- An alternative route to the elementary and middle schools located on CR-45 (River Road).
- Direct access to I-79 and I-68 to residents west of Westover along River Road and from the Grafton Road (US 119).
- Improve emergency response in the region.

Over the past year Enrout has not obtained any additional property through the initiation of eminent domain nor has it received or made any payment in lieu of taxes within the TIF District.

As stated previously, we sincerely appreciate the continued efforts of the Monongalia County Commission in working with Enrout for the redevelopment of the Morgantown Industrial Park. Enrout is proud of what has been accomplished since the development of the MIP TIF district and remains excited about the continued opportunities which are developing for future years. Without the Tax Incremental Financing program Enrout would not had the ability to secure the vital capital it needed to improve the overall infrastructure of the park. These improvements had a direct impact on our ability to market the park and to spur it's economically development. Thank you again for working with us on this invaluable project.

If you have any question regarding the park or this information please feel free to contact me.

Sincerely,

Glenn T. Adrian  
Member  
Enrout Properties, LLC



**City of Morgantown**

# **Project Descriptions & Annual Reports**

Section 20:

- TIF District #1, Phase 1 of the Square at Falling Run
- TIF District #2, Riverfront Development
- TIF District #3, Project #1, Sunnyside-Up
- TIF District #4, Willey Street Improvements
- TIF District #5, Project #1, Upper Falling Run

# City of Morgantown

## TIF District #2, Riverfront Project

### The TIF District:

An ordinance creating the “City of Morgantown Riverfront Development/Redevelopment District No. 2” (the “TIF District”) was enacted by the City on December 16, 2003. The TIF District includes the Waterfront Place Complex, as well as adjacent residential and commercial properties. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit in the form of public infrastructure improvements from funds to be generated in the TIF Fund over the 30-year life of the TIF District.

The City has been an active participant in development within the TIF District, including construction of a number of gateway entrances on Hurley Street and a small park, as well as construction of a 300-space parking facility and additional improvements to Hurley Street. Establishing the TIF District will allow the City to maximize economic development along the Monongalia River.

### The TIF Project:

The Riverfront Project No. 1 (Parking Facility and Public Infrastructure Improvements), (the “TIF Project”) includes (i) the construction and equipping of a multi-level parking garage, consisting of approximately 650 parking spaces and boutique shops at the street level (the “Parking Facility”), and (ii) improvements to public infrastructure within the District, including, but not limited to public street resurfacing, utility improvements, sidewalks, curbs and curb cuts, lighting, and landscaping (“Public Infrastructure improvements”), and (iii) a portion of the construction and/or equipping of The West Virginia Public Theatre subject to available project funds.

The Parking Facility is an integral part of The West Virginia Public Theatre and Marina Economic Development Grant Project that City Council unanimously endorsed on June 2002, and later reaffirmed on July 2003. The public theatre and marina are to be funded, in part, from the West Virginia Economic Development Authority’s Grant of \$13,900,000, awarded in August of 2003, and would not be constructed without the Parking Facility. This Parking Facility’s primary function is to facilitate that intense parking demands for the public theatre performances, as well as other theatre and even functions. The TIF Project is planned to be wholly financed from proceeds of tax increment revenue bonds issued by the City, described herein. Platinum Properties, LLC (the “Project Developer”) proposes to own and operate the Parking Facility.

Public Infrastructure Improvements will include streetscape projects, utility relocations, street resurfacing, utility improvements, curbs and curb cuts, sidewalks, lighting and other public improvements within the TIF District boundaries that will further enhance property values, as well as provide the necessary foundation for additional development. Subject to available funds, the City may use a portion of TIF Project funds to finance a portion of the construction and/or equipping of The West Virginia Public Theatre.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as City’s comprehensive planning regarding economic development, and revitalization of the TIF District. Additionally; the TIF Project achieves the Planning Commission and City Council’s goal of providing ample parking.

## **TIF District #3, Sunnyside-Up Project**

### **The TIF District:**

The proposed TIF District includes certain properties located in and near the “Sunnyside” district of The City of Morgantown, Monongalia County, West Virginia. A map and boundary description of the proposed property description are provided in Attachment 1. A public hearing has been scheduled for September 16, 2008, before the City Council in order for the City to entertain public comments on the proposed creation of the TIF District. If following such public hearing the City wishes to proceed to establish the TIF District, the City may do so by ordinance duly enacted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the City by improving public infrastructure within the TIF District in an effort to attract new investments in the redevelopment of the land and properties within the TIF District and surrounding areas within the City.

The Sunnyside Up – TIF Project Plan is the result of several years of studying the area and visioning with local businesses and citizens and the development of the Sunnyside Up Comprehensive Revitalization Plan, as updated in 2007, by the Campus Neighborhoods Revitalization Corporation. A great deal of research, evaluation, studies, and collaboration has produced a quality redevelopment and revitalization plan for the Sunnyside Up area of Morgantown (see Section III: Attachment 8).

The deteriorating condition of certain parts of the Sunnyside area has become a hindrance to the overall desire to live and work in the City. The implementation and execution of the Sunnyside Up – TIF Project Plan serve to compliment the overall goals of the Sunnyside Up Revitalization plan and the goals and future of The City of Morgantown. The real property within the TIF District and the citizens and student residents of The City of Morgantown will benefit from the elimination of and prevention of the spread of blighted and deteriorated areas, increasing employment opportunities and encouraging commerce, private investment and citizens and students to remain and relocate to the area. In addition, the real property and citizens within the TIF District will benefit in the form of public improvements from funds to be generated and captured in the tax increment financing fund (the “TIF Fund”) over the 30- year life of the TIF District.

The infrastructure, multi-modal transit station facility, roadway and streetscape improvements, combined with the anticipated new development within the proposed TIF District will attract new private investment, businesses and additional housing facility options to the City and provide new employment opportunities within the City. These improvements will include water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements.

### **The TIF Project:**

The City of Morgantown proposes to develop/construct/install certain projects (the “TIF Projects”) within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the following public improvements: water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for the incidental to the construction/installation of public infrastructure improvements (see Section II.C for more detailed information).

## **TIF District #4, Willey Street Improvements**

### **The TIF District:**

The City proposes the creation of the TIF District to be designated as the “City of Morgantown Redevelopment District No. 4.” The proposed TIF District includes parcels beginning at the intersection of Willey Street and Oak Street, traveling south along Willey Street to Spruce Street, traveling along Spruce Street to Walnut Street to Brockway Avenue, traveling along Brockway Avenue to Pennsylvania Avenue, traveling north to Richwood Avenue, traveling along Richwood to Union Street, traveling along Union Street to Battelle Street to Oak Street. A map of the proposed TIF District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in Attachment 2. The TIF District is being created by the City for the purpose of improving public infrastructure within the district to include right-of-way improvements along Willey Street, Walnut Street, Brockway Avenue, Forest Avenue, and other streets and public property in the TIF District.

### **The TIF Project:**

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

## **TIF District #5, Project #1, Upper Falling Run**

### **The TIF District:**

FMHA proposes that the City create the TIF District to be designated as “The City of Morgantown Development District No. 5.” A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 20 acres of contiguous real property located in the City’s Third Ward, off Liberty Street and running along Braddock Street to the west. The TIF District is being proposed by FMHA for creation of the City for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements within the TIF District in connection with the development of the land within the TIF District. The anticipated development of the land within the TIF District is (i) approximately 178 independent living units, 48 assisted living units and 16 memory care units for persons 55 and older living at or below 150% of the area median income and (ii) an apartment complex of approximately 48 two and three bedroom units providing residential living for families where a parent is, or wishes to, pursue higher education.

### **The TIF Project:**

FMHA proposes to develop certain public infrastructure improvements within the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, new road construction and road improvements and other related infrastructure and utilities improvements, all within or benefitting the proposed TIF District (the “TIF Project”), as set forth and more particularly indicated on the map provided in Attachment 2.



**MORGANTOWN**  
**FINANCE**

304-284-7408  
Morgantownwv.gov  
430 Spruce St.  
Morgantown, WV 26505

September 29, 2025

Mr. Todd E. Hooker  
Acting Executive Director  
West Virginia Dept of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

**RE: City of Morgantown's Annual TIF District Status Reports  
For the Fiscal Year Ended June 30, 2025**

Dear Mr. Hooker:

As outlined in Chapter 7-11B-15(a) of the West Virginia Tax Increment Financing Act, I am pleased to timely submit the City of Morgantown's Annual TIF District Status Reports for the Fiscal Year Ended June 30, 2025.

Any questions regarding the enclosed Annual TIF District Status Reports may be directed to me at the telephone number and/or email address listed below.

Respectfully yours,

Jonathan Furgison, CPA  
Finance Director  
Tel: 304-284-7407  
Email: [jfurgison@morgantownwv.gov](mailto:jfurgison@morgantownwv.gov)

**City of Morgantown  
TIF Districts/Projects Status Report  
Fiscal Year Ending June 30, 2025**

(Pursuant to WV Code 7-11B-15)

DISTRICT: District No. 1 - Falling Run Development  
PROJECT: Project No.1 - The Square at Falling Run

REVENUE:

Property taxes-current	\$ 95,088.71
Property taxes-prior year	5,942.42
Interest and penalties on taxes	1,019.77
PILOT	120,000.00
Interest on deposits	<u>5.80</u>

TOTAL REVENUE \$ 222,056.70

EXPENDITURES:

TIF FUND:

Payments to Bond Trustee \$ 222,050.90

TOTAL TIF FUND EXPENDITURES \$ 222,050.90

TIF DEBT SERVICE FUND:

SERIES 2007A BOND:

Debt Service - Interest	96,963.84
Debt Service – Principal	95,000.00
Administrative Fees	<u>11,783.75</u>

TOTAL TIF DEBT SERVICE FUND EXPENDITURES \$ 203,747.59

OBLIGATIONS OUTSTANDING AT JUNE 30, 2025:

Tax Increment Revenue Bonds, Series 2007 (\$3,000,000) \$1,625,000.00

STATUS OF PROJECT:

Property acquisition and demolition of all housing units within the project area have taken place with funding from a West Virginia Economic Development Grant. All construction projects paid with TIF funding, including the replacement of storm water lines and replacement of the Falling Run roadway are 100% complete.

DISTRICT: Riverfront Development/Redevelopment District No. 2  
 PROJECT: Riverfront Project No. 1 (Parking Facility and Public Infrastructure Improvements)

REVENUE:

Property taxes - current	\$ 448,517.85
Property taxes - prior year	27,893.74
Interest and penalties on taxes	4,586.71
Interest earned on deposits	<u>6.82</u>

TOTAL REVENUE \$ 481,005.12

EXPENDITURES:

TIF FUND:  
 Payments to Bond Trustee \$ 480,998.30

TOTAL TIF FUND EXPENDITURES \$ 480,998.30

TIF DEBT SERVICE FUND:

2006 A BOND:  
 Administrative Fees \$ 15,746.25  
 Transfer to 2007 Subordinate Bond 90,250.56  
 Debt Service – Interest 135,150.00  
 Debt Service – Principal 270,000.00  
 \$ 511,146.81

2007 BOND:  
 Debt Service – Interest \$ 42,322.00  
 Administrative Fees 46,931.06  
 \$ 89,253.06

TOTAL TIF DEBT SERVICE FUND EXPENDITURES \$ 600,399.87

OBLIGATIONS OUTSTANDING AT JUNE 30, 2025:

Tax Increment Revenue Bonds Series 2006A (\$6,180,000)	\$ 2,455,000.00
Subordinate Tax Increment Revenue Bonds Series 2007 (\$8,615,000)	\$ 8,615,000.00

STATUS OF PROJECT:

All projects utilizing TIF funds for construction are 100% complete. Those projects included Walnut Street improvements to Hazel Ruby McQuain Park and Morgantown Event Center and Parking garage located in the Wharf District.

DISTRICT: District No. 3 - Sunnyside  
 PROJECT: Project No.1 – Sunnyside-Up

REVENUE:

Property taxes - current	\$ 818,626.81
Property taxes - prior year	53,151.79
Interest and penalties on taxes	9,744.30
Interest earned on deposits	<u>6,184.08</u>

TOTAL REVENUE \$ 887,706.98

EXPENDITURES:

<u>TIF FUND:</u>	
Payments to Bond Trustee	<u>\$ 881,522.90</u>

TOTAL TIF FUND EXPENDITURES \$ 881,522.90

TIF DEBT SERVICE FUND:

<u>2014 BOND:</u>	
Debt Service – Principal	\$ 362,000.00
Debt Service - Interest	60,752.70
Administrative Fees	42,112.53
Transfer to 2017 Subordinate Bond	<u>326,725.50</u>
	\$ 791,590.73

<u>2017 BOND:</u>	
Debt Service – Principal	\$ 87,000.00
Debt Service - Interest	<u>239,452.46</u>
	\$ 326,452.46

TOTAL TIF DEBT SERVICE FUND EXPENDITURES \$ 1,118,043.19

OBLIGATIONS OUTSTANDING AT JUNE 30, 2025:

Tax Increment Revenue Bonds, Series 2014 (\$5,191,000)	\$1,968,000.00
Subordinate Tax Increment Revenue Bonds, Series 2017 (\$7,146,000)	\$5,960,685.19

STATUS OF PROJECT:

The Sunnyside Up Tax Increment Financing District was approved by the West Virginia Development Office in 2008. In 2010, the sale of \$1,700,000 in TIF bonds to begin the first phase of the Sunnyside Up Project Plan Phase One was completed. The construction, which included new sidewalks, bus stops, plaza area and street lighting was completed in 2011.

The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation began the Second Phase of the Project Plan. Phase II can be divided into three general components: 1) the redesign of a segment of University Avenue at Beverly Avenue and Third Street; 2) a streetscape for Third Street in conjunction with a study of what it will take to make Third Street an arterial way between Beechurst Avenue and University Avenue, the expectation being that Third Street may replace Campus Drive as the main East-West route for vehicular traffic; 3) sidewalks and alleyway improvements, to include a "demonstration alley" which will permit experimentation with alternative materials for paving, innovative design to accommodate vehicular parking and trash storage/pickup, and as a pedestrian way to and from WVU's main campus.

Tax Increment Revenue and Refunding Bonds, Series 2014 were issued in the amount of \$5,191,000 on December 18, 2014 to finance Phase II and refund the 2010 bonds.

After receiving approval from the WVDO in 2017, The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation started the Third Phase of the Project Plan. Phase III has been broken into two sub-phases. The first subphase, Phase IIIA, is a streetscape project, including roadway and alleyway improvements, relocation of utilities, lighting, sidewalk and drainage improvements, and dumpster enclosures. This phase is currently in construction and is anticipated to be completed by Fall 2019. The second subphase, Phase IIIB, includes an intersection upgrade and the University/Neighborhood Gateway at 6<sup>th</sup> Street and Beverly Avenue.

Subordinate Tax Increment Revenue Bonds, Series 2017 were authorized in the aggregate principal amount of \$7,146,000 on December 27, 2017 issuable in denominations of \$100,000 with a draw down period concluding on December 27, 2020. Inception-to-date has had draws totaling \$7,124,685.19 with draw down period now closed. Phase III has been completed.

DISTRICT: District No. 4 – Wiley-Spruce-Brockway  
 PROJECT: Wiley-Spruce-Brockway Redevelopment Project Plan No.1

REVENUE:

Property taxes - current	\$ 100,819.63
Property taxes - prior year	2,885.76
Interest and penalties on taxes	590.61
Interest earned on deposits	<u>3,058.55</u>

TOTAL REVENUE \$ 107,354.55

EXPENDITURES:

TIF FUND:

Professional Services – Asbestos Abatement, Demolition, and Land Restoration	<u>\$ 822,107.00</u>
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TOTAL TIF FUND EXPENDITURES \$ 822,107.00

OBLIGATIONS OUTSTANDING AT JUNE 30, 2025: \$ 0.00

STATUS OF PROJECT:

Proposed projects include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects.

DISTRICT: District No. 5 – Upper Falling Run  
PROJECT: Upper Falling Run Development Project Plan No. 1

REVENUE:

Property taxes - current	\$	0
Property taxes - prior year		0
Interest and penalties on taxes		0
Interest earned on deposits		<u>0</u>

TOTAL REVENUE \$ 0

EXPENDITURES: \$ 0

OBLIGATIONS OUTSTANDING AT JUNE 30, 2025: \$ 0

STATUS OF PROJECT:

The Upper Falling Run Tax Increment Financing District was approved by the West Virginia Development Office (WVDO) in 2016. Proposed projects include the following public improvements: new road construction and other road improvements, water lines, sanitary sewer lines, gas lines, storm water drainage, and other related infrastructure and utility improvements.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2025**  
(Pursuant to WV Code 7-11B-15)

Municipality: City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

Contact: Jamie Miller, City Manager  
304-284-7404/ (fax) 304-284-7430  
jamie.miller@morgantownwv.gov

District: Riverfront Development/Redevelopment District #2  
Project: Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)

1) Aggregate amount and amount by source of revenue:

Property taxes - current	\$ 448,517.85
Property taxes - prior year	27,893.74
Interest and penalties on taxes	4,586.71
Interest earned on deposits	6.82
	\$ 481,005.12

2) Amount and purpose of expenditures: Attachment 1

3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: Attachment 2

4) Base-assessed value of the development/redevelopment project area: \$ 31,086,721

5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area: \$ 68,584,163

6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: \$ 37,497,442

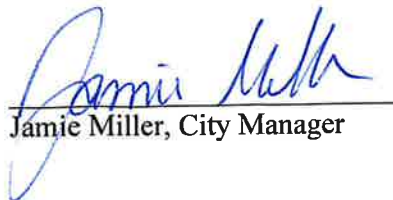
7) Payments made in lieu of taxes received and expended: \$ 0

**TIF District/Project Status Report  
Fiscal Year Ending June 30, 2025**

- |  |                 |
|--|-----------------|
| 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project:   | None            |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:  | Attachment 3    |
| 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:  | \$ 0            |
| 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:   | None            |
| 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: | Attachment 4    |
| 13) Number, type and duration of jobs created and annualized wages and benefits paid:  | Not Available   |
| 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year:  | \$ 510,149.31   |
| 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:  | None            |
| 16) Status of the development/redevelopment project:   | Attachment 5    |
| 17) Amount of outstanding tax increment financing obligations:   |                 |
| Tax Increment Revenue Bonds Series 2006A   | \$ 2,455,000.00 |
| Subordinate Tax Increment Revenue Bonds Series 2007  | \$ 8,615,000.00 |
| 18) Additional information:  | None            |

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9.29.25  
Date

  
Jamie Miller, City Manager

City of Morgantown  
Riverfront Development/Redevelopment District #2  
Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)  
For the Fiscal Year Ending June 30, 2025

Attachment No. 1

2) Amount and purpose of expenditures:

TIF FUND:

Payments to Bond Trustee \$ 480,998.30

2006 A BOND ACCOUNTS:

Administrative Fees \$ 15,746.25

Transfer to 2007 Subordinate Bond 90,250.56

Debt Service - Interest 135,150.00

Debt Service – Principal 270,000.00

\$ 511,146.81

2007 BOND ACCOUNTS:

Debt Service - Interest \$ 42,322.00

Administrative Fees 46,931.06

\$ 89,253.06

City of Morgantown  
Riverfront Development/Redevelopment District #2  
Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)  
For the Fiscal Year Ending June 30, 2025

Attachment No. 2

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

DEBT SERVICE ON SERIES 2006A BONDS:

Maturity	2033
Principal	\$ 2,455,000.00
Interest	\$ 547,190.00

DEBT SERVICE ON SERIES 2007 BONDS:

Maturity	2033
Principal	\$ 8,615,000.00
Interest	\$ 13,210,284.28

**C. PUBLIC IMPROVEMENTS**

TYPE	ESTIMATED COST	LOCATION
<u>Parking Facility</u>	<u>\$11,000,000 *</u>	<u>University Ave. (Waterfront Place)</u>

TYPE	ESTIMATED COST	LOCATION
------	----------------	----------

The following are planned Public Infrastructure Improvements within the TIF District to be financed with TIF Bonds:

- Walnut Street                      \$ 250,000                      West of University Ave.
- University Ave                      \$ 300,000                      Vicinity of Garrett to Moore Street
- Clay Street                          \$ 400,000                      Vicinity of Donely St. to Wharf St.
- Other Public Infrastructure      \$ TBD                          Within the TIF District  
   Improvements

TOTAL:                      \$ 950,000

TYPE	ESTIMATED COST	LOCATION
<u>West Virginia Public Theatre</u>	<u>\$ TBD</u>	<u>University Ave. Waterfront Place Complex</u>

\* Hard Costs plus Soft Costs (Administration & Architecture/Engineering) plus Contingency

Attachment No. 3 - Continued

*Project Plan Application for Riverfront Project No. 1*

**D. ESTIMATED BREAKDOWN OF PROJECT COSTS**

	<u>TOTAL</u>	<u>PROPOSED METHOD OF FINANCING</u>
1. Capital Costs (Parking Facility)	\$ 9,821,430 *	TIF Bonds proceeds
2. Financing Costs	\$ 736,600	TIF Bonds proceeds
3. Professional Services (Parking Facility)	\$ 589,285	TIF Bonds proceeds
4. Administrative Costs (Parking Facility)	\$ 589,285	TIF Bonds proceeds
5. Relocation Costs	\$ 0	N/A
6. Environmental Impact Studies/Analyses	\$ 0	N/A
7. Public Information	\$ 0	N/A
8. Construction of Public Works (Public Infrastr. Improvements)	\$ 950,000	TIF Bonds proceeds
9. Associated Costs with the sale/lease of county or municipal property that results in a loss for the county or municipality.	\$ 0	N/A
10. Other TIF Costs: (Capitalized Interest)	\$ 1,207,278	TIF Bonds proceeds
(Debt Service Reserve)	\$ 902,600	TIF Bonds proceeds
<b>Total Project Cost</b>	<b>\$ 14,796,478</b>	

**(Parking Facility Construction Budget Estimate Attached)**

\* Hard Costs plus Contingency

**B(2): JOB CREATION ESTIMATES**

Number of jobs to be created by the TIF Project in the project area or TIF District.  
Estimated jobs created are as follows:

**PARKING FACILITY**

1. JOB CATEGORY: **Professional**  
WAGES: \$75,000 to \$150,000  
BENEFITS: Industry Standards  
CONSTRUCTION JOBS: 10 – GC & Subs, 2-Arch, 2-CE, 2-EE, 2-ME, 2-SE  
PERMANENT: -  
TEMPORARY OR SEASONAL: FOR DURATION OF JOB  
PART-TIME: -  
Part-time jobs must be aggregated and expressed as full-time equivalent positions.  
FULL-TIME: -

2. JOB CATEGORY: **Clerical & Administration**  
WAGES: \$25,000 to \$75,000  
BENEFITS: Industry Standards  
CONSTRUCTION JOBS: 20  
PERMANENT: 4  
TEMPORARY OR SEASONAL: FOR DURATION OF JOB  
PART-TIME: -  
FULL-TIME: 4

3. JOB CATEGORY: **Skilled**  
WAGES: \$40,000 - \$75,000  
BENEFITS: Industry Standards  
CONSTRUCTION JOBS: 100  
PERMANENT: -  
TEMPORARY OR SEASONAL: FOR DURATION OF JOB  
PART-TIME: -  
FULL-TIME: -

4. JOB CATEGORY: **Semi-Skilled**  
WAGES: \$20,000 - \$40,000  
BENEFITS: Industry Standards  
CONSTRUCTION JOBS: -  
PERMANENT: -  
TEMPORARY OR SEASONAL: -  
PART-TIME: -  
FULL-TIME: -

Total FTE: 4

City of Morgantown  
 Riverfront Development/Redevelopment District #2  
 Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)  
 For the Fiscal Year Ending June 30, 2025

*Project Plan Application for Riverfront Project No. 1*

Attachment No. 4

**West Virginia Public Theatre**

1. JOB CATEGORY:	<b>Professional</b>
WAGES:	\$75,000 to \$150,000
BENEFITS:	Industry Standards
CONSTRUCTION JOBS:	10-GC & Subs, 2-Arch, 2-CE, 2-EE, 2-ME, 2-SE
PERMANENT:	
TEMPORARY OR SEASONAL:	FOR DURATION OF JOB
PART-TIME:	
FULL-TIME:	<b>10</b>
2. JOB CATEGORY:	<b>Clerical &amp; Administration</b>
WAGES:	\$25,000 to \$75,000
BENEFITS:	Industry Standards
CONSTRUCTION JOBS:	25
PERMANENT:	
TEMPORARY OR SEASONAL:	FOR DURATION OF JOB (construction jobs)
PART-TIME:	
FULL-TIME:	<b>16</b>
3. JOB CATEGORY:	<b>Skilled</b>
WAGES:	\$40,000 - \$75,000
BENEFITS:	Industry Standards
CONSTRUCTION JOBS:	120
PERMANENT:	
TEMPORARY OR SEASONAL:	Length will vary with different trade duration
PART-TIME:	
FULL-TIME:	<b>14</b>
4. JOB CATEGORY:	<b>Semi-Skilled</b>
WAGES:	\$20,000 - \$40,000
BENEFITS:	Industry Standards
CONSTRUCTION JOBS:	-
PERMANENT:	
TEMPORARY OR SEASONAL:	FOR DURATION OF JOB (construction jobs)
PART-TIME:	
FULL-TIME:	<b>60</b>
5. JOB CATEGORY:	<b>Unskilled</b>
WAGES:	\$15,000 - \$20,000
BENEFITS:	Industry Standards
CONSTRUCTION JOBS:	-
PERMANENT:	
TEMPORARY OR SEASONAL:	FOR DURATION OF JOB (construction jobs)
PART-TIME:	
FULL-TIME:	<b>60</b>

**TOTAL FTE: 160**

There will be additional construction-related jobs associated with the TIF Project (Public Infrastructure Improvements). The Parking Facility, in support of the West Virginia Public Theatre, will facilitate additional construction and permanent jobs, with continued development in the TIF District.

City of Morgantown  
Riverfront Development/Redevelopment District #2  
Riverfront Project #1 (Parking Facility and Public Infrastructure Improvements)  
For the Fiscal Year Ending June 30, 2025

Attachment No. 5

16) Status of the development/redevelopment project:

All projects utilizing TIF funds for construction are 100% complete. Those projects included Walnut Street improvements to Hazel Ruby McQuain Park and Morgantown Event Center and Parking garage located in the Wharf District.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2025**  
(Pursuant to WV Code 7-11B-15)

Municipality: City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

Contact: Jamie Miller, City Manager  
304-284-7404/ (fax) 304-284-7430  
jamie.miller@morgantownwv.gov

District: Redevelopment District No. 4 – Wiley – Spruce - Brockway  
Project: Redevelopment Project Plan No. 1

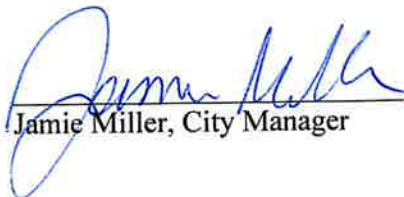
- |  |                      |
|--|----------------------|
| 1) Aggregate amount and amount by source of revenue:   |                      |
| Property taxes - current   | \$ 100,819.63        |
| Property taxes - prior year  | 2,885.76             |
| Interest and penalties on taxes  | 590.61               |
| Interest earned on deposits  | <u>3,058.55</u>      |
|  | <u>\$ 107,354.55</u> |
| 2) Amount and purpose of expenditures:   |                      |
| Professional services  | Attachment 1         |
| 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:           | \$ 0                 |
| 4) Base-assessed value of the development/redevelopment project area:  | \$ 21,174,529        |
| 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:         | \$ 25,229,085        |
| 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: | \$ 4,054,556         |
| 7) Payments made in lieu of taxes received and expended:   | \$ 0                 |

**TIF District/Project Status Report  
Fiscal Year Ending June 30, 2025**

- |  |               |
|--|---------------|
| 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project:   | None          |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:  | Attachment 2  |
| 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:  | \$ 822,107.00 |
| 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:   | None          |
| 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: | Attachment 3  |
| 13) Number, type and duration of jobs created and annualized wages and benefits paid:  | None          |
| 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year:  | \$ 822,107.00 |
| 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:  | None          |
| 16) Status of the development/redevelopment project:   | Attachment 4  |
| 17) Amount of outstanding tax increment financing obligations:   | \$ 0          |
| 18) Additional information:  | None          |

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9.29.25  
Date

  
Jamie Miller, City Manager

City of Morgantown  
Redevelopment District No. 4 – Wiley – Spruce – Brockway  
For the Fiscal Year Ending June 30, 2025

Attachment No. 1

1) Amount and purpose of expenditures:

TIF FUND:

Professional Services – Asbestos Abatement, Demolition, and Land Restoration	<u>\$ 822,107.00</u>
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**Expenditures Overview**

During the Fiscal Year ended June 30, 2025, the City of Morgantown incurred a total of \$822,107.00 in expenditures related to the Wiley – Spruce – Brockway TIF District. These expenditures are detailed as follows:

**1. Asbestos Abatement, Demolition, and Land Restoration:**

- **Amount:** \$822,107.00
- **Description:** On July 31, 2024, the City of Morgantown formally accepted a vendor’s bid for the Asbestos Abatement and Demolition of Structures and Restoration of Land Project, a strategic initiative located within the Wiley-Spruce-Brockway Tax Increment Financing (TIF) District.

This project encompasses the abatement and demolition of 58 structures, followed by the restoration of land to a condition suitable for future redevelopment. The scope of work included:

- Comprehensive asbestos abatement in accordance with federal and state environmental regulations.
- Demolition and removal of structurally compromised or blighted buildings.
- Site grading and stabilization to ensure environmental safety and readiness for future land use.
- Restoration of parcels to a clean and developable state, supporting long-term economic and community development goals.

Attachment No. 2

SECTION II. PROJECT INFORMATION

**DEFINITE DESCRIPTION OF PROJECT**

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

**The TIF District**

The City proposes the creation of the TIF District to be designated as the "City of Morgantown Redevelopment District No. 4." The proposed TIF District includes parcels beginning at the intersection of Willey Street and Oak Street, traveling south along Willey Street to Spruce Street, traveling along Spruce Street to Walnut Street to Brockway Avenue, traveling along Brockway Avenue to Pennsylvania Avenue, traveling north to Richwood Avenue, traveling along Richwood to Union Street, traveling along Union Street to Battelle Street to Oak Street. A map of the proposed TIF District and listing of included parcels of real property, as identified by Tax Map and Parcel Number, is provided in Attachment 2. The TIF District is being created by the City for the purpose of improving public infrastructure within the district to include right-of-way improvements along Willey Street, Spruce Street, Walnut Street, Brockway Avenue, Forest Avenue, and other streets and public property in the TIF District.

**The TIF Project**

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

**Tax Increment Financing Obligations**

To finance the costs of the TIF Projects, the City proposes to use tax increment funds to finance the costs of the TIF Projects, including architectural, engineering, legal and other professional fees and expenses on a pay-as-you-go basis and/or from proceeds of tax increment revenue bonds or other obligations issued by the City (the "TIF Obligations"), from time to time, in an aggregate amount not to exceed \$12,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned to be used to (i) finance a portion of the costs of the TIF Projects, including architectural, engineering, legal and other professional fees and expenses; (ii) fund reserves for the TIF Obligations; (iii) fund capitalized interest on the TIF Obligations, and (iv) pay costs of issuance of the TIF Obligations and related costs. To the extent that tax increment funds are available, all or portions of the TIF Projects may be financed directly with such tax increment funds. See Section II.E for more detailed Financing information and Section II.G for additional information on the proposed TIF Obligations.

City of Morgantown  
 Redevelopment District No. 4 - Wiley-Spruce-Brockway  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 2 - Continued

**PUBLIC IMPROVEMENTS**

The TIF Projects are expected to include the following public improvements: road, intersection and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects, and other related public infrastructure.

Public Improvements	Estimated Total (\$)
Wiley Street, Spruce Street, Walnut Street, Brockway Avenue, Deckers Creek Boulevard, Richwood Avenue and Forest Street and other street right of way improvements	4,000,000
Lighting improvements within the TIF District	750,000
Public property improvements along Spruce Street	250,000
Utility infrastructure upgrades and improvements	2,000,000
<b>TOTAL</b>	<b>7,000,000</b>

\* Please refer to Attachment 2 for a specific identification of proposed location of public improvements.

Attachment No. 2 - Continued

**APPROPRIATE FUNDING**

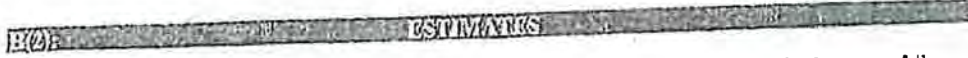
*What alternate sources of funding have been explored? Why are they unavailable for this project?*

The City has made every attempt to finance the TIF Projects using alternate sources of funding, specifically state and federal grants and loans. Over the past several years, the City has maximized available state and federal grant and loan programs and will continue to seek such sources of funding to compliment the use of tax increment funds to finance the TIF Projects. Additionally, the City has expended a considerable amount of its general revenue budget to pay for such public improvement projects over the past several years (See Attachment 8, TAB A.). However, due to the limited availability and annual amounts of such funding sources, the City is not capable of funding the TIF Projects without the use of tax increment funds as proposed in this application.

TIF funding is the last resort for completing the vital infrastructure projects within the city because it is not efficient to wait for other sources of funding. The TIF money will allow for these projects to be completed simultaneously, which is necessary for these infrastructure improvements and to achieve the greatest economic impact for the City and surrounding area. Simultaneous project completion is the most efficient and inexpensive process for completion of road and streetscape improvements.

City of Morgantown  
 Redevelopment District No. 4 - Wiley-Spruce-Brockway  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 3



*Number of jobs to be created by this project in the project area or district. Estimated jobs are as follows:*

**Estimated Job Creation within the TIF District**

<u>Job Category</u>	<u>Professional</u>	<u>Clerical/Admin</u>	<u>Skilled</u>	<u>Semi-skilled</u>	<u>Unskilled</u>
Wages	\$75-\$150K	\$25-\$75K	\$40-\$75K	\$20-\$40K	\$15-\$20K

**Construction jobs:** All City projects will be either constructed by full-time and/or part-time City employees or bid according to Davis-Bacon wages in which prevailing wage rate jobs will be utilized for laborers, equipment operators, carpenters, concrete finishers, truck drivers, etc. These jobs will have reasonable expectations of producing retaining and/or contributing to 100 jobs within the classes previously mentioned.

**Benefits:** The City views these previously mentioned projects as a tool which can be implemented to cease the spread of slum and blight in which will correlate into increasing property values of its property owners by 15% over the next thirty (30) years and by improving its citizens' quality of life. The most important aspect the city can control is its core infrastructure.

The TIF Projects will be funded from a combination of tax increment funds and the proceeds of the TIF Obligations. These constitute the TIF Projects in the Project Plan and will continue to generate jobs both during and after the revitalization project is complete.

City of Morgantown  
Redevelopment District No. 4 – Wiley – Spruce – Brockway  
For the Fiscal Year Ending June 30, 2025

Attachment No. 4

STATUS OF PROJECT:

Proposed projects include the following public improvements: road, intersection, and public property improvements (including utility relocation, pedestrian ways (sidewalks), curbs, lighting, landscaping, land and right-of-way acquisition, and related infrastructure), demolition and site preparation, and incidental costs and expenses relating to the construction and installation of such public infrastructure improvements and demolition projects.

**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2025**  
(Pursuant to WV Code 7-11B-15)

Municipality: City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

Contact: Jamie Miller, City Manager  
304-284-7404/ (fax) 304-284-7430  
jamie.miller@morgantownwv.gov

District: District No. 3 - Sunnyside  
Project: Project No.1 – Sunnyside-Up

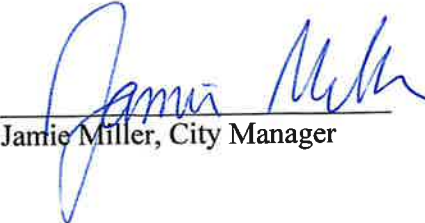
1) Aggregate amount and amount by source of revenue	
Property taxes - current	\$ 818,626.81
Property taxes - prior year	53,151.79
Interest and penalties on taxes	9,744.30
Interest earned on deposits	<u>6,184.08</u>
	<u>\$ 887,706.98</u>
2) Amount and purpose of expenditures	Attachment 1
3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:	Attachment 2
4) Base-assessed value of the development/redevelopment project area:	\$ 75,683,593
5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:	\$113,084,330
6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area:	\$ 37,400,737
7) Payments made in lieu of taxes received and expended:	\$ 0

**TIF District/Project Status Report  
Fiscal Year Ending June 30, 2025**

- |  |                 |
|--|-----------------|
| 8) Contracts made incidental to the implementation and furtherance of a development/redevelopment project:   | None            |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:  | Attachment 3    |
| 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:  | None            |
| 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:   | None            |
| 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: | Attachment 4    |
| 13) Number, type and duration of jobs created and annualized wages and benefits paid:  | Not Available   |
| 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year:  | \$ 791,317.69   |
| 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:  | None            |
| 16) Status of the development/redevelopment project:   | Attachment 5    |
| 17) Amount of outstanding tax increment financing obligations:   |                 |
| Tax Increment Revenue Bonds, Series 2014   | \$ 1,968,000.00 |
| Subordinate Tax Increment Revenue Bonds, Series 2017   | \$ 5,960,685.19 |
| 18) Additional information:  | Attachment 6    |

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9.29.25  
Date

  
Jamie Miller, City Manager

City of Morgantown  
District No. 3 – Sunnyside  
Project No. 1 – Sunnyside-Up  
For the Fiscal Year Ending June 30, 2025

Attachment No. 1

2) Amount and purpose of expenditures:

Tax Increment Financing Fund

Payments to Bond Trustee \$ 881,522.90

2014 Bond Accounts:

Debt Service – Principal	\$ 362,000.00
Debt Service - Interest	60,752.70
Administrative Fees	42,112.53
Transfer to 2017 Subordinate Bond	<u>326,725.50</u>
	<u>\$ 791,590.73</u>

2017 Bond Accounts:

Debt Service – Principal	\$ 87,000.00
Debt Service - Interest	239,452.46
	<u>\$ 326,452.46</u>

City of Morgantown  
District No. 3 – Sunnyside  
Project No. 1 – Sunnyside-Up  
For the Fiscal Year Ending June 30, 2025

Attachment No. 2

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

DEBT SERVICE ON SERIES 2014 BONDS:

Maturity	2035
Principal	\$ 1,968,000.00
Interest	\$ 147,998.40

DEBT SERVICE ON SERIES 2017 BONDS:

Maturity	2038
Principal	\$ 5,960,685.19
Interest	\$ 2,073,706.85

Attachment No. 3

**SECTION II. PROJECT INFORMATION**

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

**The TIF District**

The ordinance creating the TIF District was enacted by the City Council on December 16, 2008 (the "Original Ordinance"). The TIF District is located in and near the "Sunnyside" district of the City. A map of the TIF District boundaries is provided in **Attachment 1**.

**Existing Project Plan**

In the Original Ordinance, the City approved a project plan consisting of the development, construction and installation of certain projects within the TIF District, which may be acquired and constructed in several phases, including the following public improvements: waterlines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements (the "Project Plan"). Prior to the adoption by the City of the Original Ordinance, the West Virginia Development Office (the "WVDO") approved a Tax Increment Financing Application for the TIF District and a bonding capacity of \$7,500,000.

Campus Neighborhoods Revitalization Corporation, a West Virginia nonprofit corporation ("CNRC"), serves as developer of the TIF District and has completed two phases of the Project Plan. At the request of CNRC, the City previously issued its \$5,191,000 Tax Increment Revenue and Refunding Bonds Series 2014 (Sunnyside Up Project No. 2) (the "2014 Bonds") to (i) refund its \$1,700,000 Tax Increment Revenue Bonds, Series 2010 (Sunnyside Up Project Plan No. 1), which financed the first phase of the Project Plan; (ii) finance the second phase of the Project Plan, (iii) fund a debt service reserve fund and (iv) pay costs of issuing the 2014 Bonds.

**Amendment to the Project Plan**

CNRC is proposing to amend the Project Plan to include the development of additional phases of the Project Plan and increasing the bonding capacity granted by the WVDO from \$7,500,000 to \$15,000,000 to facilitate the completion of the additional phases of the Project Plan (the "Amended Project Plan"). See Section II(C) for additional details regarding the Amended Project Plan.

**Tax Increment Financing Obligations**

To finance all or a portion of the costs of the additional phases of the Project Plan, the City proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$15,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. The TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally expected to be used to (i) finance the costs of the additional phases of the Project Plan, including architectural, engineering, legal and other professional fees and expenses; (ii) refund the 2014

City of Morgantown  
District No. 3 - Sunnyside  
Project No. 1 - Sunnyside-Up  
For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**Bonds; (iii) fund reserve fund(s) for the TIF Obligations; and (iv) pay costs of issuance of the TIF Obligations, including preparation and approval of this Tax Increment Financing Application and related costs. A portion of the Project Plan may also be paid on a pay-as-you-go basis directly from tax increment revenues deposited in the tax increment financing fund for the TIF District (the "TIF Fund"). To the extent all or a portion of the 2014 Bonds are not refunded from proceeds of the TIF Obligations, the TIF Obligations would be issued on a parity with or subordinate to the 2014 Bonds. The maturities of the Refunding TIF Obligations shall not exceed 30 years from the date of the creation of the TIF District.**

**See Section II.E for more detailed Financing Information and Section II.G for additional information on the proposed TIF Obligations.**

City of Morgantown  
 District No. 3 - Sunnyside  
 Project No. 1 - Sunnyside-Up  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**ESTIMATES**

*Projected increase in assessed value of the taxable property in the redevelopment project area or district upon successful completion of the Project Plan:*

**Projected Increase in Assessed Values of the Taxable Property in the TIF District (\$)\***

Tax Year (July 1)	Due (April 1)	Assessed Value Property in TIF District
2007	(Base Year)	75,683,593
2017	(Current Year)	130,996,772
2018	2019	130,996,772
2019	2020	130,996,772
2020	2021	130,996,772
2021	2022	130,996,772
2022	2023	130,996,772
2023	2024	130,996,772
2024	2025	130,996,772
2025	2026	130,996,772
2026	2027	130,996,772
2027	2028	130,996,772
2028	2029	130,996,772
2029	2030	130,996,772
2030	2031	130,996,772
2031	2032	130,996,772
2032	2033	130,996,772
2033	2034	130,996,772
2034	2035	130,996,772
2035	2036	130,996,772
2036	2037	130,996,772
2037	2038	130,996,772

\* Assessed values in the TIF District for Tax Year 2017 have been certified by the Monongalia County Assessor. Assumes no change in assessed values in the TIF District beginning Tax Year 2018.

City of Morgantown  
 District No. 3 - Sunnyside  
 Project No. 1 - Sunnyside-Up  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**PUBLIC IMPROVEMENTS**

Estimates of construction costs of the Amended Project Plan are set forth below. Such construction costs are anticipated to be funded in whole or in part from proceeds of TIF Obligations. All costs are estimates and the amounts listed are subject to change. See Attachment 2 for location of improvements described below.

Type	Estimated Cost*
Relocation of steam line	\$250,000
University Gateway	\$100,000
Streetscaping	\$2,650,000
Road Improvements	\$2,000,000
Property Acquisition	**
<b>Estimated Total:</b>	<b>\$5,000,000</b>

\* Preliminary and subject to change. Includes professional services, including architect and engineering fees, accounting and legal fees, and other expenses associated with the public improvements. The estimated costs of improvements are for new projects and do not include any work previously bid or completed.

\*\* CNRC intends to consider property acquisitions as properties become available. See Attachment 2 for additional information.

Attachment No. 3 - Continued

**D** ESTIMATED BREAKDOWN OF PROJECT COSTS

The Estimated Breakdown of Project Costs below are anticipated to be fully financed from TIF Obligations and from Pay-As-You-Go funds from the TIF Fund (as hereinafter defined). See Section II.G – Tax Increment Financing Obligations and Section II.E – Financing for more detailed information. The table below includes estimated contingencies and professional services costs.

	Estimated Amount*	Proposed Financing Method
1. Capital Costs		
2. Financing Costs	\$ 347,780	TIF Obligations
3. Professional Services		
4. Land		
5. Relocation Costs		
6. Environmental Impact Studies		
7. Public Information		
8. Construction of Public Works	\$ 5,000,000	TIF Obligations
9. Costs of the sale/lease of City property that results in a loss to City		
10. 2014 Bonds Escrow	\$ 4,425,000	TIF Obligations
11. Reserve Fund(s)	\$ 779,220	TIF Obligations
<b>Total Project Costs:</b>	<b>\$ 10,552,000</b>	

\*Notes to Items 1 through 11:

- 2) Estimated Financing Costs for the TIF Obligations as provided in Section II.G.
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 8) See Section II.C for estimated breakdown of project costs.
- 10) Estimated proceeds of the TIF Obligations required to refund the 2014 Bonds. The escrow requirement for the 2014 Bonds includes the TIF Obligations proceeds plus transfers of approximately \$424,672 from the 2014 Bonds Debt Service Reserve Fund. See TIF Obligations attached to Section II.G for a breakdown of preliminary sources and uses of the TIF Obligations.
- 11) Reserve Fund for the TIF Obligations equal to the maximum annual debt service on the TIF Obligations as provided in Section II.G.

Attachment No. 3 - Continued

**FINANCING**

**Estimated Sources, Amounts, Rates and Terms <sup>(1) (2)</sup>**

To finance all or a portion of the costs of the additional phases of the Amended Project Plan, the City proposes to issue the TIF Obligations in an amount not to exceed \$15,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally expected to be used to (i) finance the costs of the Amended Project Plan, including architectural, engineering, legal and other professional fees and expenses; (ii) refund the 2014 Bonds, (iii) fund a reserve fund for the TIF Obligations; and (iv) pay costs of issuing the TIF Obligations, including preparation and approval of this Tax Increment Financing Application and related costs. A portion of the Amended Project Plan may also be paid on a pay-as-you-go basis directly from tax increment revenues deposited in the TIF Fund. To the extent all or a portion of the 2014 Bonds are not refunded from proceeds of the TIF Obligations, the TIF Obligations would be issued on a parity with or subordinate to the 2014 Bonds. The maturities of the TIF Obligations shall not exceed 30 years from the date of the creation of the TIF District.

Sources	Amount (\$)	Interest Rate	Maturity	Anticipated Payoff	Status
TIF Obligations, Series 2017	10,552,000	4.50%	June 1, 2038	June 1, 2032 <sup>2</sup>	Public Hearing to be held on June 20, 2017
<b>Total</b>					

<sup>1</sup> Amounts and interest rates are preliminary and subject to change based on market conditions at the time of sale of the TIF Obligations.

<sup>2</sup> The TIF Obligations are planned to be issued with a final maturity in 2038. To the extent Excess Funds (as defined in Section II.G) are used to redeem outstanding obligations, it is projected that the TIF Obligations could pay off as early as 2032.

City of Morgantown  
District No. 3 - Sunnyside  
Project No. 1 - Sunnyside-Up  
For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**ALTERNATE FUNDING**

*What alternate sources of funding have been explored? Why are they unavailable for this project?*

CNRC is a West Virginia nonprofit corporation created to facilitate the redevelopment and revitalization of the "Sunnyside" neighborhood in the City and has limited funds and limited access to sources of financing to undertake and complete the Project Plan. The lack of a revenue source from implementation/operation of the Amended Project Plan Improvements does not permit the City and/or CNRC to finance the Amended Project Plan without the assistance of TIF.

Attachment No. 3 - Continued

**G TAX INCREMENT FINANCING OBLIGATIONS**

*If TIF obligations are expected to be issued, the following information must also be included:*

1. *Amount of indebtedness to be incurred:* Not to exceed \$15,000,000
2. *Other revenues to be used to finance debt (other than tax increments in the TIF Fund):* None
3. *Other monies to be deposited in TIF Fund for the development project area or district:* None
4. *If less than the full tax increment is to be used, explain how the excess will be used or distributed:*

Any principal and interest on TIF Obligations issued by the City shall be payable from the TIF Fund. Any revenues in the TIF Fund that are not: (i) used for the payment of the principal of and interest on TIF Obligations, (ii) held in reserve funds established by the issuance of TIF Obligations, (iii) held in debt service funds for the payment of capitalized interest on TIF Obligations; (iv) used to pay administrative costs and expenses in connection with the TIF District or in connection with servicing the TIF Obligations, or (v) used for approved Amended Project Plan costs within the TIF District, shall be deemed "excess funds" at the end of each fiscal year.

"Excess funds" may be used for (i) the scheduled payment of the principal of and interest on subsequent TIF Obligations, (ii) payment of accrued but unpaid debt service due to insufficient tax increment funds to make prior debt service payments on subsequent TIF Obligations, (iii) payment of annual administrative costs and expenses for servicing subsequent TIF Obligations, (iv) funding for "pay as you go" projects in the TIF District approved in a Project Plan or Project Plans pursuant to the Act, (v) distribution into current funds of the appropriate levying bodies, (vi) retention in the TIF Fund for approved future project costs and/or debt service relating to the issuance of additional tax increment revenue bonds and/or (viii) all other purposes for which TIF Fund monies may be expended pursuant to the Act. To the extent that excess funds are not used for any of the purposes set forth in this paragraph, such excess funds shall be used for early repayment of outstanding TIF Obligations in accordance with the terms thereof.

5. *Terms for early repayment of the TIF Obligations:*

The City plans to issue TIF Obligations in one or more series with a final maturity not greater than 30 years from the date of the creation of the TIF District. Upon payment in full of the outstanding principal of, interest on and redemption premium, if any, on the TIF Obligations and all administrative or annual expenses related to the TIF Obligations and/or the TIF District, the City may dissolve the TIF District; provided, however, that if the City has approved a Project Plan or Project Plans subsequent to the issuance of the TIF Obligations, the TIF District shall not be dissolved prior to its statutorily mandated termination until the obligations created on the TIF Fund by such Project Plan or Project Plans have been fulfilled.

City of Morgantown  
District No. 3 - Sunnyside  
Project No. 1 - Sunnyside-Up  
For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

6. *Attach a letter from a bond counsel and/or financial underwriter stating that the proposed project could support tax increment financing bonds or other obligations and the terms and conditions of such offering.*

Investment Banker: Piper Jaffray & Co.  
Address: 405 Capitol Street, Suite 613  
Charleston, West Virginia 25301  
Telephone: (304) 343-7101  
Email: joseph.e.nassif@pjc.com

A letter prepared by Piper Jaffray & Co., Investment Bank for the City is provided in Attachment 11 stating that the TIF District could support the issuance of TIF Obligations within the limitations and subject to the assumptions stated therein.

9388872 (19179.1)

Attachment No. 3 - Continued

**Attachment 10:** Analysis showing the fiscal impact on each local levying body. The analysis will consider the costs incurred by the local levying bodies and how those costs will be offset/funded. Possible costs include the effect on schools, public services, utilities, etc.

**Preliminary Cost/Benefit Analysis**

The property tax increment from current levies from the State, the City, the County and the Board of Education will be deposited in the TIF Fund. The benefits and costs on levying bodies as a result of current and planned development within the TIF District are highlighted in the table below.

Benefits and Costs	State	City	County	Board of Education
<b>Benefits:</b>				
Excess Levy	No	No	Yes	Yes
B/O taxes	No	Yes	No	No
Jobs / Economic Development	Yes	Yes	Yes	Yes
Excess Funds <sup>1</sup>	Yes	Yes	Yes	Yes
<b>Costs :</b>				
Water / Sewer / Stormwater	No	Yes	No	No
Roads	Yes	Yes	No	No
Fire / Police	No	Yes	No	No
Trash	No	Yes	No	No
Education	No	No	No	No

<sup>1</sup> There will be a benefit to the levying bodies to the extent Excess Funds are available in the TIF Fund and if such funds are paid to the appropriate levying body. The tax increment will also be distributed to the levying bodies upon the termination of the TIF District.

**Current Class II and Class IV Levy Rates for the State, the City, the County and the Board of Education**

Levying Body	Tax Year 2016	
	Class II	Class IV
State	0.50	1.00
City	25.00	50.00
County	24.00	48.00
School	38.80	77.60
<b>Total</b>	<b>88.30</b>	<b>176.60</b>

**School Aid Formula**

The Board of Education current levy is set, statewide, by the Legislature. Public schools also are funded by the school aid formula that allows a certain dollar amount per pupil. For purposes of the local share calculation in the school aid formula, the aggregate incremental assessed value is not included. As the school boards are not charged for the tax increment, the state aid to schools formula makes up the difference. Therefore, the Project Plan does not have a negative effect on funding that is made available to the Board of Education.

City of Morgantown  
 District No. 3 - Sunnyside  
 Project No. 1 - Sunnyside-Up  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**Estimated Increase In Tax Collections from Current Levy Rates after Expiration of the TIF District**

Much of the development in the TIF District is expected to have a life of over 30 years. After the expiration of the TIF District, the four current property tax levies will be paid to the levying bodies. Anticipated tax collections for the TIF District for Tax Year 2037, when compared to taxes collected for Tax Year 2007, represent an increase of \$5,374 to the State, \$268,696 to the City, \$257,948 to the County, and \$417,016 to the Board of Education. The estimated increase is based on the current levy rates for Tax Year 2016. Note that the foregoing estimates do not include any inflation factor.

**Estimated Increase In Excess Levy Tax Collections**

The estimated increase in excess levies paid to the County and Board of Education are as follows:

Tax Year 2016	Class II	Class III/IV
County Excess Levy	5.24	10.48
School Excess Levy	33.98	67.96

The estimated increase in excess levies paid to the County and the Board of Education based on the estimated taxable incremental property value in the TIF District as provided in Section II.B(1) and Section II.G is as follows:

Tax Year	Tax Due Date (April 1)	County (\$) <sup>1</sup>	Board of Education (\$)
2017	2018	51,013	359,906
2018	2019	50,907	359,800
2019	2020	50,798	359,691
2020	2021	50,688	359,581
2021	2022	50,575	359,468
2022	2023	50,460	359,353
2023	2024	50,343	359,236
2024	2025	50,224	359,117
2025	2026	50,102	358,995
2026	2027	49,977	358,870
2027	2028	49,851	358,744
2028	2029	49,721	358,614
2029	2030	49,589	358,482
2030	2031	49,455	358,348
2031	2032	49,317	358,210
2032	2033	49,177	358,070
2033	2034	49,035	357,928
2034	2035	48,889	357,782
2035	2036	48,740	357,633
2036	2037	48,589	357,482
2037	2038	48,434	357,327

<sup>1</sup>Based on the "PROJECTION OF NET PROPERTY TAX INCREMENT" attached to Section II.G - TIF Obligations.

Attachment No. 3 - Continued

SECTION II. PROJECT INFORMATION

**TABLE 1. DETAILED DESCRIPTION OF PROJECT**

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

**The TIF District**

The proposed TIF District includes certain properties located in and near the "Sunnyside" district of The City of Morgantown, Monongalia County, West Virginia. A map and boundary description of the proposed TIF District and property description are provided in Attachment 1. A public hearing has been scheduled for September 16, 2008, before the City Council in order for the City to entertain public comments on the proposed creation of the TIF District. If following such public hearing the City wishes to proceed to establish the TIF District, the City may do so by ordinance duly enacted following approval by the West Virginia Development Office. The purpose of the TIF District would be to eliminate blight in an aging portion of the City by improving public infrastructure within the TIF District in an effort to attract new investments in the redevelopment of the land and properties within the TIF District and surrounding areas within the City.

The Sunnyside Up - TIF Project Plan is the result of several years of studying the area and visiting with local business and citizens and the development of the Sunnyside Up Comprehensive Revitalization Plan, as updated in 2007, by the Campus Neighborhoods Revitalization Corporation. A great deal of research, evaluation, studies, and collaboration has produced a quality redevelopment and revitalization plan for the Sunnyside Up area of Morgantown (see Section III: Attachment 8).

The deteriorating condition of certain parts of the Sunnyside area has become a hindrance to the overall desire to live and work in the City. The implementation and execution of the Sunnyside Up - TIF Project Plan serve to complement the overall goals of the Sunnyside Up Revitalization plan and the goals and future of The City of Morgantown. The real property within the TIF District and the citizens and student residents of The City of Morgantown will benefit from the elimination of and prevention of the spread of blighted and deteriorated areas, increasing employment opportunities and encouraging commerce, private investment and citizens and students to remain and relocate to the area. In addition, the real property and citizens within the TIF District will benefit in the form of public improvements from funds to be generated and captured in the tax increment financing fund (the "TIF Fund") over the 30-year life of the TIF District.

The infrastructure, multi-modal transit station facility, roadway and streetscape improvements, combined with the anticipated new development within the proposed TIF District will attract new private investment, businesses and additional housing facility options to the City and provide new employment opportunities within the City. These improvements will include water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements.

**The TIF Project**

The City of Morgantown proposes to develop/construct/install certain projects (the "TIF Projects") within the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the following public improvements: water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements (see Section II.C for more detailed information).

City of Morgantown  
District No. 3 - Sunnyside  
Project No. 1 - Sunnyside-Up  
For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**Tax Increment Financing Obligations**

To finance the TIF Projects, the City proposes to use a combination of available tax increment funds to directly finance the costs of the TIF Projects, including architectural, engineering, legal and other professional fees and expenses on a pay-as-you-go basis and to issue tax increment revenue bonds or other obligations (the "Tax Increment Financing Obligations"), from time to time, in an aggregate amount not to exceed \$8,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such obligations may be issued from time to time in one or more series. Proceeds of the Tax Increment Financing Obligations are generally planned to be used to (i) finance a portion of the costs of the Projects, including architectural, engineering, legal and other professional fees and expenses; (ii) fund reserves for the obligations; (iii) fund capitalized interest on the obligations, and (iv) pay costs of issuance of the obligations and related costs. To the extent that tax increment funds are available, all or portions of the TIF Projects may be financed directly with such tax increment funds. See Section III.E for more detailed financing information and Section II.G for additional information on the proposed TIF Obligations.

City of Morgantown  
 District No. 3 - Sunnyside  
 Project No. 1 - Sunnyside-Up  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**ESTIMATED APPRAISED VALUES**

*Projected increase in value of the taxable property in the Redevelopment District upon successful completion of the project plan:*

The estimated increase in the taxable value of property in the TIF District is provided in the table below. The Estimated Appraised Value is provided in greater detail in the Tax Increment Financing Projections analysis attached to Section II.G - Tax Increment Obligations.

Year	2008 (Base)	2009	2010
2008 (Base)	0	0	0
2009	0	10,075,000	10,075,000
2010	0	14,677,250	14,677,250
2011	0	35,117,568	35,117,568
2012	0	54,321,095	54,321,095
2013	0	67,950,727	67,950,727
2014	0	69,989,249	69,989,249
2015	0	72,088,927	72,088,927
2016	0	74,251,594	74,251,594
2017	0	76,479,142	76,479,142
2018	0	78,773,517	78,773,517
2019	0	81,136,722	81,136,722
2020	0	83,570,824	83,570,824
2021	0	86,077,948	86,077,948
2022	0	88,660,287	88,660,287
2023	0	91,320,095	91,320,095
2024	0	94,059,698	94,059,698
2025	0	96,881,489	96,881,489
2026	0	99,787,934	99,787,934
2027	0	102,781,572	102,781,572
2028	0	105,865,019	105,865,019
2029	0	109,040,970	109,040,970
2030	0	112,312,199	112,312,199
2031	0	115,681,565	115,681,565
2032	0	119,152,012	119,152,012
2033	0	122,726,572	122,726,572
2034	0	126,408,369	126,408,369
2035	0	130,200,620	130,200,620
2036	0	134,106,639	134,106,639
2037	0	138,129,838	138,129,838

\*The TIF projects are designed to benefit the residents of The City of Morgantown and to generate economic development and growth. The projects are not intended to benefit any specific developer or private development/project. The projected increases in appraised values assume an annual inflation rate of 3.0% beginning FY 2010 for the years as shown in the following table:

Year	Amount
IV	\$10,075,000
IV	\$4,300,000
IV	\$20,000,000
IV	\$18,150,000
IV	\$12,000,000
Total	\$64,525,000

City of Morgantown  
 District No. 3 - Sunnyside  
 Project No. 1 - Sunnyside-Up  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**TRANSIT AND PUBLIC IMPROVEMENTS**

The TIF Projects are expected to include the following public improvements: water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, multi-modal transit station facility, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public infrastructure improvements. Estimated totals include professional services fees, including architectural, engineering and consulting fees and construction contingency.

Public Improvements	Estimated Total
Roadways/Alleyways and Pedestrian Systems	\$1,114,485
Multi-Modal Transit Station Facility	\$500,674
Water/Sewer/Storm Water/Utility Improvements and Relocations	\$3,884,961
<b>TOTAL</b>	<b>\$5,500,000</b>

\* Please refer to Attachment 2 for a specific identification of proposed location of public improvements.

City of Morgantown  
 District No. 3 - Sunnyside  
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 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued

**ESTIMATED BREAKDOWN OF PROJECT COSTS**

The Estimated Breakdown of Project Costs below is anticipated to be fully financed from Pay-As-You-Go funds from the TIF Fund and tax increment revenue bonds ("TIF Bonds"). See Section II.G - Tax Increment Obligations and Section II.B - Financing; for more detailed information.

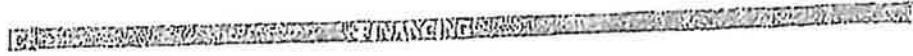
1. Capital Costs	\$ 0
2. Financing Costs	\$ 382,584
3. Professional Services	\$(see footnote)
4. Land	\$ 0
5. Relocation Costs	\$ 0
6. Environmental Impact Studies	\$ 0
7. Public Information	\$ 0
8. Construction of Public Works	\$ 5,500,000
9. Costs of the sale/lease of City property that results in a loss to City	\$ 0
10. TIF Bonds Capitalized Interest	\$ 1,116,052
11. TIF Bonds Reserve Funds	\$ 216,363
<b>Total Project Cost:</b>	<b>\$ 7,680,000</b>

Notes to Items 1 through 11:

- 2) Estimated Financing Costs for the TIF Bonds as provided in Section II.G
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 8) See Section II.C for estimated breakdown of costs
- 10) Estimated Capitalized Interest on the TIF Bonds as provided in Section II.G
- 11) Estimated Reserve Funds for the TIF Bonds as provided in Section II.G

City of Morgantown  
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 For the Fiscal Year Ending June 30, 2025

Attachment No. 3 - Continued



**Estimated Sources, Amounts, Rate and Term (1)**

To finance the TIF Projects, the City proposes to pay the costs and expenses of the TIF Projects on a pay-as-you-go basis from tax increment revenues in the TIF Fund and/or to issue TIF Obligations with maturities not to exceed 30 years from the date of the creation of the TIF District. Such obligations are planned to be issued in one or more series. TIF Funds may also be used for the payment of accrued but unpaid debt service, if any, due to insufficient TIF Funds to make prior debt service payments. To the extent that tax increment funds are available, portions of the Projects may be financed on a "pay-as-you-go" basis directly with such funds. To the extent the Project is deemed feasible the city could issue bonds, in an aggregate principal amount not to exceed \$8,000,000, to finance the costs of the TIF Projects and to pay costs in connection with the issuance of such TIF bonds.

Source	Amount (\$)	Interest Rate	Anticipated Payoff	Status
Series 2009 TIF Bonds	\$7,680,000	7.25%	2029 (2)	Public Hearing on TIF Project and TIF District scheduled.
<b>Total</b>	<b>\$7,680,000</b>			

- (1) Amounts and interest rates are preliminary and subject to change based on market conditions at the time of sale of the TIF Bonds.
- (2) The TIF Bonds are planned to be issued with a final maturity in 2038. To the extent Excess Funds (as defined in Section II.G) are used to redeem outstanding bonds, it is projected that the TIF Bonds could payoff as early as 2029.

City of Morgantown  
District No. 3 - Sunnyside  
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Attachment No. 3 - Continued

**ALTERNATE FUNDING**

*What alternate sources of funding have been explored? Why are they unavailable for this project?*

The City of Morgantown and the Developer have made every attempt to finance the TIF Projects using alternate sources of funding. The Project Developer is a West Virginia nonprofit corporation created to facilitate the redevelopment and revitalization of the "Sunnyside" district of the City and has limited funds and limited access to sources of financing to undertake and complete the proposed TIF Project Plan. The Developer and the City have explored various mechanisms of funding over more than five years to undertake necessary public infrastructure improvements within the proposed TIF District, but have been unsuccessful in identifying and securing such funding. The lack of a revenue source from implementation/operation of the Project Plan improvements has made it prohibitive for the City and/or the Developer to finance the proposed TIF Project Plan without the assistance of TIF funding.

TIF funding is the last resort for completing these vital infrastructure projects within the City because it is not efficient to wait for other sources of funding. TIF funding will allow for these projects to be completed simultaneously and most efficiently, which is necessary for the completion of these infrastructure improvements. Simultaneous project completion is the most efficient and inexpensive process for the construction of roadway improvements, utility relocations and upgrades, improving water, sewer and storm water flows and facilities, and completing related streetscape. The development, and, thus, the effort to eliminate the blight in this district of the City is dependent on tax increment financing to create the conditions and construct the public infrastructure necessary to enable private investment in the City and the TIF District.

City of Morgantown  
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Attachment No. 3 - Continued

**TAX INCREMENT FINANCING OBLIGATIONS**

If TIF obligations are expected to be issued, the following information must also be included:

1. Maximum aggregate amount of TIF indebtedness that may be incurred: Not to exceed \$8,000,000 (see attached)
2. Other revenues to be used to finance the debt (other than tax increments in the TIF Fund): N/A
3. Other monies to be deposited in TIF Fund for the Redevelopment District: N/A
4. If less than the full tax increment is to be used for debt service payments or directly for TIF Project costs and expenses on a pay-as-you-go basis, explain how the excess will be used or distributed:

Any principal and interest on tax increment financing obligations ("TIF Obligations") issued by the City shall be payable from the tax increment financing fund ("TIF Fund") established for the TIF District. Any revenues in the TIF Fund that are not: (i) used for the scheduled payment of the principal of and interest on TIF Obligations, (ii) used for the payment of accrued but unpaid debt service due to insufficient TIF funds to make prior debt service payments, (iii) held in reserve funds established by the issuance of TIF Obligations, (iv) used for annual expenses for servicing the TIF Obligations, or (v) used for approved TIF Project costs within the TIF District on a pay-as-you-go basis, shall be deemed "excess funds" at the end of each fiscal year.

"Excess funds" may be used for (i) the scheduled payment of the principal of and interest on additional TIF Obligations, (ii) payment of accrued but unpaid debt service due to insufficient TIF funds to make prior debt service payments on additional TIF Obligations, (iii) funding reserve funds established by the issuance of additional TIF Obligations, (iv) payment of annual expenses for servicing additional TIF Obligations, (v) funding for additional TIF Projects in the TIF District approved in a Project Plan or Project Plans pursuant to the Act, (vi) distribution into current funds of the appropriate taxing bodies, (vii) retention of funds for approved TIF Projects, and/or (viii) all other purposes for which TIF Fund monies may be expended pursuant to the Act. To the extent that excess funds are not used for any of the purposes set forth in this paragraph, such excess funds shall be used for early repayment of outstanding TIF Obligations in accordance with the financing terms thereof.

5. Terms for early repayment of the TIF obligations:

The City plans to issue TIF Bonds in one or more series with an initial final maturity 30 years from the date of the creation of the TIF District. The City anticipates that the TIF Bonds would be callable within 10 years or less from the date of issuance. Upon payment in full of the outstanding principal of, interest on and redemption premium, if any, for the TIF Bonds and all administrative or annual expenses related to the TIF Bonds and/or the TIF District, the City shall dissolve the TIF District, provided, however, that if the City has not completed all of the approved TIF Projects set forth in this application or has approved a new Project Plan or Project Plans subsequent to the issuance of the TIF Bonds, the TIF District shall not be dissolved until the obligations created on the TIF Fund by such Project Plan or Project Plans have been fulfilled.

6. Attach a letter from a bond counsel and/or financial underwriter stating that the proposed project could support tax increment financing bonds or other obligations and the terms and conditions of such offering.

Letters prepared by Stoptec & Johnson, P.L.L.C., Bond Counsel to the project, and Raymond James & Associates, Inc., Underwriter to the project, are provided in Attachment 17 stating that the TIF Project could support the issuance of TIF Bonds.

Attachment No. 3 - Continued

Attachment 16: Analysis showing the fiscal impact on each local levying body. The analysis will consider the costs incurred by the local levying bodies and how those costs will be offset or funded. Possible costs include the effect on schools, public services, utilities, etc.

**Preliminary Cost/Benefit Analysis**

The tax increment from current levies from the State, the City, the County, and Board of Education (the "Board of Education") will be deposited in the TIF Fund. The benefits and costs on levying bodies as a result of current and planned development within the TIF District are highlighted in the table below.

	CITY	COUNTY	BOARD OF EDUCATION
<b>Benefits:</b>			
Excess Levy	No	No	Yes
B/O taxes	Yes	No	No
Jobs / Economic Development	Yes	Yes	Yes
Excess Funds (1)	Yes	Yes	Yes
<b>Costs:</b>			
Water / Sewer / Stormwater	Yes	No	No
Roads	Yes	No	No
Fire / Police	Yes	No	No
Trash	Yes	No	No
Education (2)	No	No	Yes

(1) There will be a benefit to the levying bodies to the extent Excess Funds are available in the TIF Fund and if such funds are paid to the appropriate levying body.

(2) The proposed development in the TIF District should result in minimum costs to the County and the Board of Education.

**School Aide Formula**

The Board of Education current levy is set, statewide, by the Legislature and is currently: Class I: 19.40 cents/\$100; Class II: 38.80 cents/\$100; and Class III & IV: 77.60 cents/\$100. Public schools also are funded by the school aide formula that allows a certain dollar amount per pupil. For purposes of the local share calculation in the school aide formula, the aggregate incremental assessed value is not included. As the school boards are not charged for the tax increment, the state aide to schools formula makes up the difference. Therefore, TIF's do not have a negative effect on funding that is made available to the local Boards of Education.

**Public School Bonds**

The Board of Education has outstanding general obligation bond debt. As the projected assessed property values increase in the TIF District, taxpayers benefit because the same amount of money raised by taxes is being spread among more people/businesses paying taxes.

**Estimated Increase in Tax Collections from Current Levy Rates after Expiration of the TIF District**

Much of the development in the TIF District is expected to have a life of over 30 years; consequently the three property tax levies (Current School, City, County and State) will revert back to these levying bodies. Tax collections for 2037-38, when compared to taxes collected for fiscal year 2008-09, represent an increase of \$293,670 in taxes paid to the City, \$369,733 to the County, \$610,976 to the Board of Education and \$7,873 to the State based on Tax Year 2008 levy rates.

City of Morgantown  
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 For the Fiscal Year Ending June 30, 2025

Attachment No. 4

**(2) ESTIMATES**

*Number of jobs to be created by this project in the project area or district. Estimated jobs are as follows:*

**Estimated Job Creation within the TIF District**

<b>Job Category:</b>	<b>Professional</b>	<b>Clerical/ Administrative</b>	<b>Skilled</b>	<b>Semi-Skilled</b>	<b>Unskilled</b>
<b>Wages:</b>	\$75-\$150K	\$25-\$75K	\$40-\$75K	\$20-\$40K	\$15-\$20K
<b>Benefits:</b>	Benefits will be provided consistent with industry standards.				

All projects will be either constructed by full-time and/or part-time contract employees or bid for laborers, equipment operators, carpenters, concrete finishers, truck drivers, etc. These jobs will have reasonable expectations of producing retaining and/or contributing to approximately 82 jobs within the classes previously mentioned.

City of Morgantown  
 District No. 3 - Sunnyside  
 Project No. 1 - Sunnyside-Up  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 4 - Continued

~~CONFIDENTIAL~~

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

**Estimated Job Creation within the TIF District**

<u>Job Category</u>	<u>Professional</u> \$75-\$150K	<u>Clerical/Admin</u> \$25-\$75K	<u>Skilled</u> \$40-\$75K	<u>Semi-skilled</u> \$20-\$40K	<u>Unskilled</u> \$15-\$20K	<u>Totals</u>
Construction Jobs	4	5	15	20	16	60
Permanent Jobs	1	2	4	5	10	22
Subtotal	5	7	19	25	26	82
Benefits	[All: Industry Standard]					

**Job Creation within the Boundaries of the TIF Project Plan Area**

The TIF Projects will be funded from a combination of pay as you go tax increment funds and the proceeds of the TIF Obligations. These constitute the TIF Projects in the Project Plan and they will continue to generate jobs both during the construction of and after the revitalization project is complete.

City of Morgantown  
District No. 3 – Sunnyside  
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For the Fiscal Year Ending June 30, 2025

Attachment No. 5

16) Status of the development/redevelopment project:

The Sunnyside Up Tax Increment Financing District was approved by the West Virginia Development Office (WVDO) in 2008. In 2010, the sale of \$1,700,000 in TIF bonds to begin the first phase of the Sunnyside Up Project Plan Phase One was completed. The construction, which included new sidewalks, bus stops, plaza area and street lighting was completed in 2011.

The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation completed the Second Phase of the Project Plan. Phase II projects completed include: 1) the redesign of a segment of University Avenue at Beverly Avenue and Third Street; 2) a study to assess the condition of the sidewalks throughout the TIF district, 3) a streetscape for Third Street in conjunction with a study to make Third Street an arterial way between Beechurst Avenue and University Avenue.

Tax Increment Revenue and Refunding Bonds, Series 2014 were issued in the amount of \$5,191,000 on December 18, 2014 to finance Phase II and refund the 2010 bonds.

After receiving approval from the WVDO in 2017, The City of Morgantown, in cooperation with Sunnyside Up-Campus Neighborhoods Revitalization Corporation started the Third Phase of the Project Plan. Phase III has been broken into two sub-phases. The first subphase, Phase IIIA, is a streetscape project, including roadway and alleyway improvements, relocation of utilities, lighting, sidewalk and drainage improvements, and dumpster enclosures. This phase is currently in construction and is anticipated to be completed by Fall 2019. The second subphase, Phase IIIB, includes an intersection upgrade and the University/Neighborhood Gateway at 6<sup>th</sup> Street and Beverly Avenue. This phase is anticipated to go out to bid in early 2020. Additionally, property acquisitions will be considered as properties become available.

Subordinate Tax Increment Revenue Bonds, Series 2017 were authorized in the aggregate principal amount of \$7,146,000 on December 27, 2017 issuable in denominations of \$100,000 with a draw down period concluding on December 27, 2020. Inception-to-date has had draws totaling \$7,124,685.19 with draw down period now closed. Phase III has been completed.

City of Morgantown  
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For the Fiscal Year Ending June 30, 2025

Attachment No. 6

18) Additional information:

On June 17, 2025, the City Council of the City of Morgantown enacted an ordinance approving significant amendments to the City’s Tax Increment Financing (TIF) District No. 3 – Sunnyside, as outlined in the Tax Increment Financing Amendment Application dated April 7, 2025. These amendments were reviewed and approved by the West Virginia Department of Economic Development and are summarized as follows:

1. Boundary Modification

The ordinance authorizes the removal of specific parcels from the existing redevelopment district, thereby amending the boundaries of the TIF District. The revised boundaries are detailed in Exhibit A of the ordinance and reflect a strategic realignment of the district to better support targeted redevelopment efforts.

2. Extension of Termination Date

The ordinance extends the termination date of the TIF District by 15 years, moving the expiration from December 16, 2038 to December 16, 2053. This extension is consistent with the provisions of Section 10(a) of the West Virginia Tax Increment Financing Act and is intended to provide additional time for the completion of planned infrastructure improvements and development phases.

3. Increase in Bonding Capacity

The ordinance increases the bonding capacity of the TIF District to \$30,000,000, thereby authorizing the issuance of additional tax increment revenue bonds or other obligations. These funds may be used to finance future phases of development as outlined in the amended project plan, including infrastructure upgrades and public improvements necessary to support economic growth within the district.

4. Compliance and Oversight

All amendments were subject to a public hearing held on May 27, 2025, during which stakeholders were provided an opportunity to comment. The City received formal approval from the West Virginia Department of Economic Development on May 30, 2025, confirming the completeness and compliance of the Amendment Application.

City of Morgantown  
District No. 3 – Sunnyside  
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Attachment No. 6 - Continued

## 5. Financial and Economic Impact

The approved amendments are expected to enhance the long-term viability of the TIF District by:

- Supporting continued investment in public infrastructure
- Encouraging private development
- Increasing employment opportunities
- Mitigating blight and deterioration in the Sunnyside neighborhood

The City will continue to monitor the financial performance of the TIF District and ensure that all expenditures and obligations remain in alignment with statutory requirements and fiscal best practices.

**ORDINANCE 2025-18**

**AN ORDINANCE APPROVING CERTAIN AMENDMENTS TO THE TAX INCREMENT FINANCING DISTRICT IN THE CITY OF MORGANTOWN, MONONGALIA COUNTY, WEST VIRGINIA KNOWN AS “THE CITY OF MORGANTOWN REDEVELOPMENT DISTRICT NO. 3” AS APPROVED BY THE WEST VIRGINIA DEPARTMENT OF ECONOMIC DEVELOPMENT; AND PROVIDING FOR OTHER MATTERS IN CONNECTION THEREWITH.**

**WHEREAS**, The City of Morgantown (the “City”) 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 or redevelopment districts, cause project plans to be prepared, issue tax increment financing obligations and take other actions to facilitate the orderly development and economic stability of the City, all as more fully set forth in the Act;

**WHEREAS**, by an Ordinance enacted on December 16, 2008, the City created the redevelopment district known as “The City of Morgantown Redevelopment District No. 3” (the “TIF District”), and approved the accompanying project plan designated “Sunnyside Up Project Plan No. 1” (the “Original Project Plan”) providing for the development, construction and installation of certain public improvements consisting generally of some or all of the following: water lines, storm water management culverts and facilities, sanitary sewer lines, road improvements, streetscape systems, traffic control, pedestrian ways and systems, utility relocations, lighting and related infrastructure, land and right-of-way acquisition, demolition and site preparation necessary in connection with the foregoing;

**WHEREAS**, by an Ordinance enacted on December 19, 2017, the City approved an amendment to the Original Project Plan to include additional phases of development (as amended, the “Project Plan”) and to increase the bonding capacity for the Project Plan including the additional phases of development;

**WHEREAS**, Campus Neighborhoods Revitalization Corporation, as developer of the TIF District, requested that the City consider the following: (i) removal of certain parcels, as identified by tax map and parcel number in Exhibit A attached hereto, from the TIF District thereby amending the boundaries of the TIF District as also shown in Exhibit A attached hereto; (ii) extension of the TIF District termination date by 15 years beyond its current termination date as permitted by Section 10(a) of the Act; and (iii) increasing the bonding capacity for the TIF District to \$30,000,000 to permit the additional issuance of tax increment revenue bonds or other obligations from time to time on an as needed basis for the completion of additional phases of the Project Plan (collectively, the “Amendments”), all as further described in the Tax Increment Financing Application dated April 7, 2025 (the “Amendment Application”);

**WHEREAS**, the City did, on May 27, 2025, following proper notice thereof, hold a public hearing with respect to the Amendment Application wherein interested parties were afforded a reasonable opportunity to express their views on the proposed Amendments;

**WHEREAS**, the City submitted the Amendment Application to the West Virginia Department of Economic Development (“WVDED”) for its review and approval, all in accordance with the applicable provisions of the Act;

**WHEREAS**, WVDED, by letter dated May 30, 2025, notified the City that it has reviewed the Amendment Application and has found the Amendment Application to be complete, which approval letter is attached hereto as Exhibit B;

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

**WHEREAS**, the City Council of the City (the “City Council”) has determined to enact this Ordinance, which approves and certifies the Amendments.

**NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL, AS FOLLOWS:**

1. Justification for Approval of Amendments. It is hereby found and determined that the real property within the TIF District will be benefitted by implementing the Amendments 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 Amendments. The Amendments are hereby expressly found to be economically feasible and are hereby approved and certified. The TIF District shall now have the boundaries set forth in Exhibit A attached hereto, shall not terminate until December 16, 2053, and shall have a bonding capacity from this day forward of \$30,000,000. The Amendments set forth in the Amendment Application, including the increase in bond capacity for additional phases of development under the Project Plan or any portion of it subsequently deemed by the City to be included (the “Projects”), are hereby approved and declared to be eligible for funding in whole or in part, from tax increment financing obligations and on a pay-as-you-go from moneys remaining in the tax increment financing fund previously established by the City for the TIF District.

3. Severability of Invalid Provisions. If any section, paragraph, clause or provision of this Ordinance 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 Ordinance.

4. 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.

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

6. Covenant of Due Procedure, Etc. The City 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 Ordinance 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 Mayor, City Manager, City Clerk and members of the City Council were at all times when any actions in connection with this Ordinance occurred and are duly in office and duly qualified for such office.

7. Effective Date. This Ordinance shall take effect immediately upon enactment.

First Reading                      June 3, 2025

Second Reading                  June 17, 2025

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Adopted this 17th day of June, 2025.

THE CITY OF MORGANTOWN

By:   
Its Interim City Manager

By:   
Its Mayor

APPROVED:

By:   
Its City Attorney

**CERTIFICATION**

The undersigned, being the duly qualified, elected and acting Clerk of The City of Morgantown, does hereby certify that the foregoing Ordinance was duly adopted and enacted by the City Council of The City of Morgantown at a regular meeting duly held, pursuant to proper notice thereof, on June 17, 2025, a quorum being present and acting throughout, and which Ordinance has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this 17th day of June, 2025.

By:   
City Clerk





**Legend**

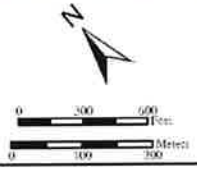
- Parcels Proposed to be Removed from TIF
- TIF District No. 3 (Sunnyside)
- Tax Parcel Boundaries
- Streets



## City of Morgantown TIF #3 District (Sunnyside)

Map Created By: Arcadia Lane, Geographic Information Systems. Copyright 2015. Sources: Esri, TomTom, Garmin, FAO, NOAA, USGS, © OpenStreetMap contributors, and the GIS User Community

2025



Coordinate System: NAD 1983 StatePlane West Virginia North FIPS 4701 Feet

**Exhibit B**

Approval Letter from WVDED

(Attached hereto)

May 29, 2025

Damien Davis  
Interim City Manager  
The City of Morgantown  
3289 Spruce Street, Third Floor  
Morgantown, WV, 26505

Dear Mr. Davis,

Pursuant to WV Code 7-11B-9 and 7-11B-10 of the TIF Act, please allow this correspondence to serve as official notice that the West Virginia Department of Economic Development (WVDED) has reviewed the Tax Increment Financing Application dated April 7, 2025 from the City of Morgantown amending the Morgantown Redevelopment District No. 3 Sunnyside Up – Amended Project No. 1. WVDED has found the application complete.

The City may use such Amendment to authorize the issuance of up to \$30,000,000 in TIF Obligations to support additional phases of development within the Project Plan; remove four parcels owned by Morgantown Energy Associates from the boundaries of the TIF District; and extend the TIF District's termination date to December 16, 2053.

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.

Sincerely,



Mike Graney  
Acting Cabinet Secretary

cc: Carrie Cecil, Frost Brown Todd  
Kelsey Stagers  
Samantha Smith



**TIF District/Project Status Report**  
**Fiscal Year Ending June 30, 2025**  
(Pursuant to WV Code 7-11B-15)

Municipality: City of Morgantown  
389 Spruce Street  
Morgantown, WV 26505

Contact: Jamie Miller, City Manager  
304-284-7404/ (fax) 304-284-7430  
jamie.miller@morgantownwv.gov

District: Development District No. 5 – Upper Falling Run  
Project: Development Project Plan No. 1

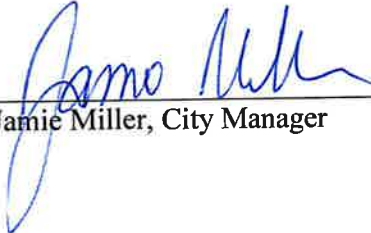
1) Aggregate amount and amount by source of revenue:		
Property taxes - current	\$	0
Interest and penalties on taxes		0
Interest on deposits		0
		0
	\$	0
2) Amount and purpose of expenditures:		
Professional services	\$	0
3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:	\$	0
4) Base-assessed value of the development/redevelopment project area:	\$	18,360
5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:	\$	0
6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area:	\$	0
7) Payments made in lieu of taxes received and expended:	\$	0

**TIF District/Project Status Report  
Fiscal Year Ending June 30, 2025**

- |  |              |
|--|--------------|
| 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project:   | None         |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:  | Attachment 1 |
| 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:  | \$ 0         |
| 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:   | None         |
| 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: | Attachment 2 |
| 13) Number, type and duration of jobs created and annualized wages and benefits paid:  | None         |
| 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year:  | \$ 0         |
| 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:  | None         |
| 16) Status of the development/redevelopment project:   | Attachment 3 |
| 17) Amount of outstanding tax increment financing obligations:   | \$ 0         |
| 18) Additional information:  | None         |

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9.29.25  
Date

  
Jamie Miller, City Manager

**SECTION II. PROJECT INFORMATION**

**DETAILED DESCRIPTION OF PROJECT**

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

**The TIF District**

FMHA proposes that the City create the TIF District to be designated as "The City of Morgantown Development District No. 5." A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 20 acres of contiguous real property located in the City's Third Ward, off Liberty Street and running along Braddock Street to the west. The TIF District is being proposed by FMHA for creation by the City for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements within the TIF District in connection with the development of the land within the TIF District. The anticipated development of the land within the TIF District is (i) approximately 178 independent living units, 48 assisted living units and 16 memory care units for persons 55 and older living at or below 150% of the area median income and (ii) an apartment complex of approximately 48 two and three bedroom units providing residential living for families where a parent is, or wishes to, pursue higher education.

**The TIF Project**

FMHA proposes to develop certain public infrastructure improvements within the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, new road construction and road improvements and other related infrastructure and utilities improvements, all within or benefitting the proposed TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2.

**Tax Increment Financing Obligations**

To finance the costs of the TIF Project, the City proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$10,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. Such TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned and expected to be used to (i) finance all or a portion of the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses; (ii) fund reserves for the TIF Obligations; (iii) fund capitalized interest on the TIF Obligations; and (iv) pay costs of issuance of the TIF Obligations, including costs relating to the creation of the TIF District and preparation and approval of this Tax Increment Financing Application, and related costs. A portion of the costs of the TIF Project may also be paid on a pay-as-you-go basis directly from tax increment revenues.

See Section II.E for more detailed financing information and Section II.G for additional information on the proposed TIF Obligations.

City of Morgantown  
 Development District No. 5 - Upper Falling Run  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 1 - Continued

**B(1)** ESTIMATES

*Projected increase in value of the taxable property in the development or redevelopment project area or district upon successful completion of the TIF Project:*

The estimated increase in the taxable value of property in the TIF District is provided in the table below. The Estimated Appraised Value is provided in greater detail in the "CALCULATION OF PROJECTED NET PROPERTY TAX INCREMENT" analysis attached to Section II.G – Tax Increment Financing Obligations.

**Projected Increase in Appraised Values of Taxable Property in the TIF District (\$)\***

Assessment Year (July 1)	Tax Year (June 30)	Class IV Real/Personal (\$) <sup>1</sup>
2015	2016	Base Year
2016	2017	0
2017	2018	9,000,000
2018	2019	33,000,000
2019	2020	33,000,000
2020	2021	33,000,000
2021	2022	33,000,000
2022	2023	33,000,000
2023	2024	33,000,000
2024	2025	33,000,000
2025	2026	33,000,000
2026	2027	33,000,000
2027	2028	33,000,000
2028	2029	33,000,000
2029	2030	33,000,000
2030	2031	33,000,000
2031	2032	33,000,000
2032	2033	33,000,000
2033	2034	33,000,000
2034	2035	33,000,000
2035	2036	33,000,000
2036	2037	33,000,000
2037	2038	33,000,000
2038	2039	33,000,000
2039	2040	33,000,000
2040	2041	33,000,000
2041	2042	33,000,000
2042	2043	33,000,000
2043	2044	33,000,000
2044	2045	33,000,000

<sup>1</sup> Based on information provided by FMHA, including approximately \$30,000,000 in real property assessed valuation and \$3,000,000 of personal property assessed valuation. See Section II.G for more detailed information.

Attachment No. 1 - Continued

**D. ESTIMATED BREAKDOWN OF PROJECT COSTS**

The Estimated Breakdown of Project Costs below are anticipated to be fully financed from TIF Obligations and from Pay-As-You-Go funds from the TIF Fund (as hereinafter defined). See Section II.G – Tax Increment Financing Obligations and Section II.E – Financing for more detailed information. The table below includes estimated TIF Project contingencies and professional services costs.

	Estimated Amount*	Proposed Financing Method
1. Capital Costs		
2. Financing Costs	\$ 284,779	TIF Obligations
3. Professional Services		
4. Land		
5. Relocation Costs		
6. Environmental Impact Studies		
7. Public Information		
8. Construction of Public Works	\$ 5,000,000	TIF Obligations
9. Costs of the sale/lease of City property that results in a loss to City		
10. Obligations Capitalized Interest	\$ 452,221	TIF Obligations
11. Obligations Reserve Funds		TIF Obligations
<b>Total Project Costs:</b>	<b>\$ 5,737,000</b>	

\*Notes to Items 1 through 11:

- 2) Estimated Financing Costs for the TIF Obligations as provided in Section II.G.
- 3) Estimated Professional Services costs are included in Construction of Public Works.
- 8) See Section II.C for estimated breakdown of Project costs.
- 10) Estimated capitalized interest on the TIF Obligations as provided in Section II.G.
- 11) If the TIF Obligations are privately placed with the entity constructing, managing and/or operating the project developed within the TIF District, a Reserve Fund for the TIF Obligations should not be required. A Reserve Fund will likely be required for the TIF Obligations if the TIF Obligations are privately placed with a bank or publicly offered or refunded in the future.

City of Morgantown  
 Development District No. 5 - Upper Falling Run  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 1 - Continued

**FINANCING**

**Estimated Sources, Amounts, Rate and Term<sup>1</sup>**

To finance the TIF Project, the City proposes to issue the TIF Obligations with maturities not to exceed 30 years from the date of the creation of the TIF District. The TIF Obligations are planned to be issued in one or more series. Proceeds of the TIF Obligations are generally expected to be used to (i) finance all or a portion of the costs of the TIF Project; (ii) fund reserves for the TIF Obligations; (iii) fund capitalized interest on the TIF Obligations; and (iv) pay costs of issuance of the TIF Obligations and related costs, including costs relating to this Tax Increment Financing Application and related costs. To the extent that surplus tax increment funds are available, portions of the TIF Project may be financed on a "pay-as-you-go" basis directly with such funds.

Sources	Amount (\$)	Interest Rate	Maturity	Anticipated Payoff	Status
TIF Obligations, Series 2016	5,737,000	5.00%	June 1, 2046	June 1, 2034 <sup>1</sup>	Public Hearing on Project and District scheduled.
<b>Total</b>	<b>5,737,000</b>				

<sup>1</sup> Amounts and interest rates are preliminary and subject to change based on market conditions at the time of sale of the TIF Obligations.

<sup>2</sup> The TIF Obligations are planned to be issued with a final maturity in 2046. To the extent Excess Funds (as defined in Section II.G) are used to redeem outstanding obligations, it is projected that the TIF Obligations could pay off as early as 2034.

Attachment No. 1 - Continued

**ALTERNATE FUNDING**

*What alternate sources of funding have been explored? Why are they unavailable for this project?*

The TIF Project costs generally include design and construction of roads and related improvements and water, sewer and gas utilities, as described in Section II.A and Section II.C, all of which are public improvements. Due to the cost, these improvements cannot be provided at the level demanded by the location from private funding. FMHA has explored all other sources of funding, including, but not limited to bank financing, equity partnerships, public financing, federal and state grants and loans. Although the City receives Community Development Block Grant Funds, which are earmarked for community based projects including affordable housing rehabilitation and street and sidewalk improvements, such Funds are not in an amount sufficient to complete the TIF Project. Utilizing tax increment financing will allow the proposed projects to be planned and constructed in the most efficient and inexpensive process available to the City and FMHA. Without the availability of tax increment funds for the proposed projects, the ability of the State of West Virginia (the "State"), the City and FMHA to provide all of the necessary infrastructure to support the TIF Project will not occur.

Attachment No. 1 - Continued

**5. TAX INCREMENT FINANCING OBLIGATIONS**

*If TIF obligations are expected to be issued, the following information must also be included:*

1. *Amount of indebtedness to be incurred:* Not to exceed \$10,000,000
2. *Other revenues to be used to finance debt (other than tax increments in the TIF Fund):* None
3. *Type/amount of other monies to be deposited in TIF Fund for the development project area or district:* None
4. *If less than the full tax increment is to be used, explain how the excess will be used or distributed:*

Any principal and interest on TIF Obligations Issued by the City shall be payable from the tax increment financing fund (the "TIF Fund") established for the TIF District. Any revenues in the TIF Fund that are not: (i) used for the payment of the principal of and interest on TIF Obligations, (ii) held in reserve funds established by the issuance of TIF Obligations, (iii) held in debt service funds for the payment of capitalized interest on TIF Obligations; (iv) used to pay administrative costs and expenses for servicing the TIF Obligations, or (v) used for approved TIF Project costs within the TIF District, shall be deemed "excess funds" at the end of each fiscal year.

"Excess funds" may be used for (i) the scheduled payment of the principal of and interest on subsequent TIF Obligations, (ii) payment of accrued but unpaid debt service due to insufficient TIF Funds to make prior debt service payments on subsequent TIF Obligations, (iv) payment of annual administrative costs and expenses for servicing subsequent TIF Obligations, (v) funding for "pay as you go" projects in the TIF District approved in a Project Plan or Project Plans pursuant to W.Va. Code §7-11B (the "Act"), (vi) distribution into current funds of the appropriate levying bodies, (vii) retention in the TIF Fund for approved future project costs and/or debt service relating to the issuance of additional tax increment revenue bonds and/or (viii) all other purposes for which TIF Fund monies may be expended pursuant to the Act. To the extent that excess funds are not used for any of the purposes set forth in this paragraph, such excess funds shall be used for early repayment of outstanding TIF Obligations in accordance with the terms thereof.

5. *Terms for early repayment of the TIF obligations:*

The City plans to issue TIF Obligations in one or more series with a final maturity approximately 30 years from the date of the creation of the TIF District. Upon payment in full of the outstanding principal of, interest on and redemption premium, if any, for the TIF Obligations and all administrative or annual expenses related to the TIF Obligations and/or the TIF District, the City shall dissolve the TIF District; provided, however, that if the City has approved one or more Project Plans subsequent to the issuance of the TIF Obligations, the TIF District shall not be dissolved prior to its statutorily mandated termination unless all obligations payable from the TIF Fund for such Project Plan or Project Plans have been fulfilled.

City of Morgantown  
Development District No. 5 - Upper Falling Run  
For the Fiscal Year Ending June 30, 2025

Attachment No. 1 - Continued

6. *Attach a letter from a bond counsel and/or financial underwriter stating that the proposed project could support tax increment financing bonds or other obligations and the terms and conditions of such offering.*

Investment Bank/Placement Agent: Piper Jaffray & Co.  
Address: 405 Capitol Street, Suite 613, Charleston, West Virginia 25301  
Telephone: (304) 343-7101

A letter prepared Piper Jaffray & Co., Investment Bank/Placement Agent for the TIF Project is provided in Attachment 17 stating that the TIF Project could support the issuance of TIF Obligations within the limitations and subject to the assumptions stated therein.

Attachment No. 1 - Continued

**Attachment 16:** Analysis showing the fiscal impact on each local levying body. The analysis will consider the costs incurred by the local levying bodies and how those costs will be offset/funded. Possible costs include the effect on schools, public services, utilities, etc.

**Preliminary Cost/Benefit Analysis**

The property tax increment from current levies from the State, the City, the County and the Board of Education will be deposited in the TIF Fund. The benefits and costs on levying bodies as a result of current and planned development within the TIF District are highlighted in the table below.

Benefits and Costs	State	City	County	Board of Education
<b>Benefits:</b>				
Excess Levy	No	No	No	Yes
B/O taxes	No	Yes	No	No
Jobs / Economic Development	Yes	Yes	Yes	Yes
Excess Funds <sup>1</sup>	Yes	Yes	Yes	Yes
<b>Costs :</b>				
Water / Sewer / Stormwater	No	Yes	No	No
Roads	Yes	Yes	No	No
Fire / Police	No	Yes	No	No
Trash	No	Yes	No	No
Education	No	No	No	No

<sup>1</sup> There will be a benefit to the levying bodies to the extent Excess Funds are available in the TIF Fund and if such funds are paid to the appropriate levying body. The tax increment will also be distributed to the levying bodies upon the termination of the TIF District.

**School Aid Formula**

The Board of Education current levy is set, statewide, by the Legislature and for tax year 2015 is: Class II: 38.80 cents/\$100; and Class III & IV: 77.60 cents/\$100. Public schools also are funded by the school aid formula that allows a certain dollar amount per pupil. For purposes of the local share calculation in the school aid formula, the aggregate incremental assessed value is not included. As the school boards are not charged for the tax increment, the state aid to schools formula makes up the difference. Therefore, the Project Plan does not have a negative effect on funding that is made available to the Board of Education.

**Estimated Increase in Tax Collections from Current Levy Rates after Expiration of the TIF District**

Much of the development in the TIF District is expected to have a life of over 30 years. After the expiration of the TIF District, the four current property tax levies (Board of Education, County, City and State) will be paid to these levying bodies. Anticipated tax collections for the TIF District for Tax Year 2046, when compared to of taxes collected for Tax Year 2016 (the Base Year), represent an increase of \$155,232 in taxes paid to the County, \$250,958 to the Board of Education, \$161,700 to the City and \$3,234 to the State. The estimated increase is based on the current levy rates for tax year 2015 for Class IV property (reported in cents per each \$100 of assessed value): County (48.00), Board of Education

City of Morgantown  
 Development District No. 5 - Upper Falling Run  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 1 - Continued

(77.60), City (50.00) and State (1.00). Note that the foregoing estimates do not include any inflation factor.

**Estimated Increase In Tax Collections from Excess Levy Rates**

The Board of Education has an excess levy as follows (cents per \$100 valuation, fiscal year ending June 30, 2015):

Tax Year 2015	Class II	Class III/IV
School Excess Levy Rate	33.98	67.96

The estimated increase in excess levies paid to the Board of Education based on the estimated taxable incremental property value in the TIF District as provided in Section II.B(1) and Section II.G is as follows:

Tax Year	Tax Due Date (April)	Estimated Increase (\$)
2018	2019	59,941
2019	2020	219,783
2020	2021	219,783
2021	2022	219,783
2022	2023	219,783
2023	2024	219,783
2024	2025	219,783
2025	2026	219,783
2026	2027	219,783
2027	2028	219,783
2028	2029	219,783
2029	2030	219,783
2030	2031	219,783
2031	2032	219,783
2032	2033	219,783
2033	2034	219,783
2034	2035	219,783
2035	2036	219,783
2036	2037	219,783
2037	2038	219,783
2038	2039	219,783
2039	2040	219,783
2040	2041	219,783
2041	2042	219,783
2042	2043	219,783
2043	2044	219,783
2044	2045	219,783
2045	2046	219,783

<sup>1</sup>Based on the "CALCULATION OF PROJECTED NET PROPERTY TAX INCREMENT" analysis attached to Section II.G - Tax Increment Financing Obligations.

City of Morgantown  
 Development District No. 5 - Upper Falling Run  
 For the Fiscal Year Ending June 30, 2025

Attachment No. 2

**B(2) ESTIMATES**

*Number of jobs to be created by this project in the project area or district. Estimated jobs are as follows:*

**Estimated Job Creation within the TIF District**

<b>Job Category:</b>	<b>Professional</b>	<b>Clerical/ Administrative</b>	<b>Skilled</b>	<b>Semi-Skilled</b>	<b>Unskilled</b>
<b>Wages:</b>	\$75-\$150K	\$25-\$75K	\$40-\$75K	\$20-\$40K	\$15-\$20K
<b>Benefits:</b>	Benefits will be provided consistent with industry standards.				
<b>Jobs Created:</b>	2	5	10	30	30

**Construction jobs:** All projects will be either constructed by full-time and/or part-time contract employees or bid for laborers, equipment operators, carpenters, concrete finishers, truck drivers, etc. These jobs will have reasonable expectations of producing retaining and/or contributing to approximately 77 jobs within the classes previously mentioned.

City of Morgantown  
Development District No. 5 - Upper Falling Run  
For the Fiscal Year Ending June 30, 2025

Attachment No. 3

STATUS OF PROJECT:

Proposed projects include the following public improvements: new road construction and other road improvements, water lines, sanitary sewer lines, gas lines, storm water drainage, and other related infrastructure and utility improvements.



# City of Moundsville

# Project Description & Annual Report

## Section 21:

- TIF District #1, Project #1,  
Development/Redevelopment

# City of Moundsville

## TIF District #1, Project #1, Development/Redevelopment

### The TIF District:

The City of Moundsville is simultaneously creating "City of Moundsville Development/Redevelopment District No.1" (the "TIF District").

The TIF District includes approximately 112.79 acres in Moundsville District, Marshall County. The TIF District is being created by the City of Moundsville to provide a tool for redevelopment of Brownfield sites and provide a method to extend needed infrastructure to the sites for sites in Moundsville and surrounding areas of Marshall County, including the Moundsville Business Park. The sites are being actively marketed by the City of Moundsville and its partner Regional Economic Development Partnership (RED). RED is a nonprofit Economic Development corporation providing services in Ohio, Marshall and Wetzel counties in the Northern Panhandle of West Virginia.

### The TIF Project:

The City of Moundsville Project No. 1 (the "TIF Project") includes project and site infrastructure and development, including but not limited to: engineering, legal costs, financing costs, site acquisition, new technology plant development, remediation, site preparation, commercial office development and redevelopment, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge and river facilities and improvements to public infrastructure in the TIF District.

Sites adjacent to and within the Northern Panhandle region are being considered for an ethane cracker by several companies. However, no matter where the cracker is located, additional developable sites are needed to capitalize on this opportunity. The main reason that an ethane cracker might not locate within the region where ethane is produced is because of a lack of large, infrastructure ready, usable sites for development. Without further downstream development, economic development efforts are destined to fail. We will be left with few permanent jobs, and much of our land will be controlled by large, international energy and chemical companies. Clearly now is the time to act to ensure future success. Additional funds to develop sites and install infrastructure is the most effective way to ensure that there are quality, ready sites to locate companies who will provide long term, stable employment to local residents.

The project will improve and provide much needed infrastructure to the District and help attract new tenants and more jobs to the District. The proposed project will allow reuse of brownfield sites, enlarge the economic tax base of the community, provide an attractive environment for business, and increase revenues to the City of Moundsville and Marshall County, and benefit the entire region and State of West Virginia. The goals of redevelopment, job creation, and the creation of a marketable business area are the driving force of the project. The project addresses the infrastructure and site development needs in the Business Park and leverages the dollars previously invested.

The District has already been the object of interest from companies looking to make investments in processes that capitalize on the Marcellus Shale gas and the liquid gas products that are in the gas. Williams Energy, Chevron and CNX all are currently located within the District. A new hotel will open shortly. It is expected that several more companies will choose to locate plants in the District and will require infrastructure to be installed. Where possible, extra capacity will be designed to allow future use

by future companies and be made available to all companies in the District. This will allow the TIF infrastructure to be leveraged into new projects and increase its impact and use.

The projected increment on the following page will yield an estimated during the 30 year life of the TIF District as reflected in the attached Schedule B (1). herein. The TIF project will be conducted in several phases as sites are identified and developed. In order to allow time for the increment to build, “pay as you go” reimbursement will occur until the TIF District has sufficient increment to sell bonds. The initial TIF project will be to identify, acquire and provide infrastructure to sites within the District. The site may be within the existing Moundsville Business Park, or may be located along WV Route 2 adjacent to The Ohio River. Following development of the initial site, additional sites will be identified with industry input, allowing more downstream investment in West Virginia. Although the initial project will be pay as you go, future phases of the TIF Project may planned to be financed from proceeds of tax increment revenue bonds (“TIF Bonds”) issued by the City.

The TIF Project is consistent with the stated goals and objectives of Amendment One to the West Virginia Constitution, as well as City’s comprehensive planning regarding economic development and revitalization of the TIF District.



CITY OF MOUNDSVILLE  
TIF  
REDEVELOPMENT DISTRICT

Approved by City Council November 2, 2020

## The TIF District

The City of Moundsville creation of the TIF District is to be designated as the “City of Moundsville Development/Redevelopment District No 1 and Project No 1.” A map of the TIF District is provided in **Exhibit A**.

The TIF District includes 112.79 acres in Moundsville District, Marshall County, known as the Moundsville Business Park, located along West Virginia Route 2 adjacent to the Ohio River.

## THE TIF Project

The City of Moundsville Project No 1 includes project and site infrastructure and development, including but not limited to: engineering, legal costs, financing costs, site acquisition, new technology plant development, remediation, site preparation, commercial office development and redevelopment, cut and fill, utilities, site infrastructure, improvement and relocation of roads, rail, barge, and river facilities and improvements to public infrastructure in the TIF District.

The project will improve and provide much needed infrastructure to the District, attracting new tenants and more jobs; allow reuse of brownfield sites; enlarge the economic tax base of the community; and increase revenues to the City of Moundsville and Marshall County, and benefit the entire region and the State of West Virginia.

## Tax Increment Financing Obligations

The TIF project will be conducted in several phases as sites are identified and developed. In order to allow time for the increment to build, “pay as you go” reimbursement will occur until the TIF District has sufficient increment to sell bonds. All ad valorem property taxes on real and tangible personal property (excluding personal vehicles) having a tax situs in the TIF District shall be assessed, collected and allocated to the TIF Fund. The positive tax increment, if any, with respect to real and tangible personal property in the TIF District, shall be used to pay the principal and interest on tax increment financing bonds, notes, or other obligations outstanding and payable from the TIF Fund, including the principal and interest on any tax increment financing obligations issued to finance a portion of the costs of the Projects, funding any reserve fund deficiency, and any other payments payable

in connection with such bonds, notes, or obligations, and to pay or reimburse costs of the City and its agents for projects in the TIF District.

## Annual Statement

Pursuant to West Virginia State Code Chapter 7-11B-15(a), each year, the county commission, or its designee, and the governing body of a municipality, or its designee, that has approved a development or redevelopment project plan shall prepare a report giving the status of each plan and each development and redevelopment project included in the plan and file it with the Executive Director of the Development Office October 1<sup>st</sup> each year.

In compliance with provision 7-11B-15(a), the information contained hereinafter is to be considered the Annual Statement for the City of Moundsville's Development/Redevelopment District No 1 and Project No 1 for the Cash Basis fiscal year ended June 30, 2025.

1. Summary of Receipts by Category for Fiscal Year ended June 30, 2025:

TIF Current Taxes	\$46,236.81
Interest on Investments	<u>\$ 4,053.33</u>
Total Receipts	\$50,290.14

2. Summary of Disbursements by Category for Fiscal Year ended June 30, 2025:

Total Disbursements	\$ 0.00
---------------------	---------

3. Status of Redevelopment Plan and Project therein:

Plan and Project Status

To date, legal assistance in preparing and submitting the TIF District Project Plan is complete.

4. Outstanding financing obligations as of Fiscal Year ended June 30, 2025:

Outstanding Financing Obligations	\$ 0.00
-----------------------------------	---------

5. Additional Necessary Information for Fiscal Year Ended June 30, 2025:

- a. Aggregate amount, by source of revenue, in the TIF Account: Total = \$158,007.75: TIF Current Taxes \$172,195.89 + Interest \$6,885.03 less expenditures noted in (b) below;

- b. Amount and purpose of expenditures from the TIF Account: **\$21,073.17 legal services.**
- c. Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$0.00.**
- d. Base assessed value of the development or redevelopment district: **\$521,168 (Exhibit B).**
- e. Assessed value for the current tax year of taxable property having a tax situs in the development or redevelopment district: **\$0.00 (Exhibit C).**
- f. Payments made in lieu of tax received and expended: **\$0.00.**
- g. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment project: **None**
- h. Copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis: **None**
- i. Cost of any property acquired, disposed of, rehabilitated, reconstructed, or repaired or remodeled: **None**
- j. Number of parcels of land acquired by or through initiation of eminent domain proceedings: **None**
- k. Number and types of jobs projected by the project developer to be created, if any, and estimated annualized wages and benefits paid or to be paid to persons filling those jobs: **None**
- l. Number, type, and duration of jobs created, if any, and the annualized wages and benefits paid: **None**

Submitted by Karen L Ankrom, Finance Director of the City of Moundsville on this 30<sup>th</sup> day of July 2025.



# EXHIBIT A



**MUNICIPALITY OF MOUNDSVILLE, WEST VIRGINIA  
 ALLOWANCE FOR TAX INCREMENT FINANCING  
 REGULAR CURRENT EXPENSE LEVY  
 2021 - 2022**

<b>Current Year</b>	<b>Column C Roll Back Value Form</b>	<b>Levy Rate/\$100</b>	<b>Taxes Levied</b>
<b>Class I</b>			
Personal Property	\$ <u>0</u>	12.50	\$ <u>0</u>
Public Utility	<u>0</u>		<u>0</u>
<b>Total Class I</b>	<b>\$ <u>0</u></b>		<b>\$ <u>0</u></b>
<b>Class II</b>			
Real Estate	\$ <u>0</u>	25.00	\$ <u>0</u>
Personal Property	<u>0</u>		<u>0</u>
<b>Total Class II</b>	<b>\$ <u>0</u></b>		<b>\$ <u>0</u></b>
<b>Class IV</b>			
Real Estate	\$ <u>0</u>	50.00	\$ <u>0</u>
Personal Property	<u>521,168</u>		<u>2,606</u>
Public Utility	<u>0</u>		<u>0</u>
<b>Total Class IV</b>	<b>\$ <u>521,168</u></b>		<b>\$ <u>2,606</u></b>
<b>Total Value &amp; Projected Revenue</b>	<b>\$ <u>521,168</u></b>	<b>(Gross)</b>	<b>\$ <u>2,606</u></b>
Less Delinquencies, Exonerations & Uncollectable Taxes		<u>7.50%</u> .....	<u>195</u>
Less Tax Discounts		<u>2.50%</u> .....	<u>60</u>
<b>Allowance For Tax Increment Financing</b>			
(This amount carries to the worksheet above)		.....	<u><u>2,351</u></u>

**MUNICIPALITY OF MOUNDSVILLE, WEST VIRGINIA  
ALLOWANCE FOR TAX INCREMENT FINANCING  
REGULAR CURRENT EXPENSE LEVY  
2025 - 2026**

<b>Current Year</b>	<b>Column C Roll Back Value Form</b>	<b>Levy Rate/\$100</b>	<b>Taxes Levied</b>
<b>Class I</b>			
Personal Property	\$ <u>0</u>	12.45	\$ <u>0</u>
Public Utility	<u>0</u>		<u>0</u>
<b>Total Class I</b>	<b>\$ <u>0</u></b>		<b>\$ <u>0</u></b>
<b>Class II</b>			
Real Estate	\$ <u>0</u>	24.90	\$ <u>0</u>
Personal Property	<u>0</u>		<u>0</u>
<b>Total Class II</b>	<b>\$ <u>0</u></b>		<b>\$ <u>0</u></b>
			\$
<b>Class IV</b>			
Real Estate	\$ <u>0</u>	49.80	\$ <u>0</u>
Personal Property	<u>0</u>		<u>0</u>
Public Utility	<u>0</u>		<u>0</u>
<b>Total Class IV</b>	<b>\$ <u>0</u></b>		<b>\$ <u>0</u></b>
<b>Total Value &amp; Projected Revenue</b>	<b>\$ <u>0</u></b>	<b>(Gross)</b>	<b>\$ <u>0</u></b>
Less Delinquencies, Exonerations & Uncollectable Taxes		<u>7.50%</u> .....	<u>0</u>
Less Tax Discounts		<u>2.50%</u> .....	<u>0</u>
<b>Allowance For Tax Increment Financing</b> (This amount carries to the worksheet above)		.....	<u>0</u>



# **Ohio County Development Authority**

## **Project Description & Annual Report**

Section 22:

- TIF District #1, Fort Henry Centre

# Ohio County Commission

## TIF District #1, Fort Henry Centre

### The TIF District:

The Fort Henry Centre TIF district consists of 1000 plus acres of primarily vacant land which now includes both the Cabela's distribution and destination centers. The district was approved by the West Virginia Development Office on November 1, 2004. (see attached letter)

The County Commission of Ohio County and the Ohio County Development Authority (the "County" and "Authority," respectively) are currently planning the development of the land (the "Site") owned by the Authority adjacent to the Cabela's Destination and Distribution Centers (the "Cabela's Development") at the Fort Henry Centre development site. The Authority has received interest from retail facilities, hotels and motels, restaurants and amusement attractions regarding the site adjacent to the Cabela's Development. As well, the Authority has 125 acres of spaces for additional Distribution and Light manufacturing Centers. The Authority has received interest from these types of entities. In order for this additional development to occur at the Site, the land requires infrastructure and site preparation work including installation of water, sewer and storm sewer lines; various utilities, land moving and excavation and road construction (the "Project").

This ancillary development is exactly what was anticipated in locating the Cabela's Development in Ohio County. These additional retail locations, other attractions and light industrial tenants will serve to further enhance the tax base for both the County and the State. As part of the vision and plan for the entire Fort Henry Centre, these retailers and attractions will make the Cabela's Development a destination for families and travelers, and the light industrial tenants will create a diversification of jobs. This will benefit the rest of the County, the state and the entire geographic area exponentially.

We estimate that a total of 2,500 jobs will be created including the 80 jobs already planned or created by Cabela's. Over the next 5 years we anticipate the tax base will increase by \$300,000,000 resulting in additional property tax revenues of \$4,200,000 annually with \$1,856,000 going to the Ohio county school board for their excel and bond levies and \$2,412,000 available for the TIF fund. This will also provide the State with substantial new payroll and business related tax dollars.

Specifically, the TIF dollars will go to further our overall site development. We estimate there is \$43,000,000 needed to excavate the balance of the site, extend utilities and provide access to make the land suitable for tenants. Currently the Authority owns the land that needs excavated which will require that 10 million cubic yards of earth be moved. Water and sewer lines will be extended throughout the site by the authority who will then transfer ownership to the Ohio County Public Service District. Electric, gas and cable will be extended by the Authority as well and upon completion transfer ownership of those utilities to the appropriate public utility. Access roads that are built with TIF dollars will remain under the ownership of the county or the designated common area entity for maintenance.

This project signified the largest development of its kind in Ohio County in the last 40 years.

# **TIF District #1, Fort Henry Centre -- Amendment**

## **The TIF District:**

District Name – Fort Henry Economic Opportunity Development District

District Description – 300 acres as outlined on the attached map and more formerly described on the attached metes and bounds description. Also attached is a true copy of the public hearing advertisement giving notice of the hearing held on August 7, 2003 and the minutes from that hearing. The entire district falls within the development project area.

## **The TIF Project:**

The Ft. Henry Business and Industrial Centre is a mixed use Business and Industrial Park Development. The park offers up to 340 developable acres spread over 671 acres running alongside and between Interstate 70 and U.S. Route 40. The site is located a few miles east of Wheeling in Dallas Pike. The park will have its own interchange allowing the highest degree of access for traffic flow and safety. All utilities can and will be provided by their respective companies including water, sewer, electric, gas and telephone.

Cabela's will build a 188,000 square foot super store which will attract conservatively 5 million people a year from all over making them a true tourism destination. (They are the top tourist attraction in six of the seven state where they are located. They come in second only to the Mall of America in Minnesota.) In addition to the destination super store, which will employ 400 people, Cabela's will employ another 800 people in the 1.2 million square foot distribution center. This distribution center will serve the entire East Coast and ship about 6 million packages annually. These 1200 jobs will be the start of an estimated 2,200 jobs to be created at the site.

Phase I will be 65 acres for Cabela's retail and possibly including an indoor water park lodge. Phase II will be 65 acres of additional destination or other retail and possibly some commercial space. Phase III will include 70 acres of high end or other retail and possibly some technology or commercial space. Phase IV will include Cabela's 1.2 million square foot distribution center on 60 acres. Phase V will be commercial and possibly technology space and Phase VI will be commercial and light manufacturing space.

**Ohio County, West Virginia**

**WV Development Office  
Annual TIF Report**

**For the Fiscal Year Ended  
June 30, 2025**

# Ohio County, West Virginia

## Annual Required Information

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

Property tax & interest at June 30, 2025 held by County	\$ 55,480
Property tax & interest at June 30, 2025 held by trustee, Wesbanco Bank Inc.	647,942
Property tax & interest at June 30, 2025 held for debt service by trustee, Wesbanco Bank Inc	978
Property tax & interest at June 30, 2025 held by trustee for Administrative expenses.	5,002
Bond proceeds & interest at June 30, 2025 held in reserve by trustee, Wesbanco Bank.	2,477,195
Bond proceeds & interest at June 30, 2025 held for projects by trustee, Wesbanco Bank Inc.	20,881,635

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

During the period of July 1, 2024 through June 30, 2025, \$2,788,348 was transferred to Wesbanco Bank Inc, Trustee. These proceeds were used to remit payment of principal and interest on bonds sold to finance previous and current infrastructure projects. A recap of the sources and uses are included in this report reflecting bond proceeds. A separate recap is included to report additional projects from excess funding.

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

In August 2024, a property tax bond issued for the Combined Fort Henry TIF Districts refunded all the remaining 2016 balances for Fort Henry TIF No. 1 and set aside funds for projects in the Combined District. The property TIF tax collections are pledged to pay principal and interest on the 2024 TIF Bond issue totaling \$40,406,980. The outstanding bond balance at June 30, 2025 was \$36,070,000.

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

The base assessed value of the Combined Fort Henry Center District as of June 30, 2025 was \$7,206,653, reflecting a base assessed value for Fort Henry Centre TIF District No. 1 of \$271,510 from tax year 2004 and a base assessed value Fort Henry Centre TIF District No. 2 of \$6,935,143 from tax year 2023.

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

The assessed value of the Combined District for tax year 2025 was \$236,142,277. These are the values used for billing and collecting during the 2026 fiscal year.

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

Current assessed value of the district:	\$ 236,142,277
Base assessed value is:	<u>7,206,653</u>
Tax increment value is:	<u>\$ 228,935,624</u>

# Ohio County, West Virginia

## Annual Required Information

- (7) **Payments made in lieu of taxes received and expended;**  
None
- (8) **Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project;**  
Management's current focus is filling existing vacant spaces and attracting businesses for the remaining developed lots and undeveloped acreage within the Highlands development, as well as planning for the construction of the Highlands Second I-70 Interchange. The development and work on real property in the development includes demolition and construction of tenant buildouts to the requested specification and various improvements, sitework, road and utility extensions, and related planning and engineering services. A complete list of the status of businesses, tenants and planned developments is included in this report.
- (9) **A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis;**  
During the period of July 1, 2024 to June 30, 2025 there has been no changes to Ohio County's development plan. A business and tenant status report is included in this report.
- (10) **The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled;**  
A recap of the property transactions for the period of July 1, 2024 through June 30, 2025 is included at the end of this report.
- (11) **The number of parcels of land acquired by or through initiation of eminent domain proceedings;**  
N/A
- (12) **The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs;**  
It is estimated that when the entire district is developed, up to 5,000 permanent jobs could be created. Effective June 30, 2025, the current estimate is about 3,750 at the site which consist of several different industries and businesses. During peak construction periods, the development have had as many as 400 - 500 additional construction jobs on site. Wage and benefits would be commensurate with the respective industry of the various businesses.
- (13) **The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid;**  
There are currently approximately 3,750 jobs located within the District. Wage and benefit information would be commensurate with the retail, restaurant, hotel, distribution, medical, and construction industries. Exact annual figures and data are not readily available from the private businesses operating in the District.
- (14) **The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require;**  
(See question # 2)

# **Ohio County, West Virginia**

## **Annual Required Information**

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

None

- (16) The status of the development or redevelopment plan and projects therein;**

The development plan is progressing on schedule. A schedule summarizing the status of businesses and tenants within the district is included in this report for review. See also #8.

- (17) The amount of outstanding tax increment financing obligations; and**

There are \$36.07 million in outstanding bonds as of June 30, 2025.

- (18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.**

Any tax appeals noted in previous reports have been settled. Additional appeals could have an adverse affect on future TIF revenues. There are no appeals currently outstanding.

# **Ohio County, West Virginia**

## **Tif – Sources & Uses**

**Attachment for question # 2**

# Ohio County, West Virginia

## Property Tif Bond Total - Sources / Uses

### Sources

Funding Source	Amount	By Category
<b>Bond Funding</b>		
2005A Property Tif Bonds	\$ 9,300,000	
2007A Property Tif Bonds	14,050,000	
2008A Property Tif Bonds	2,650,000	
2016A Property Tif Bonds	26,445,000	
2024 Property Tif Bonds	40,406,980	\$ 92,851,980
<b>Bond Funding Subtotal</b>	<b>\$ 92,851,980</b>	<b>\$ 92,851,980</b>
<b>Other Funding</b>		
County Contribution (Prior)	\$ 709	
Bond Reoffering Premium (Prior)	275,076	
Interest (Prior)	421,961	
Interest (2024 TIF Bond Trust Accts)	653,412	\$ 1,351,156
<b>Total Funding Sources</b>	<b>\$ 94,203,137</b>	<b>\$ 94,203,137</b>

### Uses of Funds - Bond Costs

Funding Use	Amount	By Category
<b>Bond Costs</b>		
Bond Reserve (Prior)	\$ 3,998,044	
Capitalized Interest (Prior)	1,907,300	
Bond Underwriting (Prior)	917,788	
Bond Counsel / Study / Closing Fees (Prior)	649,853	
Bond Underwriting (2024)	645,138	
Bond Counsel / Study / Closing Fees (2024)	544,000	
Bond Reserve (2024)	2,468,863	\$ 11,130,985
<b>Bond Cost Subtotal</b>	<b>\$ 11,130,985</b>	<b>\$ 11,130,985</b>

<b>Bond Refunding</b>		
2005A/2007A/2008A Refunding (2016 Issuance)	20,920,815	
2016A Refunding (2024 Issuance)	16,520,757	\$ 37,441,572
<b>Bond Refunding Subtotal</b>	<b>\$ 37,441,572</b>	<b>\$ 37,441,572</b>

### Uses of Funds - Projects

Funding Use	Amount	By Category
<b>Road Costs</b>		
Roads - Interchange Design	\$ 1,642,672	
Roads - Access Road Design	1,177,313	
Roads - Bob Wise Drive	19,922	
Roads - Bob Wise Drive / Cabela Drive Lighting	217,493	
Roads - Cabela Drive / Extension	2,489,334	
Roads - Phase VI Extension	499,128	
Roads - Sidewalk Lighting	19,752	
Roads - Traffic Signals	349,581	\$ 6,415,194
<b>Engineering</b>	<b>\$ 2,298,425</b>	<b>\$ 2,298,425</b>
<b>Permits</b>	<b>\$ 666,461</b>	<b>\$ 666,461</b>
<b>Property - Fort Henry III</b>	<b>\$ 1,000,000</b>	<b>\$ 1,000,000</b>
<b>Site Improvements</b>		
Site Improvement - Power Center	\$ 378,739	
Site Improvement - Lifestyle Center	3,376,039	
Site Improvement - Phase IV b / VI	703,775	\$ 4,458,553
<b>Utilities</b>		
Utility Extension - Contract 10	\$ 1,384,921	
Utility Extension - I 70 Utility Crossing	26,867	
Utility Extension - Phase III Water / Wastewater	1,161,384	
Utility Extension - Contract 6	3,316,990	
Utility Extension - Other	813,580	
Utility Extension - Misc	149,289	
Utility Extension - Phase I	1,040,422	
Utility Extension - Phase V	2,796	
Utility Extension - Phase VI	238,045	
Utility Extension - Phase VII	122,129	
Utility Extension - Phase VIII	158,915	
Utility Extension - Town Center	1,484,655	
Utility Extension - Waterline	10,319	\$ 9,910,313
<b>Project Cost Subtotal</b>	<b>\$ 24,748,945</b>	<b>\$ 24,748,945</b>
<b>Total Uses of Funding</b>	<b>\$ 73,321,502</b>	<b>\$ 73,321,502</b>
<b>Balance (2024 TIF Bond Project Account)</b>	<b>\$ 20,881,635</b>	<b>\$ 20,881,635</b>

# Ohio County, West Virginia

## Property Tif Excess - Sources / Uses

Funding Source	Amount
2011 Bond Year Excess	\$ 100,000
2012 Bond Year Excess	229,957
2013 Bond Year Excess	207,000
2014 Bond Year Excess	322,500
2015 Bond Year Excess	567,212
2016 Bond Year Excess	798,474
2017 Bond Year Excess	684,446
2018 Bond Year Excess	383,200
2019 Bond Year Excess	489,953
2020 Bond Year Excess	471,921
2021 Bond Year Excess	410,137
2022 Bond Year Excess	679,147
2023 Bond Year Excess	717,967
2024 Bond Year Excess	894,473
<b>Total Funding</b>	<b>\$ 6,956,387</b>

Use of Funding	Amount
Roads (Including lighting)	\$ 773,936
Site Improvement - Various	2,177,898
Utility Extension - Lot 9 / Contract 10	100,000
Utility Extension - Town Center	29,651
Utility Extension / Infrastructure - Lot 7	262,702
Utility Extension / Infrastructure - Lot 1	147,762
Utility Extension / Infrastructure - Lot 3	156,749
Utilities - Various	351,524
Public Buildings - Various	1,770,228
Office Expansion / Sports Complex / Site Prep	1,185,938
<b>Total Uses</b>	<b>\$ 6,956,387</b>

<b>Balance</b>	<b>\$ -</b>
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# **Ohio County, West Virginia**

## **Assessed Values**

**Attachment for questions # 4, 5 & 6**

# Ohio County, West Virginia

## Assessed Tif Values - Base vs Current

Type	Base Value	Current Tax Year 2025	Increase
Real Estate	\$ 3,642,910	\$ 173,527,490	\$ 169,884,580
Personal	3,563,743	62,614,787	59,051,044
<b>Totals</b>	<b>\$ 7,206,653</b>	<b>\$ 236,142,277</b>	<b>\$ 228,935,624</b>

\* Assessed values are 60% of estimated appraised values.

# Real Estate Values

# Ohio County, West Virginia

## 2025 Real Estate Parcels - Assessed Values

MAP	PCL	OWNER	Base Assessed Values			Tax Year 2025 - Current Assessed Values		
			Class	Class 2	Class 3	Class	Class 2	Class 3
<b>Fort Henry Center District No.1 (Base Tax Year 2004)</b>								
T8	40.25	Appalachian Land	NO ACCOUNT			3	-	1,459,320
T8	40.81	ATHENS SQUARE LTD	NO ACCOUNT			3	-	434,220
T8	40.63	BDB Triadelphia LLC (Microtel)	NO ACCOUNT			3	-	2,024,400
T8	46.10	BERT LLC	NO ACCOUNT			3	-	40,010
T8	40.50	BEST BUY	NO ACCOUNT			3	-	2,634,720
T8	40.33	BOB EVANS FARM	NO ACCOUNT			3	-	1,172,860
T8	46.1	CAPPO PROPERTIES LLC	NO ACCOUNT			3	-	2,045,800
T8	46.11	CAPPO REAL ESTATE HOLDINGS LLC	NO ACCOUNT			3	-	2,305,800
T8	45.9	CAPPO REAL ESTATE HOLDINGS LLC	NO ACCOUNT			3	-	126,720
T8	66	CAPPO REAL ESTATE HOLDINGS LLC	NO ACCOUNT			3	-	5,280
T8	63.1	CAPPO REAL ESTATE HOLDINGS LLC	NO ACCOUNT			3	-	1,020
T8	40.68	CENTURY HOSPITALITY (Hawthorn)	NO ACCOUNT			3	-	3,618,660
T8	40.71	CENTURY TC 5 LLC	NO ACCOUNT			3	-	4,925,090
T8	40.17	CF BASS PROP CO LLC (CABELA STORE)	NO ACCOUNT			3	-	18,000,000
T8	40.38	CHICK-FIL A INC	NO ACCOUNT			3	-	1,145,640
T8	27.4	COUSINS REALTY INC	3	-	19,740	3	-	209,160
T8	46.5	CROW, WILLIAM & DONNA	NO ACCOUNT			2	25,800	-
T8	40.66	DEE CORPORATION	NO ACCOUNT			3	-	1,722,720
T8	46	DUGGAN JOHN & ANNE	2	57,720	-	2	177,790	48,170
T8	46.9	DUGGAN JONATHAN	NO ACCOUNT			2	-	900
T8	46.18	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	46.19	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	46.2	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	46.21	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	46.22	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	46.24	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	46.25	DUGGAN JONATHAN	NO ACCOUNT			DEACTIVATED		
T8	40.72	EAST COAST METALS	NO ACCOUNT			3	-	-
T8	40.73	EAST COAST METALS	NO ACCOUNT			3	-	-
T8	40.35	EAT 'N PARK	NO ACCOUNT			3	-	1,284,860
T8	40.46	FCTP RESTAURANT (Olive Garden)	NO ACCOUNT			3	-	1,425,900
T8	39.12	FIRST CLASS REALTY	NO ACCOUNT			3	-	453,300
T8	39.8	FIRST CLASS REALTY	3	-	24,480	3	-	278,760
T8	39.4	FIRST CLASS REALTY LLC	3	-	4,080	3	-	140,160
T8	39.7	FIRST CLASS REALTY LLC	2	3,540	-	3	-	136,740
T8	40.9	FORT HENRY BUSINESS	3	-	12,000	3	-	70,620
T8	40.12	FORT HENRY BUSINESS	3	-	3,120	DEACTIVATED		
T8	46.27	GANTZER RIDGE PROPERTIES	NO ACCOUNT			3	-	1,338,060
T8	49	GANTZER RIDGE ROAD FARM I LLC	NO ACCOUNT			3	-	4,860
T8	49.2	GANTZER RIDGE ROAD FARM I LLC	NO ACCOUNT			3	-	420
T8	46.17	HOLIDAY INN EXPRESS	NO ACCOUNT			3	-	2,632,500
T8	40.41	JC PENNEY	NO ACCOUNT			3	-	6,425,050
T8	40.42	KOHL'S	NO ACCOUNT			3	-	3,971,290
T8	40.36	MCDONALDS USA	NO ACCOUNT			3	-	963,360
T8	40.69	MENARD INC	NO ACCOUNT			3	-	12,049,920
T8	40.39	NATIONAL RETAIL (Cheddars)	NO ACCOUNT			3	-	2,084,820
T8	46.14	NEEMA TRIADELPHIA LLC	NO ACCOUNT			3	-	2,274,360
T8	40.49	NICHOLAS & PATRINOS PROP	NO ACCOUNT			3	-	1,163,230

( Continued )

# Ohio County, West Virginia

## 2025 Real Estate Parcels - Assessed Values

MAP	PCL	OWNER	Base Assessed Values			Tax Year 2025 - Current Assessed Values		
			Class	Class 2	Class 3	Class	Class 2	Class 3
T8	40	OCC (Undeveloped Land)	3	-	8,700	<b>Exempt</b>		
T8	40.1	OCC (Undeveloped Land)	3	-	5,460	<b>Exempt</b>		
T12	53	OCC (Undeveloped Land)	3	-	12,480	<b>Exempt</b>		
T8	40.7	OCC (Undeveloped Land)	3	-	26,280	<b>DEACTIVATED</b>		
T8	40.78	OCDA - Buildings 4 & 5	NO ACCOUNT			3	-	1,688,450
T8	40.47	OCDA - Building 3	NO ACCOUNT			3	-	2,221,970
T8	40.65	OCDA - LONGHORN	NO ACCOUNT			3	-	1,604,160
T8	40.4	OCDA - POWER CENTER	NO ACCOUNT			3	-	18,997,700
T8	40.48	OCDA - Quaker Steak & Lube	NO ACCOUNT			3	-	1,879,860
T8	40.31	OCDA - SILGAN	NO ACCOUNT			<b>Exempt</b>		
T8	40.52	OCDA - TC I TOWN CENTER	NO ACCOUNT			3	-	4,334,120
T8	40.53	OCDA - TC II Marquee	NO ACCOUNT			3	-	3,983,400
T8	40.60	OCDA - TC V TOWN CENTER	NO ACCOUNT			3	-	1,454,320
T8	39	OCDA (Undeveloped Land)	2	8,040	-	<b>Exempt</b>		
T8	39.1	OCDA (Undeveloped Land)	2	11,100	-	<b>Exempt</b>		
T8	39.2	OCDA (Undeveloped Land)	2	23,280	-	<b>Exempt</b>		
T8	39.3	OCDA (Undeveloped Land)	2	26,460	-	<b>Exempt</b>		
T8	39.5	OCDA (Undeveloped Land)	3	-	4,800	<b>Exempt</b>		
T8	39.6	OCDA (Undeveloped Land)	3	-	3,240	<b>Exempt</b>		
T8	39.9	OCDA (Undeveloped Land)	2	4,380	-	<b>Exempt</b>		
T8	40.8	OCDA (Undeveloped Land)	NO ACCOUNT			<b>Exempt</b>		
T8	45	OCDA (Undeveloped Land)	3	-	8,130	<b>Exempt</b>		
T8	45.3	OCDA (Undeveloped Land)	3	-	4,140	<b>Exempt</b>		
T8	40.61	OHIO VALLEY IND & BUSINESS DEV CORP	NO ACCOUNT			3	-	-
T8	45.7	PAR ENTERPRISES	NO ACCOUNT			3	-	4,918,920
T8	45.1	PAR ENTERPRISES	NO ACCOUNT			3	-	-
T8	40.34	PGB WHEELING LLC (Building 1)	NO ACCOUNT			3	-	842,460
T8	40.59	PTM LP (Sheetz)	NO ACCOUNT			3	-	2,119,260
T8	40.51	PURPOSE WV1, LLC (Hobby Lobby)	NO ACCOUNT			3	-	2,700,720
T8	40.2	RAYLE COAL CO	3	-	420	<b>DEACTIVATED</b>		
T8	40.6	RAYLE COAL CO	3	-	9,600	<b>DEACTIVATED</b>		
T8	46.15	ROBINSON ENTERPRISES LLC	NO ACCOUNT			3	-	597,300
T8	46.13	ROBINSON ENTERPRISES LLC	NO ACCOUNT			3	-	40,260
T8	46.7	ROBINSON ENTERPRISES LLC	NO ACCOUNT			3	-	20,940
T8	40.58	RSV WHEELING (Hampton Inn)	NO ACCOUNT			3	-	5,059,740
T8	40.24	RUSSELL STOVER CANDIES	NO ACCOUNT			3	-	1,051,140
T8	46.6	SCHULTZ FORD WHEELING RE LLC	NO ACCOUNT			3	-	1,691,440
T8	29	STANTON JOHN E & D M	2	720	-	3	-	4,080
T8	44	STEPHENS BETH ET AL	3	-	240	<b>DEACTIVATED</b>		
T8	40.32	TARGET	NO ACCOUNT			3	-	7,649,940
T8	40.79	THE CORNERSTONE GROUP LLC	NO ACCOUNT			3	-	295,740
T8	40.67	TRIADELPHIA ASSN LLC	NO ACCOUNT			3	-	2,340,000
T8	40.45	TRITPT LLC (CABELA'S DC)	3	-	9,360	3	-	7,035,570
T8	39.11	VALLEY MOTORCYCLE	NO ACCOUNT			3	-	9,060
T8	39.10	VALLEY MOTORCYCLE	NO ACCOUNT			3	-	1,886,640
T8	40.30	WAL-MART	NO ACCOUNT			3	-	10,531,500
T8	46.26	WAYFARER HOSPITALITY	NO ACCOUNT			3	-	1,381,920
T8	40.37	WENDY'S EASTERN MGT GP	NO ACCOUNT			3	-	854,140
T8	40.43	WESBANCO	NO ACCOUNT			3	-	1,057,200
T8	47.11	WV DOT	NO ACCOUNT			3	-	-
T8	40.15	WV DOT	Exempt			<b>Exempt</b>		
T8	40.54	X & W (OCDA BLDG 2)	NO ACCOUNT			3	-	2,306,160

( Continued )

# Ohio County, West Virginia

## 2025 Real Estate Parcels - Assessed Values

MAP	PCL	OWNER	Base Assessed Values			Tax Year 2025 - Current Assessed Values		
			Class	Class 2	Class 3	Class	Class 2	Class 3
<b>Fort Henry Center District No.2 (Base Tax Year 2023)</b>								
T14	24.1	AMC Corp	3	-	17,160	3	-	17,160
T9	28	AMC Corp	3	-	17,820	3	-	17,820
T9	29	AMC Corp	3	-	27,120	3	-	27,120
T9	22.2	AMC Inc	3	-	2,880	3	-	2,880
T9	25	AMC Inc	3	-	79,680	3	-	79,680
T9	27	AMC Inc	3	-	45,960	3	-	44,880
T9	22	Anand & Amit Inc	3	-	49,500	3	-	50,120
T9	17.2	Cherokee Trading Post Inc	3	-	16,920	3	-	16,920
T9	17.6	Cherokee Trading Post Inc	3	-	7,440	3	-	7,440
T9	17.6	Cherokee Trading Post Inc	<b>Exempt</b>			<b>Exempt</b>		
T9	17.7	Cherokee Trading Post Inc	3	-	15,540	3	-	15,540
T14	61	Croft Matthew J & Sadie L	3	-	1,080	3	-	1,080
T9	16	Dallas Pike Campground LLC	3	-	234,420	3	-	366,660
T9	20	Dunn Nancy (LE)	2	13,440	-	2	13,420	-
T13	5.3	Fitzsimmons David H & Rich H	2	48,240	-	2	48,900	-
T13	7.3	Gantzer Gregory R & Mary R	3	-	480	3	-	480
T13	7	Gantzer Gregory R & MR	2	111,320	-	2	135,360	-
T13	6	Gantzer Ridge Road Farm I LLC	3	-	20,220	3	-	20,220
T13	9	Gantzer Ridge Road Farm I LLC	3	-	13,740	3	-	13,740
T13	27	Gantzer Ridge Road Farm I LLC	3	-	2,940	3	-	2,940
T13	7.2	Gantzer Russell	3	-	660	3	-	660
T13	7.4	Gantzer Russell F	3	-	480	3	-	480
T13	7.1	Isaly William A Jr	3	-	480	3	-	480
T13	17.2	Leach Debora A & Robert F	2	7,740	-	2	7,980	-
T13	14.1	Leach Deborah A & Robert F	2	29,560	-	2	53,400	-
T14	2	Meyer Zachary Allan	2	28,980	-	2	24,360	-
T14	2.2	Meyer Zachary Allan	2	38,820	-	2	40,200	-
T14	2.3	Meyer Zachary Allan	3	-	36,600	3	-	38,760
T13	5.2	MHP Triadelphia LLC	3	-	106,440	3	-	97,860
T9	19	Morgan Stephen L & Michelle	2	117,420	-	2	122,100	-
T13	2.2	Nolan John W Sr ET AL	2	13,840	-	2	34,920	-
T13	26	Ohio Valley Ind & Bus Dev Corp	3	-	1,326,060	3	-	1,725,840
T9	28.1	Piko Donald T	2	2,280	-	2	200,760	-
T9	28.2	Piko Donald T	2	165,600	-	2	166,560	-
T9	23	RACJAC LLC	3	-	52,620	3	-	54,490
T9	24	RACJAC LLC	3	-	65,160	3	-	67,320
T13	15	Reihneer John & Robyn/Stephen	3	-	189,900	3	-	190,140
T13	14.2	Rodak Brianna Dawn	2	2,940	-	3	-	3,440
T13	14	Rodak Frank J	2	169,740	-	2	173,520	-
T9	17	Sampson Dorothy Mae TOD	2	53,340	-	2	52,200	-
T9	17.5	Sampson Dorothy Mae TOD	2	360	-	2	360	-
T9	18	Sampson Dorothy Mae TOD	2	77,680	-	2	81,640	-
T9	17.8	Sampson Van A & B M	2	80,920	-	2	88,300	-
T13	15.1	Stucki Damon D /Bell Mandi J	2	77,880	-	2	78,960	-
<b>Combined Fort Henry Centre Dist No. 1 and 2 - Certified values</b>				\$ 1,175,340	\$ 2,487,570		\$ 1,526,530	\$ 172,040,960
<b>Total class 2 &amp; 3 certified values</b>					\$ 3,662,910			\$ 173,567,490
Less: Homestead Exemptions			2	(\$20,000)	\$ -	2	(\$40,000)	
<b>Combined Fort Henry Dist No. 1 and 2 - Final certified values</b>				\$ 1,155,340	\$ 2,487,570		\$ 1,486,530	\$ 172,040,960
<b>Final certified value class 2 &amp; 3</b>					\$ 3,642,910			\$ 173,527,490

# Personal Property Values

# Ohio County, West Virginia

## 2025 Personal Property - Assessed Values

Owner	Base Assessed Values	Tax Year 2025 Current Assessed Values
<b>Fort Henry Center District No.1 (Base Tax Year 2004)</b>		
ABARTA COCA-COLA BEVERAGES		\$ 9,260
Abbott Laboratories Inc		2,306
ACCO PRODUCTS LLC		79
ADP LLC		1,400
ADT Commercial LLC		371
ADT LLC		443
Alcadan (Panera Bread)		196,434
Allstate Insurance		747
American Greetings (Walmart)		8,204
American Honda		19,783
AMERIGAS PROPANE LP		1,356
Aspen Dental		220,126
AT & T SERVICES INC		10,132
AT&T Capital Services		58,783
AT&T Capital Services		103
Auto-Chlor System		537
Bannan Raymond A MD		89,679
Bath & Body Works		211,201
Bed Bath & Beyond		300
Best Buy		1,209,559
Bluegreen Vacations Unlimited		15,545
Bob Evans		101,743
Books A Million		392,290
Bubba's Gourmet Burghers		78,641
Cabela's Retail Inc.		6,542,557
Cabela's Wholesale Inc.		16,305,890
Canon Financial Services		2,822
CAPPO MANAGEMENT LXIX LLC (Victory Toyota)		169,187
Cappo Management LXV-LLC(Victory Chev)		158,566
Cardinal Pediatrics LLC		6,661
Cardtronics (Target)		1,121
Cast & Baker Corp		16,419
Century Hospitality 3C (Hawthorn)		382,425
Century TC 5 LLC		475,467
Charter Central LLC (Taco Bell)		120,361
CHEDDAR'S CASUAL CAFÉ INC		244,280
Chick Fil A		326,590
Chipotle Mexican Grill		154,531
Coinstar (Outerwall)		2,185
Comcast Otr1 LLC		61,384
COMMUNITY COFFEE COMPANY LLC		490
(Continued)		

# Ohio County, West Virginia

## 2025 Personal Property - Assessed Values

Owner	Base Assessed Values	Tax Year 2025 Current Assessed Values
Connectivity Source		24,502
COOL BRANDS GROUP INC (CrumbI Cookie)		231,205
COPIER WORD PROCESSING SUPPLY		278
Crown Credit		9,403
Crown Equipment		127,968
Data Sales Co Inc		1,732
DATA SALES CO INC		89
De Lage Landen Operational		4,843
Dee's Video Record Center		16,714
DELIGHT OHIO RIVER LLC		96,550
Dell Equipment		27,259
Digital Cinema Distribution		1,390
ECOATM LLC		6,067
El Paso		105,260
FARMER BROS CO		556
FDMS Data Merchant		815
First Citizens Bank		27,850
First Settlement Physical		15,926
Five Guy Burgers		127,370
Florida's Natural Food		3,151
Fujifilm North America Corp		6,980
Fusion Japanese Steak House		58,016
Game Stop		41,251
GM-DI Leasing Corp		9,087
Gordon Food Service		2,975
Grayhawk Leasing LLC		676
Great America Financial		5,822
Gtech Corp		7,568
H&R Block		22,271
Hahn, Dr Jerry		78,500
Hallmark		1,489
Hampton Inn		451,626
Harbor Freight Tools USA		476,798
Hobby Lobby Inc		600,334
HOME CITY ICE		538
Home City Ice		521
Howards Diamond Center		77,615
HP Financial Services		2,786
HPE Depositor Master Trust		11,480
IBM Credit		5,409
JC Penney		1,078,611
Jersey Mikes Subs		144,611
K&B Associates DbA Sleep Outfitters		26,540
Kalkreuth Roofing & Sheet Metal		2,338
Kay Jewelers		263,515
Kellermeyer Bergonsen Services		11,931
Kohls		742,063
(Continued)		

# Ohio County, West Virginia

## 2025 Personal Property - Assessed Values

Owner	Base Assessed Values	Tax Year 2025 Current Assessed Values
Lamarr Advertising		48,302
Lane Bryant		50,839
Leaf Capital Funding LLC		6,691
Lifetouch Portrait		14,068
LNJ Investments Corp		6,052
Loomis Amored US LLC		3,180
Luxottica Retail North		65,808
MACQUARIE EQUIPMENT CAPITAL		18,665
Marquee Cinemas		345,296
Matheson Tri-Gas		12,125
Mattress Firm Inc		72,689
Menard Inc		6,761,611
MINNESOTA REGIS CORP		300
MKSC Inc		26,835
MSP Sub Shops Inc		252,316
Muzak LLC		663
National Cinemedia LLC		4,087
National Entertainment		484
Neema Triadelphia LLC (Suburban)		466,271
Newman Tractor LLC		114,281
NiNi's Treasures		206,251
Nissan Motor Acceptance		18,424
NISSAN MOTOR ACCEPTANCE CO		16,749
NUCO2 Supply Inc		10,382
Old Navy		324,033
Olive Garden (GMRI)		174,712
Once Upon A Child		105,230
Par Enterprises Inc dba Straubs		45,589
Paramount Home Entertainment		148
Pattison Sign Group		11,444
Petco		381,286
Pitney Bowes		6,730
Pitney Bowes		300
Play It Again Sports		416,208
PNC Bank (Sheetz)		5,166
Primanti Bros WV		394,912
QSL JDK Management Company, L.P		116,967
QUIDEL CORPORATION		257
Rally House		287,887
Rare Hospitality International		325,741
Raymond Leasing Corp		15,154
Real D		331
Regions Bank		4,201
RES RESTAURANTS LLC		407,484
Restaurant Technology		2,039
Richard Bazzys Shults Ford Wheeling		89,161
Richard Bazzys Shults Ford Wheeling (Old JSR)		62,445
RLO INC (Great Clips)		8,212
		(Continued)

# Ohio County, West Virginia

## 2025 Personal Property - Assessed Values

Owner	Base Assessed Values	Tax Year 2025 Current Assessed Values
RM Acquisitions		521
RSSJPMBB2014-C23 ( New Microtel)		209,317
Rug Doctors		1,546
Russell Stover		78,867
S&D Coffee Inc		1,593
Safety Kleen		432
Select Comfort Retail		140,036
Sheetz Inc, # 429		214,107
Sheetz Inc, # 650		540,484
SHIFT4 PAYMENTS		331
Shoe Show		224,383
SIKA CORPORATION		6,221
Smoker Friendly		182,090
Sokolin		7,204
Starbucks Corp		137,452
State Industrial Products		595
Straub Automotive Inc		809,392
Straub Hyundai		718,202
Straub Nissan, LLC		805,739
Subway (Walmart)		18,802
Tabletop Media LLC		2,561
Target		2,088,310
Tax Services of America Inc		2,405
TEAM FINANCIAL GROUP INC		33,535
Tesla Inc		120,538
Tesla Motors Inc		113,935
Texas Roadhouse Holdings		266,008
The American Bottling Co		2,859
The Bower Décor Market		11,659
The Coca-Cola Co		41,267
The Cornerstone Group		25,472
The Hillman Group		2,095
TJ Maxx		465,396
TMBC LLC		266,620
Tonys Spa		16,945
Toyota Industries		92,487
Triadelphia Acres (PT of Sheetz)		783,832
TSG		185,967
Tyco		1,753
UKG Inc		149
US Bank National Assoc		8,473
US Vision Inc		19,439
Verdant Commercial Capital LLC		4,204

(Continued)

# Ohio County, West Virginia

## 2025 Personal Property - Assessed Values

Owner	Base Assessed Values	Tax Year 2025 Current Assessed Values
Wabasha Leasing		17,378
Wal Mart		4,054,681
Wells Fargo Vendor		1,082
Wesbanco		132,602
Wheeling Creamery Inc (Tony Trong)		32,885
Wheeling Hospitality (Holiday Inn)		853,359
Williams Scotsman Inc		5,755
WV CVS Pharmacy LLC		94,601
Xerox Financial Services		2,591
<b>Fort Henry Center District No.1 Subtotal :</b>	<b>\$ -</b>	<b>\$ 58,116,400</b>

Owner	Base Assessed Values	Tax Year 2025 Current Assessed Values
<b>Fort Henry Center District No.2 (Base Tax Year 2023)</b>		
Touchstone Research Lab LTD	-	414,781
CFOAM LLC	3,563,743	4,083,606
<b>Fort Henry Center District No.2 Subtotal :</b>	<b>\$ 3,563,743</b>	<b>\$ 4,498,387</b>
<b>Combined Fort Henry Center District Total :</b>	<b>\$ 3,563,743</b>	<b>\$ 62,614,787</b>

# **Ohio County, West Virginia**

## **Status of Development**

**Attachment for questions # 8, 9 & 16**

Status of Development

June 30, 2025

Tenant	Category	Current Lease Term Start	Lease Term	Sq Ft
<b>Property Constructed (OCDA Owned and Leased Properties)</b>				
<b>Big Box Retail Parcels</b>				
Best Buy	Big Box Retail	Feb-2024	5 Year Lease	30,000
JC Penney	Big Box Retail	Jan-2008	20 Year Lease	104,175
Kohls	Big Box Retail	Jan-2008	20 Year Lease	68,639
<b>Power Center Parcel</b>				
Ashley Furniture	Retail	Nov-2023	10 Year Lease	23,400
Bath & Body Works	Retail	Feb-2019	10 Year Lease	3,000
Books A Million	Retail	Feb-2023	5 Year Lease	16,000
Harbor Freight	Retail	Jan-2023	10 Year Lease	17,260
Lane Bryant	Retail	Feb-2022	3 Year Lease	5,000
Old Navy	Retail	May-2021	5 Year Lease	15,000
Petco	Retail	Feb-2018	10 Year Lease	16,000
Rally House	Retail	Dec-2022	6 Year Lease	6,500
Shoe Show	Retail	Dec-2022	5 Year Lease	9,600
TJ Maxx	Retail	Oct-2022	5 Year Lease	26,250
Once Upon A Child	Retail	Jan-2018	10 Year Lease	5,000
Sola Salons	Services	Feb-2024	10 Year Lease	4,500
Play It Again Sports	Retail	Dec-2022	5 Year Lease	7,500
<b>Power Center Outlot Parcel (Building 3)</b>				
Mountain State Dermatology	Medical Office	May-2024	10 Year Lease	4,000
WVU Medicine	Medical Office	Jan-2026	3 Year Lease	4,183
Vacant Space (Former Sleep Outfitter)	Retail	N/A	New Tenant LOI	4,100
Panera Bread	Restaurant	Nov-2022	5 Year Lease	5,400
<b>Outlot Parcels (Cabela Drive Lots)</b>				
Bob Evans	Restaurant	Mar-2006	20 Year Lease	5,000
Longhorn Steakhouse	Restaurant	Jan-2023	10 Year Lease	6,500
Quaker Steak and Lube	Restaurant	Aug-2009	20 Year Lease	7,500
WesBanco	Service	Sep-2017	10 Year Lease	3,391
<b>Cabela's Outlot Strip Parcel (Buildings 4 &amp; 5)</b>				
Jersey Mike's	Restaurant	Jan-2022	10 Year Lease	1,383
Sports Clips	Retail	Oct-2022	5 Year Lease	1,104
Starbucks	Retail	Sep-2019	10 Year Lease	2,220
Xfinity	Retail	Aug-2019	7 Year Lease	4,100
Aspen Dental	Retail	Oct-2020	10 Year Lease	4,000
Chipotle	Restaurant	Sep-2020	10 Year Lease	2,300
RVC	Office	Sep-2022	10 Year Lease	2,138
<b>Town Centre Parcels</b>				
Dr. Bannan	Medical	Oct-2022	3 Year Lease	5,000
Dr. Marra	Medical	Jan-2023	3 Year Lease	3,500
Ohio Valley Dermatology	Medical	Oct-2024	5 Year Lease	6,183
Vacant Space (Original Highmark Call Ctr)	Office	N/A	New Tenant in LOI	19,434
Uncompleted Space (1st Floor Endcap)	Undetermined	N/A	N/A	12,000
Bubba's Gourmet Burghers	Restaurant	Aug-2016	10 Year Lease	6,000
Highmark	Office	Mar-2024	5 Year Lease	5,982
Kalkreuth Roofing	Office	Oct-2018	Month-to-Month	4,100
Northern Panhandle Workforce Dev	Office	Sep-2025	10 Year Lease	1,793
The Mentor Network (REM)	Office	Dec-2023	5 Year Lease	5,280
Vacant Space (Former AT&T Call Ctr)	Office	N/A	Termed Jun-2023	31,207
Amedisys	Office	May-2025	5 Year Lease	2,573
IWG / Regus HQ Office	Office	Sep-2024	5 Year Lease	8,269
Marquee Cinema	Entertainment	Aug-2010	20 Year Lease	53,000
Cardinal Pediatrics	Medical	Nov-2021	5 Year Lease	1,900
First Settlement Physical Therapy	Office	Mar-2022	3 Year Lease	2,550
H & R Block	Office	May-2024	3 Year Lease	1,563
Army National Guard	Office	Nov-2023	1 Year Lease	2,200
TSG Computers	Office	Sep-2022	5 Year Lease	5,100
DiCarlo's Pizza	Restaurant	Nov-2020	5 Year Lease	1,140
Vacant Space (Former Bower Décor)	Retail or Service	N/A	Termed May-2025	1,412
Howards Diamonds	Retail	Oct-2016	10 Year Lease	2,400
Lauttamus Communication	Services	Jan-2024	Month-to-Month	1,050
NiNi's Treasures	Retail	Oct-2017	10 Year Lease	2,722
Sokolin	Services	Mar-2022	5 Year Lease	3,000
Clutch Gaming	Entertainment	Jul-2023	5 Year Lease	1,700
Nail City Clubhouse	Entertainment	Sep-2025	3 Year Lease	1,600
Tony's Nails	Services	Jul-2018	10 Year Lease	1,700
Highlands Event Center	Events & Entertainment	N/A	OCDA / County Operated	4,100
Workforce WV / NP Workforce Dev	Office or Education	Sep-2025	10 Year Leases	15,900
<b>Tourism and Recreation</b>				
The Highlands Sports Complex	Sports & Entertainment	N/A	OCDA / County Operated	150,000
<b>Light Industrial</b>				
East Coast Metals	Light Industrial	Mar-2017	20 Year Lease	57,550
Kalkreuth Roofing and Sheet Metal	Light Industrial	Mar-2018	20 Year Lease	35,000
Silgan Plastics	Light Industrial	Aug-2012	10 Year Lease	120,000

**Status of Development**

June 30, 2025

Category	Owner / Business ID	Construction Status At June 30, 2025	Date Opened or Parcel Purchased	Building Type	Sq Ft
<b>Property Constructed or Under Construction (Privately Owned Parcels)</b>					
Big Box Retail	Cabela's Destination Center	100%	Aug-2004	Freestanding	174,000
Distribution	Cabela's Distribution Center I	100%	Jul-2004	Freestanding	587,000
Distribution	Cabela's Distribution Center II	100%	Jul-2006	Freestanding	578,000
Big Box Retail	Hobby Lobby	100%	Aug-2019	Freestanding	55,000
Big Box Retail	Menard's	100%	Oct-2020	Freestanding	175,000
Big Box Retail	Target	100%	Oct-2006	Freestanding	127,603
Big Box Retail	Wal-Mart	100%	Nov-2006	Freestanding	206,500
Big Box Retail	Subway (in Walmart)	100%	Nov-2006	Freestanding	
Hotel	Hampton Inn	100%	Apr-2013	Freestanding	50,000
Hotel	Hawthorn Suites Hotel	100%	Dec-2015	Freestanding	50,000
Hotel	Holiday Inn	100%	Dec-2012	Freestanding	40,000
Hotel	Microtel Inn	100%	Jul-2012	Freestanding	38,000
Hotel	Suburban	100%	Jul-2013	Freestanding	42,000
Hotel	Fairfield Hotel	100%	Aug-2016	Town Centre	70,000
Auto Dealership	Schultz Ford	100%	Jun-2009	Freestanding	15,000
Auto Dealership	Schultz GM	100%	Jan-2009	Freestanding	30,000
Auto Dealership	Straub Honda	100%	Dec-2011	Freestanding	30,000
Auto Dealership	Straub Hyundai	100%	Dec-2011	Freestanding	10,000
Auto Dealership	Straub Nissan	100%	Dec-2011	Freestanding	11,000
Auto Dealership	Victory Toyota	100%	Jun-2009	Freestanding	15,000
Office	Cornerstone Group	100%	Aug-2018	Freestanding	3,000
Entertainment	Guntry	100%	Apr-2025	Freestanding	50,000
Retail	Geno's Café	100%	Apr-2024	Freestanding	8,000
Retail	Harley Davidson	100%	Mar-2018	Freestanding	10,101
Light Industrial	CFOAM	100%	Nov-2016	Warehouse / Manufacturing	43,500
Light Industrial	Touchstone Research Lab Ltd	100%	Jul-1991	Warehouse / Manufacturing	30,500
Restaurant	Cheddars	100%	Aug-2007	Outlot	8,000
Restaurant	Chick-Fil-A	100%	Feb-2020	Outlot	5,000
Restaurant	McDonalds	100%	Dec-2006	Outlot	3,000
Restaurant	Olive Garden	100%	Dec-2007	Outlot	7,400
Restaurant	Primanti Brothers	100%	Nov-2014	Outlot	5,794
Restaurant	Taco Bell	100%	Jul-2019	Outlot	2,000
Restaurant	Texas Roadhouse	100%	Feb-2016	Outlot	7,500
Restaurant	Wendy's	100%	Nov-2006	Outlot	3,023
Restaurant	El Paso Mexican Grill	100%	Feb-2022	Outlot	5,389
Gas / Convenience	Sheetz	100%	Aug-2009	Outlot	5,500
Gas / Convenience	Sheetz II	100%	Jun-2018	Outlot	5,500
Specialty	Russell Stover	100%	Aug-2007	Outlot	5,040
Service	WesBanco	100%	Sep-2017	Outlot	3,391
Specialty	Ziebart	100%	Feb-2023	Outlot	5,000
Restaurant	Vacant Store (Former Eatin Park)	90%	Closed Feb-2024	Outlot	6,425
Restaurant	Jimmy Johns	100%	Jul-2018	Strip Center	1,750
Restaurant	Vacant Store (Former Five Guys)	90%	Closed Jul-2025	Strip Center	2,400
Restaurant	Fusion Japanese Steakhouse	100%	Jan-2018	Strip Center	7,400
Retail	Great Clips	100%	Oct-2015	Strip Center	1,500
Retail	AT&T Phone Store	100%	Nov-2009	Strip Center	3,500
Retail	Bella Nail Bar	100%	Apr-2021	Strip Center	1,500
Retail	Cricket Wireless	100%	Mar-2017	Strip Center	1,500
Retail	Galaxy Smoke	100%	Nov-2021	Strip Center	1,500
Retail	GameStop	100%	Dec-2011	Strip Center	1,947
Retail	Kay Jewelers	100%	Oct-2015	Strip Center	2,300
Retail	Mattress Firm	100%	Oct-2015	Strip Center	4,500
Retail	Sleep Number	100%	Dec-2020	Strip Center	2,700
Retail	Smoker Friendly	100%	Oct-2009	Strip Center	2,000
Retail	Sprint	100%	Oct-2015	Strip Center	1,500
Specialty	Cold Stone Creamery	100%	Feb-2018	Strip Center	1,500
Specialty	Crumble Cookie	100%	Jul-2023	Strip Center	2,500

# **Ohio County, West Virginia**

## **Property Transactions**

**Attachment for question # 10**

# Ohio County, West Virginia

## 2025 Property Transactions

### Sales

Purchaser:	n/a
Acreage:	n/a
Purpose:	n/a
Sale Date:	n/a

### Purchases

Seller:	n/a
Acreage:	n/a
Purpose:	n/a
Sale:	n/a



**City of Parkersburg**

# **Project Description & Annual Report**

Section 23:

- TIF District #1, Project #1, Avery Court Redevelopment

# **City of Parkersburg**

## **TIF District #1, Phase 1, Avery Court Redevelopment Project**

### **The TIF District:**

The district consists of two acres situated immediately to the north of downtown Parkersburg. It is bounded by Avery Street to the west, Eleventh Street to the north, Cornwall Street to the east, and a wooded hillside to the south. Residential property predominates.

### **The TIF Project:**

Avery Court will eventually consist of 16 town-homes and 66 single-level condominiums. According to the project developer, Avery Court will “improve...blighted conditions in the area, provide much-needed market-rate residential development to the city, extend the development boundaries from existing downtown revitalization and, most importantly provide the start of a consumer base that will consider the downtown a viable residential, business retail and entertainment alternative once again.” The TIF district is geographically coextensive the project area. Thus, the burden of TIF debt service will fall exclusively on the project developer and/or Avery Court property owners.

## **TIF District #3, Phase 1, Avery Court Redevelopment Project**

### **The TIF District:**

The Project Developer proposes to develop a high-density multi-family residential development in the TIF District located at Avery, Eleventh and Cornwall Streets to be known as Avery Court. Avery Court will require the assembly of 22 separate but contiguous parcels of land totaling approximately 2 acres of ground and is planned to offer 16 town-homes and 66 single level condominiums. The first phase of the Avery Court development (“Phase 1”) is planned to offer a 50-unit condominium facility and a multi-level parking garage. The second phase of the Avery Court Development (“Phase 2”) is planned to offer 16 town-homes and 16 single condominium facilities. This high-density development plans to offer residential alternatives from 900 square feet to 1,900 square feet, structured parking, on site management, quality finish package, state-of-the-art technology and accessibility, in a fully secure environment and within walking distance of the downtown of the City (the “Downtown” or “Central Business District”).

Avery Court is intended to provide market rate housing for purchase and lease and will be marketed to active seniors, empty nesters, and young professionals who seek a living environment within walking distance to Downtown amenities and a maintenance free lifestyle. By taking steps to reestablish the Downtown as a preferred living environment, redevelopment of the Downtown area can be accomplished. The development will help to restore economic viability to the Downtown area by introducing a “24/7” consumer base comprising urban residents who will choose a well located and high quality development as a residential alternative. Once the consumer base is solidified, new shops, restaurants and service businesses should consider these areas as viable demographic markets where they can take advantage of diverse business and residential customer.

The City is currently experiencing a steady stream of new construction that will include the current expansion of the Bureau of Public Debt facility, as well as expansion of St. Joseph’s and Camden-Clark

Memorial Hospitals. Avery Court will be located within a four-minute walk from City and County offices, the Bureau of Public Dept, and both hospitals. Avery Court will be marketed to the professionals, administrators, and medical staff that accompany this type of business expansion, as well as the senior population of the area looking to maintain an independent lifestyle while eliminating the maintenance associated with some of the City's older housing.

In summary, the Avery Court develop will improve the blighted conditions in the area, provide much needed market rate residential development to the City, extend the development boundaries from existing downtown revitalization, and most importantly, provide the start of a consumer base that will consider the Downtown a viable residential, business, retail, and entertainment alternative once again.

### **The TIF Project:**

The TIF Project consists of the first phase of the Avery Court development, which includes the design, equipping and constructing of a 50-unit condominium facility, a multi-level parking garage, roads, storm-water improvements, sewer, streetscape and other infrastructure improvements. A portion of the TIF Project is planned to be financed from the proceeds of tax increment obligations (the "TIF Bonds") issued by the City and other funds available over time in the tax increment revenue fund (the "TIF Fund") established for the TIF District.

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

**WEST VIRGINIA  
TAX INCREMENT FINANCING**

**ANNUAL REPORT OF  
STATUS OF PROJECT PLAN(S) AND PROJECTS(S)**

**Date of Report: September 22, 2025**

**SECTION I. COVER SHEET**

1. Name of County or Municipality which established the District: **City of Parkersburg**

2. Contact Person/Title: **Ryan Barber, Development Director**

3. Address:

**#1 Government Square  
P.O. Box 1627  
Parkersburg, WV 26102**

4. Telephone Number:

**Phone: (304) 424-8415**

**Fax Number: (304) 424-8464**

**Email Address: [ryan.barber@parkersburgwv.gov](mailto:ryan.barber@parkersburgwv.gov)**

5. Name of development or redevelopment district:

**Avery Court Redevelopment, District #3**

6. Name of development or redevelopment project(s):

**Avery Court Redevelopment Project #1**

7. Name of Developer or Agency: **The Phoenix Group, LLC**

8. Contact Person/Title: **Michael L. Castle, Jr., President**

9. Address:

**1117 University Avenue  
Morgantown, WV 26505**

10. Phone:

**Office:**

**(304) 284-0122**

**Fax Number:**

**(304) 288-0124**

**Email:**

**castle@phoenixgroupwv.com**

**2025 ANNUAL TAX INCREMENT FINANCING (TIF)  
REPORT FOR  
THE AVERY COURT REDEVELOPMENT PROJECT**

As outlined in [Chapter 7-11B-15\(a\)](#) of the West Virginia Tax Increment Financing Act, each year, the governing body of a municipality, or its designee, that has approved a development or redevelopment project plan shall prepare a report giving the status of each plan and each development and redevelopment project included in the plan and file it with the executive director of the Development Office.

- I. Aggregate amount and the amount by source of revenue in the T.I.F. financing fund: The bonds were sold on May 1, 2006.

**The total bond sale was \$2 Million.**

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

<b>Developer Reimbursement</b>	<b>\$188,420.00</b>
<b>Cost of Bond Issuance</b>	<b>\$200,000.00</b>
<b>Administrative Expense Fund</b>	<b>\$15,000.00</b>
<b>Capitalized Interest</b>	<b>\$200,000.00</b>
<b>Debt Service on Bonds</b>	<b>\$0.00</b>
<b>Bond Redemption</b>	<b>\$0.00</b>
<b>Total Disbursements</b>	<b><u>\$603,420.00</u></b>

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$2,000,000**
4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:

**Class IV Property -  
\$1,423,680; Total base-year value is \$56,160. (The properties in the TIF project have been consolidated into one lot/parcel.)**

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

**\$1,423,680**

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

**\$1,479,840**

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

**\$0.00**

**The assets are held privately, therefore no payments have been made and Castle Ventures, LLC continues to pay property taxes to Wood County, WV.**

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

**Not applicable.**

9. Copy of any development or redevelopment plans, which shall include the required findings and cost-benefit analysis.

**This information was submitted to the WV Development Office previously.**

10. The Cost of any property Acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

**The Developer acquired property from the City of Parkersburg at a cost of \$65,386.19. The Developer acquired additional property adjacent to the site from a private landowner to expand the project. The closing on the property was in October 2006 at a cost of \$13,855.**

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

**One**

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

**The estimated number of jobs created was 10. These positions were to include clerical, maintenance, sales and marketing. The estimated annualized wages and benefits was estimated to be \$450,000.**

**During construction of this project, the developer hired an architectural firm as well as an engineering firm to prepare the plans and construction drawings. A construction company hired as a project manager. The estimated labor cost associated with the planning and construction of this project was in excess of \$5,000,000.**

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

**Castle Ventures, LLC has a property manager and maintenance technician on staff for the Avery Court Apartment complex. Their combined annualized wage, including wage and benefits, is between \$40,000 and \$50,000. In addition, the company has contracts with local landscape, cleaning, appliance and pest management companies for general maintenance and upkeep.**

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

<b>Developer Reimbursement</b>	\$ 26,478.59
<b>Cost of Bond Issuance</b>	00.00
<b>Administrative Expense Fund</b>	00.00
<b>Capitalized Interest</b>	00.00
<b>Debt Service on Bonds</b>	00.00
<b>Bond Redemption</b>	00.00
<b>Total Disbursements</b>	<u>\$ 26,478.59</u>

Since 2009, the developer has been reimbursed a total of \$283,041.89 for the project. Below is a schedule for reimbursements made to date:

<b>Tax Year Assessed</b>	<b>Tax Year Paid Over</b>	<b>Calendar Date Received</b>	<b>Amount</b>	<b>Accumulated Total Tax</b>
2009/2010	2010/2011	3/17/2011	\$ 1,221.26	\$ 1,221.26
2009/2010	2011/2012	7/18/2011	\$ 1,704.30	\$ 2,925.56
2010/2011	2012/2013	7/18/2012	\$ 7,128.22	\$ 10,053.78
2011/2012	2012/2013	6/6/2013	\$ 17,577.24	\$ 27,631.02
2012/2013	2013/2014	5/16/2014	\$ 22,395.72	\$ 50,026.74
2013/2014	2014/2015	5/5/2015	\$ 24,566.39	\$ 74,593.13
2014/2015	2015/2016	11/4/2016	\$ 25,509.87	\$ 100,103.00
2015/2016	2016/2017	10/5/2017	\$ 25,285.95	\$ 125,388.95
2016/2017	2017/2018	6/13/2018	\$ 25,012.55	\$ 150,401.50

2017/2018	2018/2019	10/22/2019	\$ 27,581.17	\$ 177,982.67
2018/2019	2019/2020	10/15/2020	\$ 27,450.29	\$ 205,432.96
2019/2020	2020/2021	5/8/2021	\$ 25,934.25	\$ 231,367.21
2020/2021	2021/2022	10/8/2021	\$ 12,367.91	\$ 243,735.12
2021/2022	2022/2023	4/12/2023	\$ 12,828.18	\$ 256,563.30
2022/2023	2023/2024	10/12/2023	\$ 13,071.71	\$ 269,635.01
2023/2024	2024/2025	6/18/2024	\$ 13,406.88	\$ 283,041.89
2023/2024	2024/2025	9/16/2024	\$ 13,052.36	\$ 296,094.25
2025/2026	2025/2026	4/11/2025	\$ 13,387.03	\$ 309,481.28

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

**Not applicable.**

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

**The Avery Court Project is complete. The TIF portion of the project was completed in the summer of 2008. A total of 68 (one, two and three bedroom) units were built. Construction on the other (non-TIF) portion of the site was completed in 2012, creating an additional 12 units. A total of 80 units have been developed within walking distance of the central business district, 90 percent of which are occupied at the present time.**

17. The amount of outstanding tax increment financing obligations:

**\$1,768,632.79**

18. Any additional information the County Commission or the Municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.

**None at this time**



# Putnam County Commission

# Project Descriptions & Annual Reports

## Section 24:

- TIF District #1, Project #1, Greater Teays Valley
- TIF District #1, Project #2, Public Park & Sewerage System
- TIF District #1, Project #3, Public Parks and Recreation
- TIF District #1, Project #4, Infrastructure Improvement
- TIF District #2, Putnam Business Park

# **Putnam County Commission**

## **TIF District #1, Phase 1, Putnam County**

### **The TIF District:**

The TIF District includes certain properties in Putnam County, West Virginia and was created by an Order of the County Commission duly enacted in December of 2004. The County Commission has found and determined that approval of the TIF Project Application and financing of the costs of the TIF Project will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

### **The TIF Project:**

The County is proposing to develop certain projects in the TIF District to generally include all or some of the following: Acquisition and construction of a sewer transmission line, and all appurtenant facilities along Route 35, and professional services fees, together with costs of preparation of the project plan and related costs. See Section II.C and Section II.D for details.

## **TIF District #1, Project #2, Teays Interceptor**

### **The TIF District:**

The TIF District include certain properties in Putnam County, West Virginia and was created by an Order of the County Commission duly enacted in December of 2004. The County Commission has found and determined that approval of the TIF Project Application and issuance of the TIF Obligations (defined herein) will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development herein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

### **Project Plans of the TIF District**

The County is proposing to develop certain projects in the TIF District, which include the Putnam County Development Project No. 2 (the "TIF Project") and the Putnam County Development Project No. 1 (the "TIF Project No. 1"). TIF obligations to be issued for the TIF Project are planned to be secured by the first lien on TIF Funds (defined herein) of the TIF District. The project plan for TIF Project No. 1 is being prepared separately from the TIF Project. The County has set a public hearing date for TIF Project No. 1 for April 24, 2008. A copy of the resolution approved by the County on March 11, 2008 is provided in Attachment 6.

### **The TIF Project:**

The County is proposing to develop certain projects in the TIF District to generally include all or some of the following: permanent financing of the repair and replacement of a sewer transmission main and

pump station in Teays Valley through the pay-off of the outstanding principal of, and interest on, the Putnam Public Service District Bond Anticipation Notes, Series 2005 A, and professional services fees, together with costs of preparation of the project plan and related costs. The TIF Project has been constructed by Putnam Public Services District. See Section II.C and Section II.D for details.

### **TIF Project No. 1 (Putnam County Development Project No. 1)**

The TIF Project No. 1 is expected to include all or some of the following: the design, acquisition, construction and equipping all or some of the following public improvements generally located in the vicinity of the intersection of Teays Valley Road and Hedrick Road: road and intersection improvements (including utility relocation, utility extensions, lighting, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sewer lines, sewer pump stations, sanitary facilities, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure improvements, and other related public infrastructure and professional services fees, together with costs incurred in preparation of the Project Plan and related costs and reimbursement of costs of the Project incurred after the date of the West Virginia Development Office’s approval of the Project Plan.

## **TIF District #1, Project #2, Sewer Project – Amendment**

### **The TIF District:**

The TIF District currently includes the properties which are described in the Order of the County Commission duly enacted in December of 2004 which created the TIF District, a copy of which is included herein in Attachment 6. The County Commission has found and determined that approval of the TIF Project Application and modification of the boundaries of the TIF District will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the TIF District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

The TIF District currently includes all real and personal property (excluding personal motor vehicles) located on the following tax maps of Putnam County, West Virginia (or the successors or subdivisions thereof):

TAX MAP	TAX DISTRICTS
203	10 – Scott
212	11 – Teays Valley / 10 – Scott
213, 214	10 – Scott
221	11 – Teays Valley
223, 224	10 – Scott

The County Commission desires to modify the existing boundaries of the TIF District by removing the following tax parcels from the TIF District:

TAX MAP	TAX DISTRICTS
203, 214, 223	10 – Scott

## **Project Plans of the TIF District**

The County has previously obtained the approval of the West Virginia Development Office, pursuant to a letter dated November 1, 2004, of Putnam County Development Project No. 1 ("Project Plan No. 1") for the TIF District. The County formally approved Project Plan No. 1 for the TIF District pursuant to its Order entered on July 22, 2008. Project Plan No. 1 provides for the use of tax increment financing for the design, acquisition, construction and equipping of improvements in the vicinity of the intersection of Teays Valley Road and Hedrick Road (road and intersection improvements including utility relocations, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sewer lines, sewer pump stations, sanitary facilities, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure and professional services fees (the "Devonshire Project").

The County has previously issued the following tax increment financing obligations to finance costs of the Devonshire Project and costs relating thereto (the "Prior Bonds"): (i) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and (ii) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000.

The County now proposes approval of Putnam County Development Project No. 2 for the TIF District and desires to modify the existing boundaries of the TIF District by removing certain tax parcels which are currently located in the TIF District. The County adopted a Resolution on October 11, 2011, which set a public hearing to be held before the County on November 22, 2011, for the purpose of entertaining all comments and questions from the citizens of Putnam County relating to the proposed modification of the boundaries and the proposed approval of Project Plan No. 2. A copy of this Resolution is provided in Attachment 6.

### **TIF Project No. 2**

Project Plan No. 2 is composed of two projects. One of such projects consists of the acquisition of land by the Putnam County Parks and Recreation Commission (the "Commission") and the design, acquisition, construction and equipping by the Commission, or its designated agents and/or assignees of public recreation facilities, structures, public infrastructure improvements, amenities, and all necessary appurtenances for a public recreation complex to be located near Hurricane, West Virginia (the "Public Park Project"). The Public Park Project may include but not be limited to the following: site demolition, site preparation, road and parking facility construction, fencing, storm water facilities, landscaping, signage, bridge construction, construction and acquisition of public park amenities, construction of walking trails, public utility installation and improvement, together with all necessary appurtenances. The County will grant proceeds of tax increment revenues generated in the TIF District on a "pay as you go" basis to the Commission for the purpose of paying costs of the Public Park Project. There will be no tax increment financing obligations issued to finance the Public Park Project.

The other project which is included in Project Plan No. 2 consists of the design, acquisition, construction and equipping by the Putnam Service District (the "District") of improvements to its existing public sewerage collection system in Putnam County, consisting of the following (collectively, the "Sewer Project"): (i) construction of new gravity sewer lines together with all necessary appurtenances to serve approximately 277 new customers in a previously unserved area along WV Route 33, (ii) construction of new gravity sewer lines together with all necessary appurtenances to serve approximately 163 new customers in the previously unserved Rocky Step Road and Kilgore Road areas of the District, (iii) construction of new gravity sewer lines to replace the existing deteriorated gravity sewer in the Marina Mobile Home Park, (iv) construction of new gravity sewer lines together with all necessary

appurtenances to serve approximately 56 new customers in a previously unserved area along WV Route 60, and (v) rehabilitate 11 existing brick manholes in the Lexington Estates subdivision using a cement mortar lining. The County will grant proceeds of tax increment revenues generated in the TIF District and on deposit in the TIF Fund on a “pay as you go” basis to the District for the purpose of paying costs of the Sewer Project. There will be no tax increment financing obligations issued to finance the Sewer Project.

See Section II.C and Section II.D for details.

## **TIF District #1, Phase 3, Putnam County**

### **The TIF District:**

The TIF District currently includes the properties which are described in the Order of the County Commission duly enacted in December of 2004 which created the TIF District, as modified by the Order of the County Commission enacted on February 14, 2012, copies of which are included herein in Attachment 6. The County Commission has found and determined that approval of the Putnam County Development Project #3 of the TIF District will benefit the County and its residents by facilitating the need for family friendly recreational facilities, promoting the physical activity of the County’s youth, creating a more attractive environment for retention and attraction of business and industry and increasing the value of property located in the TIF District which will encourage increase employment and business activity within such area and all of which serves a public purpose of the County.

The TIF District currently includes all real and personal property (excluding personal motor vehicles) located on the real property in the following tax maps of Putnam County, West Virginia (or the successors or subdivisions thereof):

TAX MAP	TAX DISTRICTS
212	11 – Teays Valley / 10 – Scott
213	10 – Scott
221	11 – Teays Valley
224	10 – Scott

### **The TIF Project:**

The County has previously obtained the approval of the West Virginia Development Office, pursuant to a letter dated November 1, 2004, of Putnam County Development Project No. 1 (“Project Plan No. 1”) for the creation of the TIF District. The County formally approved Project Plan No. 1 for the TIF District pursuant to its Order entered on July 22, 2008. Project Plan No. 1 provides for the use of tax increment financing for the design, acquisition, construction and equipping of certain infrastructure improvements for the development known as Devonshire at Teays Valley in Putnam County, West Virginia, consisting of the design, acquisition, construction and equipping of improvements in the vicinity of the intersection of Teays Valley Road and Hedrick Road (road and intersection improvements including utility relocations, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, culverts and facilities, sewer lines, sewer pump installation of public infrastructure improvements, and other related public infrastructure and professional services fee (the “Devonshire Project”).

The County has previously issued the following tax increment financing obligations to finance costs of the Devonshire Project and costs relating there to (the “Prior Bonds”): (i) Tax Increment Revenue bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal

amount of \$2,840,000, and (ii) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000.

By Order enacted February 14, 2012, following prior approval of the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 2. Putnam County Development Plan No. 2 was comprised of two projects. First, the design, acquisition, construction and equipping of public park improvements at Valley Park. Second, the provision of grant proceeds to Putnam Public Service District to pay a portion of the costs associated with construction of sewer improvement in the District's system. Both projects were funded with monies available in the TIF Fund and no bonds were issued.

The County now proposes approval of Putnam County Development Project No. 3 for the TIF. The County adopted a Resolution on September 10, 2013, which authorized a public hearing, which will be held before the County on November 12, 2013, for the purpose of entertaining all comments and questions from the citizens of Putnam County relating to the proposed approval of Project Plan No. 3. A copy of this Resolution is provided in Attachment 6.

### **Putnam County Development Project No. 3**

Putnam County Development Project No. 3 consists of (a) the design, acquisition, construction, rehabilitation, renovation and equipping by the Commission, or its designed agents and/or assignees, of certain public recreation facilities, specifically of the Wave Pool located near Hurricane, West Virginia; and (b) the preparation of a professional master plan for the parks in Putnam County (collectively, the "Public Parks and Recreation Project" or the "Project"). The improvements at the Wave Pool may include but not be limited to the road paving, pool basin resurfacing, pool fence replacement/expansion, bathhouse facility refurbishment, entrance road paving, circulation and pump system refitting and construction of a gazebo on commons green, together with all necessary appurtenances. The County will utilize tax increment revenues generated in the TIF District on a "pay as you go" for the purpose of paying costs of the Project. There will be no tax increment financing obligations issued to finance the Project.

### **Putnam County Development Project No. 4**

#### **The TIF District:**

The TIF District currently includes the properties which are described in the Order of the County Commission duly entered in December of 2004 which created the TIF District, as modified by the Order of the County Commission duly entered on February 14, 2012. The County Commission obtained the approval of the West Virginia Development Office, pursuant to a letter dated November 1, 2004, for the creation of the TIF District.

The TIF District currently includes all real and personal property (excluding personal motor vehicles) located on the real property located in the tax maps of Putnam County, West Virginia (or the successors or subdivisions thereof).

#### **Prior Project Plans for the TIF District**

By Order entered on July 22, 2008, following prior approval by the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 1. Putnam County Development Plan No. 1 provided for the use of tax increment revenues to finance design, acquisition, construction and equipping of certain infrastructure improvements for the commercial development known as Devonshire at Teays Valley in

Putnam County, West Virginia. Such infrastructure improvements specifically included, but were not limited to, road improvements in the vicinity of the intersection of Teays Valley Road and Hedrick Road (road and intersection improvements including utility relocations, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sanitary sewer lines, sanitary sewer pump stations, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure and professional fees associated therewith (collectively, the "Devonshire Project").

As approved in Putnam County Development Plan No. 1, the County issued the following tax increment financing obligations to finance costs of the Devonshire Project and costs relating thereto (collectively, the "Prior Bonds"): (i) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and (ii) Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000. The debt service on the Prior Bonds is secured solely from the tax increment generated for the parcels of real property on which the Devonshire Project is located, and the improvements and personal property (excluding personal motor vehicles) thereon.

By Order entered on February 14, 2012, following prior approval by the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 2. Putnam County Development Plan No. 2 approved a project (collectively, "Putnam County Development Project No. 2") which was comprised of two components. The first component of Putnam County Development Project No. 2 was the design, acquisition, construction and equipping of certain improvements at Valley Park. The second component of Putnam County Development Project No. 2 was a grant by the County Commission to Putnam Public Service District to pay a portion of the costs associated with construction of sewer improvements for the District's **7085534** sanitary collection and treatment system. Putnam County Development Project No. 2 was funded with monies available in the TIF Fund and no debt secured by the tax increment revenues of the District was issued.

By Order entered on November 12, 2013, following prior approval by the West Virginia Development Office, the County Commission approved Putnam County Development Plan No. 3. Putnam County Development Plan No. 3 approved a project (collectively, "Putnam County Development Project No. 3") which was comprised of two components. The first component of Putnam County Development Project No. 3 was the design, acquisition, construction, rehabilitation, renovation and equipping by the Commission, or its designated agents and/or assignees, of improvements at the Putnam County Wave Pool, specifically including, but not limited to, the following: pool basin resurfacing, pool fence replacement/expansion, bathhouse facility refurbishment, entrance road paving, circulation and pump system refitting and construction of a gazebo on commons green, together with all necessary appurtenances. The second component was the preparation of a professional master plan for the Putnam County Park System. Putnam County Development Project No. 3 was funded with monies available in the TIF Fund and no debt secured by the tax increment revenues of the District was issued.

#### **Putnam County Development Project No. 4**

The County now proposes approval of Putnam County Development Project No. 4 for the TIF District. The County adopted a Resolution on January 26, 2016, which authorized a public hearing, which will be held before the County on March 8, 2016, for the purpose of entertaining all comments and questions from the citizens of Putnam County relating to the proposed approval of Putnam County Development Project No. 4. Copies of both Resolutions are provided in Attachment 6.

Putnam County Development Project No. 4 consists of two components:

1. Design, acquisition, construction, rehabilitation, renovation and equipping by the Commission, or its designated agents and/or assignees, of facilities at Valley Park, specifically including, but not limited to, the following: baseball/softball tri-plex, amphitheater improvements, soccer field improvements, new bazaar/farmer's market, new common's plaza and multipurpose field, entrance, road and parking improvements, and all necessary appurtenances (collectively, the "Valley Park Improvements"); and

2. A grant to Putnam Public Service District in the amount of \$699,000.00 to pay a portion of the cost of water system storage improvements to ensure continuity of water service not only along Interstate 64 in Putnam County, but also along new Route 35 (collectively, the "Water System Storage Improvements").

The County Commission has found and determined that approval of the Putnam County Development Project #4 for the TIF District will benefit the County and its residents by expanding tourism opportunities, facilitating the availability of family focused recreational facilities, promoting the physical activity of the County's citizens, creating a more attractive environment for retention and attraction of business and industry and increasing the value of property located in, and adjacent to, the TIF District which will encourage increased employment and business activity within such area and all of which serves a public purpose of the County.

## **TIF District #2, Putnam Business Park**

### **The TIF District:**

The TIF District includes certain properties in Putnam County, West Virginia and was created by an Order of the County Commission duly enacted in December of 2004. The County Commission has found and determined that approval of the TIF Project Application and issuance of the TIF Obligations (defined herein) will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the District and will encourage increased employment and business activity within such area and will serve a public purpose of the County.

### **Devonshire Development**

The Devonshire Development ("Devonshire") is a 110-acre site located within the TIF District and less than a mile off the interchange on Interstate 64 that is currently under construction in Putnam County. Devonshire is a 837 unit planned development that the Project Developer plans to develop over the next ten years into a total of 537 apartments, 70 for sale condominiums, 174 for sale town houses and 59 single family lots. Based on market research, Devonshire will provide affordable for-sale housing opportunities not found in the area with opening prices ranging from \$140,000 to \$350,000 plus for the various product types. Additionally, the research has identified the severe lack of first class rental apartments with amenities that can be found in other areas of the country but not in this area of West Virginia.

Several key facts about the Devonshire Development are as follows: (i) it is projected to generate in excess of \$29,000,000 in tax revenue over the next 20 years; (ii) it is projected to have a minimal impact on the existing school system as it will only add 14 students per year to the school system over the ten year build out; (iii) it is planned to provide necessary affordable for-sale housing and much desire luxury rental options for the community, which will in turn help support further business growth for the area. Corporations such as Toyota and the Tri State Racetrack and Gaming Center are all in need of housing options for their valued employees.

The private development investment for Devonshire is projected to exceed one hundred million dollars (\$100,000,000). These projected development costs are not part of the costs of the TIF Project. This projected private investment amount includes the cost of land development costs, sticks and bricks construction of both the rental and for sale housing product, as well as all related marketing, financing and soft costs related to the development.

The projected private development costs will be funded by financing from private lending institutions that will be guaranteed by the Developer.

### **Project Plans of the TIF District**

The County is proposing to develop certain projects in the TIF District, which include the Putnam County Development Project No. 1 (the "TIF Project") and Putnam County Development Project No. 2 (the "TIF Project No. 2").

#### **The TIF Project No. 1:**

The TIF Project is expected to include all or some of the following: the design, acquisition, construction and equipping all or some of the following public improvements generally located in the vicinity of the intersection of Teays Valley Road and Hedrick Road: road and intersection improvements (including utility relocation, utility extensions, land and right-of-way acquisition, and related infrastructure), water lines, storm water lines, culverts and facilities, sewer lines, sewer pump stations, sanitary facilities, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure and professional services fees, together with costs incurred in preparation of the Project Plan and related costs of the Project Plan and reimbursement of costs previously incurred for such purposes (except that the reimbursement of costs shall not include construction related costs incurred before the date of the West Virginia Development Office's approval of the Project Plan). See Section II.C and Section II.D for additional detail.

#### **The TIF Project No. 2:**

The County is proposing to develop certain projects in the TIF District to generally include all or some of the following: permanent financing of the repair and replacement of a sewer transmission main and pump station in Teays Valley, and other related public infrastructure and professional services fees, together with costs of preparation of the project plan and related costs. The County plans to hold a public hearing date for the Putnam County Development Project No. 2 (the "TIF Project No. 2") on or about April 15, 2008. A copy of the resolution approved by the County on March 11, 2008 is provided in Attachment 6.

## **TIF District #2, Putnam Business Park – Amendment**

### **The TIF District:**

The Putnam County Development Authority (the "PCDA") proposes that The County Commission of Putnam County (the "County Commission") create the "Putnam County TIF District No. 2 (Putnam County Business Park)" the "TIF District". The proposed TIF District is comprised of a number of individual parcels of contiguous real property located generally at or near U.S. Route 35 and Putnam Business Park Drive situate in Putnam County, West Virginia, including the entirety of the Putnam

County Business Park (the “Business Park”) and a number of adjacent properties thereto. A map of the proposed TIF District and a list of the included parcels of real property, as identified by Tax Map and Parcel Number, are provided in Attachment 2. The PCDA proposes that the TIF District be created by the County Commission for the purpose of facilitating planning, acquisition, construction and equipping of infrastructure improvements within the TIF District, as well as the land contiguous thereto, and the potential acquisition of additional property for inclusion in the Business Park, in an effort to attract new investments in the development and redevelopment of the land and properties within the TIF District and surrounding areas.

### **The TIF Project:**

The PCDA (the “Developer”) proposes to serve as master developer for the development of an archeological study of the Business Park, a comprehensive Business Park plan and certain infrastructure improvements within the TIF District, including, with limitations, earthwork, roads, curbing, sidewalks, water lines, sanitary sewer lines, stormwater facilities, natural gas lines, electric lines, telephone lines, cable lines, data transmission lines, and other related infrastructure and utility improvements all within or benefitting the proposed TIF District, specifically including, but not limited to, the infrastructure and utility improvements set forth and more particularly indicated on the map provided in Attachment 2 (collectively, the “Initial TIF Project”). To the extent that additional TIF revenues and/or TIF bond proceeds are available, the Developer proposes to (i) construct additional infrastructure and utility improvements within the Business Park; and/or (ii) acquire additional land for the Business Park and design, acquire and construct infrastructure and utility improvements consistent with the description of the TIF Project, but which are not depicted on the map provided in Attachment 2 (collectively with the Initial TIF Project, the “TIF Project”).

# **TAX INCREMENT FINANCING ANNUAL REPORT**

**FILED WITH THE EXECUTIVE DIRECTOR OF THE  
WEST VIRGINIA DEVELOPMENT OFFICE AND PUBLISHED AT  
[WWW.PUTNAMCOUNTYGOV.COM](http://WWW.PUTNAMCOUNTYGOV.COM)**

**The County Commission of Putnam County  
Putnam County TIF DISTRICT #1 and TIF DISTRICT #2**

**Fiscal Year Ending June 30, 2025**

**Submitted By:**

**The County Commission of Putnam County  
12093 Winfield Road  
Winfield, West Virginia 25213**

## Section I. TIF District and Project Information

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

Total Real and Personal Property Tax Deposited in TIF #1 Fund from inception:  
\$22,470,881.00 (as of June 30, 2025)

Total Real and Personal Property Tax Deposited in TIF #2 Fund from inception:  
\$422,930.00 (as of June 30, 2025)

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

During the 2024-2025 Fiscal Year, a total of \$2,860,695.85 was expended from the TIF #1 Fund. The funds were allocated to the following purposes.

- A. \$283,840.49 was transferred to United Bank, Inc., as bond trustee for the TIF Bonds (hereinafter defined), for application to payment of the Administrative Expenses of the TIF District and the debt service on the TIF Bonds.
- B. \$2,576,855.36 was transferred to Wesbanco, Inc., as bond trustee for the TIF Bonds associated with Putnam County Development Project No. 4.

During the 2024-2025 Fiscal Year, no funding was expended or allocated from the TIF #2 Fund.

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

### **TIF District #1**

The County Commission of Putnam County (the "County Commission") has issued its Tax Increment Revenue Bonds (Devonshire Project No. 1) in two series in the aggregate principal amount of \$3,440,000 (collectively, the "TIF Bonds"). The TIF Bonds are secured by the increment generated only from the properties involved in the Devonshire Project.

The County Commission of Putnam County (the "County Commission") has issued its Tax Increment Revenue Bonds (Putnam County Development Project No. 4) in two series in the aggregate principal amount of \$9,160,000 (collectively, the "TIF Bonds") secured by revenue generated from TIF District #1.

The Putnam County Building Commission has issued its Lease Revenue Bonds (Putnam County Development Project No. 4) in the principal amount of \$8,405,000 secured by excess revenue generated from TIF District #1.

**TIF District #2**

The Putnam County Commission did not pledge any revenue nor did they incur any debt for TIF District #2

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

The base assessed value of the taxable real and personal property (excluding personal motor vehicles) in the TIF District #1, including the properties involved in the Devonshire Project, is \$221,090,872.

The base assessed value of the taxable real and personal property (excluding personal motor vehicles) in the TIF District #2 is \$49,944,995.

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

The assessed value of the taxable real and personal property (excluding personal motor vehicles) located in the TIF District #1 as of June 30, 2025 was \$535,093,970.

The assessed value of the taxable real and personal property (excluding personal motor vehicles) located in the TIF District #2 as of June 30, 2025 was \$62,436,880.

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

**TIF District #1**

June 30, 2025 Assessed Value	\$535,093,970
Less: Base Assessed Value	<u>&lt;\$221,090,872&gt;</u>
Incremental Assessed Value	\$314,003,098

**TIF District #2**

June 30, 2025 Assessed Value	\$62,436,880
Less: Base Assessed Value	<u>&lt;\$49,944,995&gt;</u>
Incremental Assessed Value	\$12,491,885

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

There have been no payments made in lieu of taxes for property in the TIF District #1.

There have been no payments made in lieu of taxes for property in the TIF District #2.

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

**TIF District #1**

In connection with the Devonshire Project, the County Commission had previously entered into a Development Agreement with Devonshire Associates LLC (as Developer) and Cathcart Construction LLC (as Construction Contractor). All construction of the Devonshire Project was completed prior to July 1, 2014.

The County Commission completed Development Project No. 2 prior to July 1, 2015.

The County Commission completed Development Project No. 3 prior to July 1, 2018.

The County Commission completed Development Project No. 4 prior to July 1, 2020.

**TIF District #2**

The Putnam County Commission has not signed any contracts nor developed any projects in TIF District #2.

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

**TIF District #1**

Previously submitted to the WV Development Office with the applications.

**TIF District #2**

Putnam County Commission has not developed any plans for TIF District #2

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

No costs are associated during the 2024-25 Fiscal Year for TIF District #1.

No costs are associated during the 2024-25 Fiscal Year for TIF District #2.

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

There have been no parcels of land in the TIF District #1 which have been acquired pursuant to eminent domain proceedings during the 2024-25 Fiscal Year.

There have been no parcels of land in the TIF District #2 which have been acquired pursuant to eminent domain proceedings during the 2024-25 Fiscal Year.

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

Please refer to the Project Plans for Putnam County Development Project No. 1, 2, 3 & 4 which have been provided in conjunction with previous and current Annual Reports for the Putnam County TIF District #1.

There have been no projects developed in TIF District #2, so not jobs have been created.

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

**TIF District #1**

**Putnam County Development Project No. 1.**

Devonshire Associates, LLC, the developer of the Devonshire Project approved in Putnam County Development Project No. 1, currently employs the following positions which are associated with the Devonshire Development:

Property Manager - \$51,500

Asst Property Manager - \$31,000

Maintenance - \$52,000

**Putnam County Development Project No. 2.**

Putnam County Development Project No. 2 did not result in the creation of any direct new jobs.

**Putnam County Development Project No. 3.**

Putnam County Development Project No. 3 did not result in the creation of any direct new jobs.

**Putnam County Development Project No. 4.**

Putnam County Development Project No. 4 created new positions for Putnam County Parks and Recreation.

Marketing Director - \$40,000  
Sports Coordinator - \$31,200  
Maintenance Staff – Various hourly rates  
Wave Pool Staff – Various hourly rates

**TIF District #2**

There have been no projects developed in TIF District #2, so not jobs have been created.

- 14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of the West Virginia Development Office may require:

\$2,860,695.85 was expended from the TIF District #1 TIF Fund during the 2024-25 Fiscal Year. These funds were expended for the purposes outlined in the response to Question 2, above.

There were no disbursements nor any funds expended from TIF District #2 during the 2024-2025 Fiscal Year.

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

No payments made in lieu of taxes for property in the TIF District #1 during the 2024-25 Fiscal Year.

No payments made in lieu of taxes for property in the TIF District #2 during the 2024-25 Fiscal Year.

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

**TIF District #1**

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 1 was completed prior to July 1, 2014.

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 2 was completed prior to July 1, 2015.

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 3 was completed prior to July 1, 2018.

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 4 was completed prior to July 1, 2020.

**TIF District #2**

There have been no development plans nor any projects in TIF District #2.

17) The amount of outstanding tax increment financing obligations:

**TIF District #1**

**Project #1**

The County Commission has issued two series of bonds payable from the tax increment attributable to only the portion of the properties in the TIF District involved in the Devonshire Project:

1. Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and outstanding as of June 30, 2025 in the aggregate principal amount of \$2,840,000.
2. Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000, and outstanding as of June 30, 2025 in the aggregate principal amount of \$600,000.

**Project #4**

1. Tax Increment Revenue Bonds (Putnam County Development Project #4) Series 2017A, dated July 13, 2017, issued in the original aggregate principal amount of \$7,760,000 and outstanding as of June 30, 2025 in the aggregate principal amount of \$4,630,000.
2. Tax Increment Revenue Bonds (Putnam County Development Project #4) Series 2017B, dated July 13, 2017, issued in the original aggregate principal amount of \$1,400,000 and outstanding as of June 30, 2025 in the aggregate principal amount of \$870,000.
3. Lease Revenue Bonds Series 2018A, dated February 13, 2018, issued in the original aggregate principal amount of \$8,405,000 and outstanding as of June 30, 2025 in the aggregate principal amount of \$7,333,000.

**TIF District #2**

The Putnam County Commission does not have any outstanding tax increment financing obligations in TIF District #2.

18) Any additional information the County Commission preparing the report deems necessary or that the Executive Director of the Development Office may by procedural rule require:

The County Commission has nothing additional to report at this time.

## **Section II. Attachments**

A copy of the Project Plan for Putnam County Development Project No. 1 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 2 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 3 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 4 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)



# Raleigh County Commission

## **Project Description & Annual Report**

### Section 25:

- TIF District #1, Glade Springs Village Project

# Raleigh County Commission

## TIF District #1, Glade Springs Village Project

### The TIF District:

Cooper Land Development is currently developing Glade Springs Village, a planned recreational/ retirement community located in Raleigh County, West Virginia. The developer has approval to construct two (2) golf courses, a 69-acre lake, and over 3,000 homesites on approximately 3,000 acres. However, due to adverse site conditions, the continuation of the project is subject to the use of Tax Increment Financing as a means to offset future development cost overruns.

Cooper Land Development is requesting the use of Tax Increment Financing for the specific purpose of utility installation at Glade Springs Village. The utility package for which Cooper Land Development has made either contractual obligations or other agreements include the water system, sewer system, electrical system, telephone system, and natural gas system. The phasing of the utility installation will correspond to the phasing of our sales operation and is expected to be performed over an either (8) year period.

As a result of the Tax Increment Financing for the installation of utilities, Cooper Land Development will expect to increase the assessed value of the "Development Area" from approximately \$55 million in Year 2002 to \$250 million within the next 30 years. The culmination of our core business lot sales program and the projected home starts at Glade Springs Village provide the foundation for such a dramatic increase in the tax base. The TIF program will allow Cooper Land Development an opportunity to sell 2,332 additional residential lots over the next six to eight (6-8) years.

### The TIF Project:

Utility construction at Glade Springs Village is very challenging due to the abundance of rock and the depth of bury requirements of the various utilities. To further complicate the installation, common trenches are used to place all the utilities in an attempt to minimize the total amount of rock removed. The following is a brief overview of the current requirements for installation of each utility. The installation of utilities are subject to State specifications in addition to specific requirements made by utility companies.

**Water and Sewer System:** The work associated with the water and sewer systems consists of furnishing all labor, equipment, and materials, as well as performing all operations necessary to construct the water and sewer main and service extensions. The water system is buried with a minimum of 36 inches of cover for services and pipes greater than 6-inches in diameter. For pipes less than 6-inches, 42 inches of cover is required. The sewer line is constructed with a minimum of 30 inches of cover.

**Electrical System:** The work associated with the installation of the electrical conduit consists of furnishing all labor, equipment, and materials necessary to provide the trenching and backfill for the electrical conduit. The electrical conduit must be buried deeper than any other utility for future safety concerns. At a minimum, the primary system must have 36 inches of cover and the secondary system must have 30 inches of cover. Additional fees may be applied at a future date based on underground vs. overhead cost ratios.

**Natural Gas System:** The work associated with the natural gas system consists of providing a trench of adequate depth and backfill of the gas system. The natural gas provider contracts with an independent contractor to ensure proper installation of the gas line.

**Telephone System:** The telephone provider has the right to utilize an open trench to install the telephone cable. However, the telephone contractor may choose to trench their own utility to avoid timing conflicts associated with multiple utilities using a common trench.

**WEST VIRGINIA  
TAX INCREMENT FINANCING**

**ANNUAL REPORT OF  
STATUS OF PROJECT PLAN(S) AND PROJECT(S)**

**Date of Report:** September 22, 2025

**SECTION I. COVER SHEET**

1. Name of County or Municipality which established District: Raleigh County
2. Contact Person/Title: County Administrator
3. Address: 116-1/2 North Heber Street  
Beckley, WV 25802-2836
4. Telephone Number: ( 304 ) 255-9146  
Fax Number: ( 304 ) 255-9166  
Email Address: ralcom@raleighcounty.com
5. Name of development or redevelopment district: Raleigh County Tax Increment Financing District  
No. 1 – Glade Springs Village District
6. Name of development or redevelopment project(s): Glade Springs Village Project
7. Name of Developer or Agency: Justice Holdings, LLC
8. Contact Person/Title: Stacey Arthur, Accountant
9. Address: Justice Holdings, LLC  
255 Resort Drive  
Daniels, WV 25832
10. Telephone Number: (304) 763-2000  
Fax Number: (304) 763-4990  
Email Address: sarthur@gladesprings.com

## SECTION II. DISCLOSURES

The following information is provided on the attached worksheets:

1. The aggregate amount and the amount by source of revenue in the tax increment financing fund.
2. The amount and purpose of expenditures from the tax increment financing fund.
3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness.
4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate.
5. The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate.
6. The assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be.
7. Payments made in lieu of taxes received and expended.
8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.
9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.
10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.
11. The number of parcels of land acquired by or through initiation of eminent domain proceedings.
12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs.
13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid.
14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year.
16. The status of the development or redevelopment plan and projects therein.
17. The amount of outstanding tax increment financing obligations.
18. Any additional information the county commission or the municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.
19. Annual Report published on municipality/county website.
20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued.]
21. Annual Statement to be published in a qualified newspaper, to include:
  - (a) A summary of receipts and disbursements, by major category, of moneys in the tax increment financing fund during that fiscal year;
  - (b) A summary of the status of the development or redevelopment plan and each project therein;
  - (c) The amount of tax increment financing principal outstanding as of the close of the fiscal year; and
  - (d) Any additional information the county commission or municipality deems necessary or appropriate to publish.
22. The name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state.

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

Revenue Fund	\$ 128,718.55
2016 Reserve Fund	806,307.89
TIF Excess Fund	0.78
2016 Admin Expense Fund	2,546.47
2016A Bond Fund	94,185.45
2016B Bond Fund	0.00
2016C Bond Fund	5.08
2016 Escrow Fund	0.00
2016 Bond Redemption	1003.91
TOTAL	\$1,032,768.13

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

<u>Period</u>	<u>Subdivision/Block</u>	<u>Description of Expenditure</u>	<u>Expenditures Submitted</u>	<u>TIF Reimbursements</u>	<u>Remaining</u>
Total Expenditures Submitted as of 2024 Report			\$ 17,115,796.73		
Total TIF Reimbursements as of 2025 Report				\$ 12,311,528.73	
Total TIF Reimbursements Remaining O/S as of 6/30/2025					\$ 4,804,268.00

Fiscal Year Activity

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Total Expenditures Submitted			\$ 17,115,796.73		
Total TIF Reimbursements				\$ 12,311,528.73	
Total TIF Reimbursements Remaining O/S as of 6/30/2025					\$ 4,804,268.00

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

The Commission of Raleigh County  
 Tax Increment Revenue Bonds  
 (Glade Springs Village Project)  
 Series 2016

Issued: May 19, 2016

A:	Principal	\$3,740,000	Maturity Date: May 1, 2032
	Interest	\$1,114,526	
B:	Principal	\$ 0	Maturity Date: May 1, 2018
	Interest	\$ 0	
C:	Principal	\$ 0	Maturity Date: May 1, 2032
	Interest	<u>\$ 0</u>	
	Total	\$ 4,854,526	

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

Real Property	\$49,736,060
Personal Property	\$ 2,715,424

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

Real Property	\$177,444,790
Personal Property	\$ 2,551,024

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

Real Property	\$ 127,708,730
Personal Property	\$ (164,400)

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

None

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

None

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

Filed with the Development Office, September 2, 2003.

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

Not applicable to project.

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

None

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

**Summary of Estimated Job Creation:**

	<b>Full or Part Time Jobs</b>	<b>Job Duration (Yrs)</b>	<b>Gross Estimated Annual Wages</b>
Non-Permanent Projects / Jobs:			
One-Time Projects	66.0	.75 to 1.5	
Site Development	43.0	8	
Sales Administration	28.5	8	
Construction / Engineering	1.5	8	
<b>TOTAL</b>	<b>139.0</b>		<b>3,800,000</b>
Permanent or Long-Term Projects / Jobs:			
Home Construction	45.0		
Property Owner's Association	29.0		
<b>TOTAL</b>	<b>74.0</b>		<b>3,000,000</b>

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

**Summary of Estimated Job Creation:**

	ORIGINAL ESTIMATES			RESULTS
	<u>Full or Part Time Jobs</u>	<u>Job Duration (Yrs)</u>	<u>Gross Estimated Annual Wages</u>	<u>Comments to Results to Date</u>
<b>Non-Permanent Projects/ Jobs:</b>				
One-Time Projects	66.0	.75 to 1.50		First golf course, lake and sales center are complete. Second golf course is complete (wage info not available).
Site Development	43.0	8.00		Utility installation complete For 1566 lots (wage info not available)
Sales Administration	28.5	8.00		FY June 2025 – 6 Jobs: Wages/Commissions \$350,524
Construction/Engineering	1.5	8.00		
<b>TOTAL</b>	<b>139.0</b>		<b>\$3,800,000</b>	
<b>Permanent or Long-Term Projects / Jobs:</b>				
Home Construction	45.0			388 homes are complete and an additional 28 are under construction (wage info not available)
Multi-Family Residential Construction	0.0			5 multi-family buildings are complete (wage info not available)
Property Owners Association	29.0			FY June 2025. – approx 64 Jobs: Approx. Wages \$2,134,959
<b>TOTAL</b>	<b>74.0</b>		<b>\$3,000,000</b>	

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

	<b><u>Expenditure Submitted</u></b>	<b><u>TIF Reimbursement</u></b>	<b><u>Remaining</u></b>
<b>Summary</b>	<b>\$ 0.00</b>	<b>\$ 0.00</b>	<b>\$4,804,268.00</b>

*Note: For full disclosure, see response to question no. 2.*

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

None

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

<b>Utility Installation Status</b>	<b># of Lots</b>
Completed	1,566
In-Progress	0
Remaining (estimated)	211
<b>Total (estimated)</b>	<b>1,777</b>

17. The amount of outstanding tax increment financing obligations.

**Expenditures incurred but not reimbursed from the TIF fund:**

(A) Unreimbursed amounts from previously submitted drawdown applications (see response to question no. 2)	4,789,621.06
(B) Items paid by developer but reimbursement not yet requested	575,198.76
<b>TOTAL</b>	<b>5,364,819.82</b>

18. Any additional information the county commission or the municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.

None

19. Annual Report published on municipality/county website.

[www.raleighcounty.org](http://www.raleighcounty.org)

20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued.]

21. Annual Statement to be published in a qualified newspaper, to include:

(A) A summary of receipts and disbursements, by major category, of monies in the tax increment financing fund during the fiscal year:

Balance in Tax Increment Financing Fund at June 30, 2024	1,056,557.44
<u>Receipts</u>	
Tax Increment Revenue	930,209.86
Bond Proceeds	0.00
Earnings on Balance Held by Bond Trustee	62,063.33
Total Receipts	992,273.19
<u>Disbursements</u>	
Reimbursed to Developer	0.00
Cost of Bond Issuance	0.00
Debt Service on Bonds	1,013,562.50
Administration Fee	2,500.00
Bond Redemption	0.00
Total Disbursements	1,016,062.50
Balance in Tax Increment Financing Fund at June 30, 2025	1,032,768.13

(B) A summary of the status of the development or redevelopment plan and each project therein:

Glade Springs Village is a planned recreational/retirement community located in Raleigh County. The developer has approval to construct two golf courses, a 69-acre lake, and over 3,000 homesites on approximately 3,000 acres. Due to adverse site conditions, the continuation of the project was subject to the use of Tax Increment Financing as a means to offset future development cost overruns. Tax Increment Financing is being utilized for the specific purpose of utility installation at Glade Springs Village.

<u>Utility Installation Status</u>	<u># of lots</u>
Completed	1,566
In-Progress	0
Remaining (estimated)	<u>211</u>
Total (estimated)	1,777

(C) The amount of tax increment financing principal outstanding as of the close of the fiscal year:

2016 Series: \$3,740,000 (A); \$0 (B); \$0 (C)

(D) Any additional information the county commission or municipality deems necessary or appropriate to publish.

None

22. The name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state.

None.



**City of St. Albans**

# **Project Description & Annual Report**

Section 26:

- TIF District #1, Project #1, Coal Riverfront Park

# City of St. Albans

## TIF District #1, Project No. 1, Coal Riverfront Park

### The TIF District:

The City of St. Albans (the “City”) proposes the creation of the “City of St. Albans Development District No. 1 – Coal Riverfront Park” (the “TIF District”). The proposed TIF District is in the City of St. Albans and is generally located at the confluence of the Coal River and Kanawha River. The proposed TIF District begins in the general vicinity of the corner of Kanawha Terrace and the Coal River and continues north along the Coal River boundary until moving east along US Route 60. The proposed boundary turns north at 3rd street for one block until moving east on 1st Avenue for two blocks then turning south on 5th Street for one block and then veering east along US Route 60 until turning south and following the boundary of the tax parcel identified as District 17, Tax Map 3, Parcel 117.4 to 3rd Avenue, then turning west and following 3rd Avenue to B Street and then south along B Street to 6th Avenue, then following 6th Avenue until turning south on 3rd Street to Kanawha Terrace, then turning West along Kanawha Terrace until reaching the place of beginning. The proposed TIF District is in the 17th (St. Albans) property tax district of Kanawha County. A map of the TIF District boundaries is provided in **Attachment 1**. The TIF District is being created by the City for the purposes of facilitating the planning, design, acquisition, construction and equipping of capital improvements within the TIF District or on land not in the TIF District that is contiguous to the TIF District and which contains infrastructure or other facilities which serve the TIF District.

### The TIF Project:

The proposes to develop certain projects (the “TIF Projects”) within the TIF District and which serve the TIF District, which TIF Projects may be acquired and constructed in several phases. The TIF Projects include the design, permitting, acquisition, construction and equipping of site, infrastructure and other public improvements, including, but not limited to, the following:

- Design, permitting, acquisition, construction and equipping of a riverfront park on the Coal River, including demolition and earthwork, utility improvements, site work and landscaping, and site amenities and structures and related infrastructure;
- Road and intersection improvements, including utility relocation, pedestrian ways, lighting, land and right-of-way acquisition, and related infrastructure;
- Water lines, storm water culverts and facilities, sewer lines, demolition and site preparation necessary for and incidental to the construction and installation of public infrastructure improvements, and other related public infrastructure; and
- All professional service fees and consultant fees in connection with the foregoing, including but not limited to engineering and other design fees, legal fees, fees of property tax revenue consultants, property tax consultants, trustees, continuing disclosure agents and all fees and costs incurred in connection with the preparation and approval of the Project Plan.

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

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

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



Ashley, Dawn E <dawn.e.ashley@wv.gov>

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## Re: 2025 Annual TIF Report

1 message

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**Molly Quentrill** <mquentrill@stalbanswv.com>  
To: "Ashley, Dawn E" <dawn.e.ashley@wv.gov>

Tue, Sep 2, 2025 at 7:55 AM

No TIF funding has been received for FY 2025.

Thanks,

**Molly Quentrill**

City Treasurer

City of St. Albans

[1499 MacCorkle Ave.](#)

[St. Albans, WV 25177](#)

(304) 722-3391

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**From:** Ashley, Dawn E <dawn.e.ashley@wv.gov>  
**Sent:** Friday, August 29, 2025 2:08 PM  
**To:** [saclerk@suddenlinkmail.com](mailto:saclerk@suddenlinkmail.com) <[saclerk@suddenlinkmail.com](mailto:saclerk@suddenlinkmail.com)>  
**Subject:** 2025 Annual TIF Report

Good afternoon,

Please accept this email as a reminder of the TIF annual reports due to our office for the following districts/projects:

Saint Albans, City of:  
District #1/Project #1, Coal Riverfront Park

Reports should be emailed to Dawn Ashley, Administrative Assistant, West Virginia Division of Economic Development, at [Dawn.e.ashley@wv.gov](mailto:Dawn.e.ashley@wv.gov).

Attached is a letter with the TIF requirements.

Please respond to this email by October 1, 2025.

Thank You.

Have a Great Weekend!



# City of South Charleston

## **Project Description & Annual Report**

### Section 27:

- TIF District #1, Park Place EORP
- TIF District #2, Project #1, Jefferson Park Project

# **City of South Charleston**

## **TIF District #1, Project #1, South Charleston Park Place Economic Opportunity Development District**

### **The TIF District:**

The City of South Charleston (the “City”) proposes to create the EOD District to be designated as the “South Charleston Park Place Economic Opportunity Development District”. The proposed EOD District includes approximately 3,100 acres located in the City. A more detailed description of the EOD District and EOD Project is provided in Attachment 1. A map of the proposed EOD District is provided in Attachment 2.

### **The TIF Project:**

The City proposes a project plan consisting of (i) reimbursing the West Virginia State Road Fund for the expansion and improvements to Jefferson Road – WV 601, from U.S. 60 (MacCorkle Avenue) to WV 214 (U.S. 119 Corridor); (ii) reimbursing the West Virginia State Road Fund for the construction of the RHL Boulevard extension from the South Charleston Ice Rink to Jefferson Road; (iii) site and infrastructure work to the West Virginia Regional Technology Park (“Tech Park”); (iv) creation of a community Wellness Center in partnership with Thomas Hospitals; (v) a sewer improvement project from roughly Little Creek Village through Alum Creek; (vi) creation of an educational complex at the Tech Park; and (vii) paying engineering, administrative, financing, and professional costs related to the aforementioned, which is to be designated as the “South Charleston Park Place Economic Opportunity Development Project” (the “EOD Project”), which will be within the EOD District, as set forth and more particularly indicated on the map provided in Attachment 2.



Ashley, Dawn E <dawn.e.ashley@wv.gov>

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## City of South Charleston - Jefferson Park TIF District

1 message

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**Rick Atkinson** <ratkinson@cityofsouthcharleston.com>

Fri, Oct 3, 2025 at 10:07 AM

To: "Ashley, Dawn E" <dawn.e.ashley@wv.gov>

Cc: Todd E Hooker <todd.e.hooker@wv.gov>, "Samme L. Gee (sgee@jacksonkelly.com)" <sgee@jacksonkelly.com>, Michael Moore <mmoore@moorebiserlaw.com>

Ashely:

The City has received approval to create the district identified as District #2/Project #1, Jefferson Park Project, but has of October 1, 2025 has not officially adopted an ordinance to create the district. It is planned to adopt the ordinance later this year.

**Richard A. Atkinson, III, City Manager**

**City of South Charleston**

**PO Box 8597**

**South Charleston, WV 25303**

**(o) 304-720-5985**

**(m) 304-741-0500**

**City of South Charleston - District 1 – Park Place Tax Increment  
Financing Annual Report  
For the Fiscal Year That Ended June 30, 2025**

In accordance with the provisions of West Virginia Code § 7-11B-15(a) and the West Virginia Tax Increment Financing Act, the City of South Charleston hereby submits this annual report:

1. The tax increment financing fund (“Fund”) received Property Tax receipts of \$82,476.45 during the fiscal year ending June 30, 2025.
2. There have been one expenditure from the Fund.
3. There are no pledged funds or any outstanding tax increment financing indebtedness.
4. The base value of the District when established was \$1,342,380.00.
5. The assessed value of the property situs in the District is \$7,120,200.00 for the year ended June 30, 2025.
6. The assessed value of property situs in the District has increased by \$5,777,820.00 since the creation of the district.
7. There have been no payments in lieu of taxes received in fiscal year that ended June 30, 2025.
8. The South Charleston Municipal Building Commission has entered into a contract with J. F. Allen, Inc. to complete the public infrastructure development of the project, and the City of South Charleston has received an Economic Enhancement Grant from the West Virginia Water Development Authority in the amount of \$5,000,000.00 in March 2024.
9. No changes from the 2022 Annual Report of the District.
10. The South Charleston Municipal Building Commission sold a 16.5-acre tract situs in the District to Menard Inc. for \$7,000,000.00 on February 1, 2022. The South Charleston Municipal Building Commission has entered into a Purchase and Sale Agreement with Interstate Realty to purchase the remainder of the development for \$175,000.00 per acre. Closing is projected to be completed on July 30, 2025 on an 8.916 acre tract for the construction of a Kroger Marketplace Store. A closing on the outparcels containing 9.881 acres is schedule for October 7, 2025. Construction of various restaurants and stores will begin soon after the final closing.
11. There have been no parcels acquired by eminent domain.
12. The number of jobs projected to be created by the developer for the Menard store is 250 jobs at an average annual salary of \$35,000.00. The projected number of FTE jobs created by the Kroger Marketplace is projected to be 135 at an annual average salary of \$40,000.00
13. There were no permanent jobs created in the District in the fiscal year that ended June 30, 2025.

14. There was a disbursement from the Fund for the fiscal year that ended June 30, 2025 in the amount of \$250,000.00 for public infrastructure.
15. No payments in lieu of taxes were received during the fiscal year that ended June 30, 2025.
16. The redevelopment of the property in the District was 98% complete as of June 30, 2025.
17. There were no outstanding tax increment financing obligations in the District as of June 30, 2025.
18. The Annual Report of the Park Place Economic Development District for the fiscal year that ended on June 30, 2025 will detail more information on the development.



City of South Charleston  
Park Place Opportunity Development District

For the Fiscal Year ending June 30, 2025

**South Charleston Park Place Economic Opportunity Development District Report  
for Fiscal Year 2025**

Pursuant to W. Va. Code § 8-38-1, *et seq.* (the “Act”), economic opportunity development district boards are to report annually on activities within the economic opportunity development district and upon proposed activities for the upcoming year. This report for Fiscal Year 2025 (“FY 2025 report”) is for the activities within the South Charleston Park Place Economic Opportunity Development District (the “EOD District”).

**DESCRIPTION OF ACTIVITIES IN FISCAL YEAR 2025**

**Jefferson Road and Trace Fork Connector**

Kokosing, the contractor selected by the West Virginia Division of Highways for the Jefferson Road project, is substantially complete on this project.

**West Virginia Regional Technology Park**

The West Virginia Regional Technology Park awarded a design contract to ZMM Architects to design a proposed \$225,000,000.00 West Virginia Consolidated Laboratory project. The building will be constructed on the 14-acre site that was made pad ready by the excavation completed by JF Allen to obtain fill material for the Park Place Development.

**Park Place Site Development**

The City’s contractor JF Allen continued work on the site development of the Park Place Development. As of June 30, 2025, all surcharge material had been in place on the proposed building pads for ten months. Work continued the installation of the utility and site infrastructure including drainage and roadways.

The South Charleston Municipal Building Commission, which holds title to the remaining property in the Park Place Development entered into a Real Estate Purchase and Sale Agreement (PSA) with Interstate Realty (Interstate) for the sale of the remaining development at a price of \$175,000.00 per acre. Interstate is in final lease negotiations with major national retail tenants for the site and has acquired financing for the construction of the retail center containing more than 500,000 square feet of retail space. The financing is released in tranches as final leases are executed for the proposed constructed space.

Interstate finalized lease negotiations with Kroger for the construction of a 122,000-square-foot Kroger Marketplace on a 8.916 acre parcel within the development. Closing is scheduled for late July 2025. Interstate plans on closing on six outparcels which contain a total of 9.621 acres in the early fall of 2025. Restaurants and retail shops will be constructed on these parcels. The payments for the purchase of the property will be used to pay the principal on the outstanding Lease Revenue Bonds held by Huntington Bank.

### **Property Purchase and Sales**

The South Charleston Municipal Building Commission purchased property in the Jefferson Park Redevelopment Project which includes a total of 85 houses. As of June 30, 2025, the SCMBC has acquired 82 houses at a total cost, including asbestos remediation and demolition, of \$15,959,171.20.

### **Financing Activities**

The South Charleston Development Authority entered into an extension of the term loan in the amount of \$6,000,000.00, with a maturity date of September 30, 2026. The loan was originally issued by Huntington Bank in March of 2024.

### **Proposed Capital Improvements for District in Fiscal Year 2026 and Budget to Complete**

The City's contractor, J. F. Allen, will continue to finish the infrastructure work of utility service and internal roads for the Park Place Site.

Fill material will be placed at the Jefferson Park Site to bring the minimum elevation of the site to 2 ft above the base flood elevation. This will bring the entire site out of the 100-year flood plain. The fill material will be obtained from a project creating an additional access road at the West Virginia Regional Tech Park and excess material from the building pad surcharge and foundation and utility excavation from the Park Place building's construction.

The City of South Charleston received an \$8,000,000.00 grant from the West Virginia Water Development Authority for the construction of the additional access road at the West Virginia Regional Tech Park and to complete the fill and utility relocations at the Jefferson Park Project.

**Park Place Economic Opportunity Development District  
Receipts and Disbursements FY 2025**

**Park Place**

<b>Beginning Balance</b>	<b>3,923,541.20</b>
<b>Receipts</b>	
Interest	177,369.10
TIFF Sales Tax Deposits	904,825.50
Transfer from General Fund for SDEX Payment	705,104.21
Transfer in from SC EDA Huntington Taxable	80,743.31
Transfer in from SC EDA Huntington Non-Taxable	664,350.14
Park Place WWDA Grant	4,901,540.60
<b>Net Proceeds</b>	<b>7,433,932.85</b>
<b>Disbursements</b>	
Park Place Site Development	5,646,634.04
SDEX 2022A Interest Payment	1,066,162.50
SDEX 2022B Interest Payment	1,176,875.00
<b>Total</b>	<b>7,889,671.54</b>
<hr/> <b>Park Place Balance 06-30-25</b>	<hr/> <b>3,467,802.51</b>
<b>Amounts Held in Capitalized Interest and Debt Service Reserve Funds</b>	
Debt Service Reserve Fund	3,283,257.26
Restricted TIFF Sales Tax Deposits	182,205.45
<hr/> <b>Park Place Funds Available for Project 06-30-25</b>	<hr/> <b>2,339.80</b>

**Jefferson Park**

<b>Beginning Balance</b>	<b>1,242,822.90</b>
<b>Receipts</b>	
Interest	37,837.23
Transfer from General Fund	929,000.00
Jefferson Park WVWDA Grant	258,027.96
<b>Total Receipts</b>	<b>1,224,865.19</b>
<b>Uses of Proceeds</b>	
<b>Disbursements</b>	
Land Purchases	570,094.05
Property Taxes	17,201.02
Site Development	410,504.42
SCMBC 2022B Interest Payment	410,427.50
SCMBC 2022B Principal Payment	929,000.00
<b>Total Disbursements</b>	<b>2,337,226.99</b>
<b>Jefferson Park Funds Available for Project 06/30/25</b>	<b>130,461.10</b>
<b>Total EODD Funds Remaining as of 06/30/25</b>	<b>3,598,263.61</b>
<b>Total Less Restricted Amounts as of 06/30/25</b>	<b>132,800.90</b>



**City of Vienna**

# **Project Description & Annual Report**

Section 28:

- TIF District #1, Project #1, Grand Central Redevelopment

# City of Vienna

## TIF District #1, Grand Central Redevelopment

### The TIF District:

The City of Vienna (the "City"), a Class II municipality located in Wood County, West Virginia, proposes to create the TIF District to be designated as the "City of Vienna Redevelopment District No. 1." The proposed TIF District includes approximately 69.77 acres located in the City and includes all of parcel 10-46-1 of the Wood County Tax Map, Vienna Tax District, commonly known as Grand Central Mall (the "Mall"). A map of the proposed TIF District is provided in Attachment 2.

The Mall, owned by Grand Central Parkersburg, LLC, a subsidiary of Washington Prime Group (the "Developer"), opened in 1972 and is the only enclosed mall within 35 miles of its location. Since its opening, the Mall has been continually operated and, in recent years, been subject to the same economic issues facing malls across the country, such as changing consumer preferences and loss of anchor stores. The most recent anchor store closure at the Mall occurred in December 2018, when Sears closed its location.

Although loss of anchor stores in malls has been an issue for several years, it continues to be a challenge for developers to quickly find new tenants to fill such spaces or to find alternative, productive uses for space that has been tailored to the needs of a specific tenant who likely has operated in such space for decades. In the event a new tenant or productive use for the location cannot be attained, such closures often have ripple effects that impact not only the immediate mall property, but also the economy of the surrounding region. Loss of anchor stores often leads to other retailers vacating a mall premises and can further depress consumer interest in a particular mall, as fewer shopping options become available. This downward spiral can affect the community, putting pressure on other local businesses.

In the face of such challenges, and even in times of economic downturn, the Developer has invested substantial amounts in improvements to the Mall. In the past three years alone, the Developer has spent over \$11 million on redevelopment initiatives at the Mall, including in connection with locating new tenants in vacated anchor store locations.

The primary purpose of establishing the TIF District is to offset certain costs associated with demolition, remediation and site preparation necessary for redevelopment of the former Sears box at the Mall, to allow for new tenants and otherwise provide the groundwork for additional improvements at the Mall. Without the ability to offset certain costs, the Developer, as a subsidiary of a publicly traded company, will not be able to justify the level of its proposed investment into the Mall redevelopment project, based on a commercially reasonable rate of return. Further, without being able to offset certain costs, the costs for new tenants to locate at the Mall in the redeveloped space will become uncompetitive with the costs for such tenants to locate in other developments outside of the City, resulting in a loss of potential tax revenues to the City.

To continue to be a viable asset to the Mid-Ohio Valley, the Developer proposes a \$3.2 million redevelopment project for the Mall that will not only make-up for the loss of the Sears store, but also improve the quality of life in the local area. In this proposal, the former Sears box will be demolished and remediated, due to the presence of asbestos and contamination resulting from the prior Sears auto center on the premises, and the site prepared for redevelopment.

Such redevelopment project will then allow the Developer, making an additional investment of nearly \$20 million, to construct and buildout a multi-tenant facility on the site. This facility will house four national tenants, all of which will have exterior entrances apart from the Mall, as well as one tenant also having a conventional indoor mall entrance. The Developer also plans to make other improvements to the Mall entrance abutting the

proposed multi-tenant facility, as well as to the Mall's parking areas and other common areas.

To help make this redevelopment project a reality, Vienna and the Developer request authorization to create the TIF District, and that the increment generated be approved for use in connection with the redevelopment project. Particularly, it is requested that costs of demolition, remediation and site preparation, be approved to be financed with TIF funds, as well as costs associated with creation of the TIF District.

The TIF District and the TIF Project, described herein, are designed to assure the mall remains a vital and viable asset to the Mid-Ohio Valley and to provide for job growth, offsetting job losses due to the Sears closure. The redevelopment project will lead directly to a growth in tax revenue: the remediated and improved property will be redeveloped for new retail investment, which will increase the taxable value of the property, result in increased sales tax collections and create new jobs, which will in turn generate additional income taxes.

The importance of this redevelopment project cannot be overstated, given the implications for maintaining the region's only indoor mall, which provides not only jobs and entertainment to the area, but also ensures that moneys earned in the local area are spent there, and do not end up being spent in Ohio, right across the river. Further, with the growth of the oil and gas industry in the area, it is anticipated that demand for local shopping options will increase. Without the ability to offset some of the costs of the redevelopment project, it is likely that potential tenants will locate elsewhere, in a location that does not require demolition and remediation beforehand. If these potential tenants were to locate elsewhere, the outlook for the Mall's future viability may be dimmed.

There is an aesthetic element to the TIF Project as well. Redevelopment of the vacated Sears box will prevent such location from becoming an eyesore or blight on the area. The Developer's commitment to making substantial improvements to the site, once prepared for redevelopment, will help ensure the Mall property continues to be visually appealing and a sign of the continuing economic strength of the local area.

### **The TIF Project:**

The City proposes a project plan consisting of reimbursing the Developer on a pay-as-you-go basis for (i) certain costs associated with the redevelopment of the former Sears box, particularly demolition, remediation and site preparation to prepare the site for redevelopment by the Developer; and (ii) paying administrative, legal, accounting, and professional costs related to the aforementioned, which is to be designated as the "Vienna Grand Central Redevelopment Project" (the "TIF Project"), which will be within the TIF District, as set forth and more particularly indicated on the map provided in Attachment 2.



## **2025 Annual Report**

**City of Vienna**

**TIF**

**Redevelopment District No. 1**

**Submitted by:**

**Amy Roberts  
Finance Director  
City of Vienna  
P O Box 5097  
Vienna, WV 26105**

TIF District/Annual Report  
2024/25 Fiscal Year  
(July 1, 2024 – June 30, 2025)  
(Pursuant to WV Code 7-11B-15)

Municipality: *City of Vienna*  
*609 29<sup>th</sup> Street*  
*Vienna, WV 26105*

Contact: *Amy Roberts, Finance Director*  
*(304) 295-5070 ext. 341*  
*amyroberts@vienna-wv.com*

District: *City of Vienna Redevelopment District No. 1*

Project: *Vienna Grand Central Redevelopment Project*

1) Aggregate amount and amount by source of revenue:

Property taxes – Current Reporting Period	<b>\$83,565.91</b>
Property taxes – Prior Periods	
Interest and penalties on taxes	
Interest earned on deposits	
<b>Total</b>	<b>\$83,565.91</b>

2) Amount and purpose of expenditures:

*A total of \$83,565.91 in TIF revenues were distributed to reimburse costs associated with the Approved Development.*

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

*None*

*The subject TIF contemplates a “pay as you go” structure. Developer is to fund 100% of project costs and directly seek recovery/reimbursement of qualified expenses from the TIF District – all pursuant to the Development Agreement and TIF Creation Ordinance. No bonds have been or will be issued, nor has any third-party indebtedness been secured in whole or part by a pledge of TIF District disbursements. The sole party with any expectancy right relative to TIF District revenues is Developer, which is entitled to seek/obtain recovery/reimbursement of qualified Project expenses pursuant to the Development Agreement.*

4) Base-assessed value of the development/redevelopment project area:

Real Property	\$22,549,260
Personal Property	\$12,610,664

- 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area:

Real Property	\$26,178,180
Personal Property	\$14,962,650

- 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area:

\$5,980,907

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

\$83,565.91

- 8) Report on Contracts made incidental to the implementation and furtherance of a development/redevelopment project:

*No new Contracts have been entered during the subject Fiscal Year.*

- 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis:

*Developer hereby verifies the continued accurateness of the material information (including development plans, findings and cost-benefit analysis) contained within Developer's Tax Incremental Financing Application, dated August 21, 2020 (the "Application"), in connection with the creation of City of Vienna Redevelopment District No. 1.*

- 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:

*Developer incurred all costs for the project prior to the reporting period identified above.*

- 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings:

*None*

- 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs:

*Developer hereby verifies the continued accurateness of the material information (including projections relating to job and wage creation) contained within Developer's Tax Incremental Financing Application, dated August 21, 2020, in*

*connection with the creation of City of Vienna Redevelopment District No. 1. See, Application, at Schedule B(2).*

- 13) Number, type and duration of jobs created and annualized wages and benefits paid:

*Developer hereby verifies the continued accurateness of the material information (including projections relating to job and wage creation) contained within Developer's Tax Incremental Financing Application, dated August 21, 2020, in connection with the creation of City of Vienna Redevelopment District No. 1. See, Application, at Schedule B(2).*

- 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: \$83,565.91

- 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

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

- 16) Status of the development/redevelopment project:

*The Developer reported that the Project was substantially completed on November 11, 2021.*

- 17) Amount of outstanding tax increment financing obligations: \$3,094,896.73

*Developer submitted a Request for Reimbursement from TIF Fund on or about November 16, 2021 identifying a total of \$3,311,095.17 in qualified Project Costs. To date, \$216,198.44 has been distributed to the Developer leaving \$3,094,896.73 to reimburse all eligible project costs.*

- 18) Additional information: None

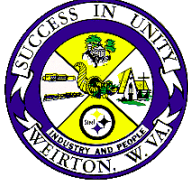
I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9/17/2025

Date



Amy Roberts, Finance Director



**City of Weirton**

# **Project Description & Annual Report**

Section 28:

- TIF District #1, Three Springs Drive, Project #1, Park Drive Extension
- TIF District #1, Three Springs Drive, Project #2 Park Drive Development

# **City of Weirton**

## **TIF District #1, Three Springs Drive, Project No. 1, Park Drive Extension**

### **The TIF District:**

The TIF District was previously created and established pursuant to an ordinance duly enacted by the City Council on December 13, 2004. The District is located south of State Route 22 and west of Colliers Way and can be accessed via the Three Springs Drive Exit. The District contains the Dee Jay's Restaurant property; the area commonly known as the Three Springs Drive Business and Industrial Park (the "Park"), consisting of 140.12 acres, including the former P. A. Fashions property, now known as the Rue 21 property; the property including the former Weirton Steel, now known as ISG Weirton, general office and research and development buildings, consisting of approximately 177 acres; and an additional 532.31 acres of land contiguous to the Park.

### **The TIF Project:**

The City Council proposes a Project Plan which will consist of paving and installing curbs, sidewalks, culverts and a permanent cul-de-sac on Park Drive located within the TIF District (the "TIF Project" or "Project"). This Project Plan will complete the road that runs throughout the Park that will aid in making the sites within the Park more marketable. After the Project is completed, the City will deed the road to the West Virginia Division of Highways.

Implementation of the Project Plan will benefit the City and its residents by facilitating the orderly development and economic stability of the City, will encourage investment in job-producing, private development within the TIF District, will expand the public tax base of the City and will encourage increased employment and business activity within the District and will serve a public purpose of the City.

## **TIF District #1, Three Springs Drive, Project No. 2, Park Drive Development**

### **The TIF District:**

The TIF District is located south of the TIF District is provided in Attachment 1. The Affidavit of Publication of the Notice of Public Hearing is provided (and the results of the Public Hearing will be provided) in Attachment 6. The TIF District was previously created and established pursuant to an ordinance duly enacted by the City Council on December 13, 2004. The District contains the Dee Jay's Restaurant property; the area commonly known as the Three Springs Drive Business and Industrial Park (the "Park"), consisting of 140.12 acres, including the former P. A. Fashions property, now known as the Rue 21 property; the property including the former Weirton Steel, now known as ISG Weirton, general office and research and development buildings, consisting of approximately 177 acres; and an additional 532.31 acres of land contiguous to the Park.

## **TIF Project No. 2:**

The City is proposing a project plan, Park Drive Development, to develop certain improvements within the TIF District, including, without limitation, the design, construction and equipping of the new Weirton Conference and Event Center (22,120 square feet), with a full service kitchen, lobby, break out meeting rooms and event space, as well as the design and construction of associated site work for the Weirton Conference and Event Center, utility line extensions and relocations, access roads, parking, sidewalks and curbing, signage, landscaping and lighting on approximately 10.93 acres, all within or benefitting the proposed TIF District (the “TIF Project No. 2”) as set forth and more particularly indicated on the map provided in Attachment 2. A Resolution was approved by the City on June 26, 2018, establishing the public hearing date and other matters in connection with TIF Project No. 2 and is provided in Attachment 3. The Weirton Conference and Event Center will be public purpose of the City.

Implementation of TIF Project No. 2 will benefit the City and its residents by facilitating economic development in the City and serving as a catalyst for additional investment from private development of the remaining approximate 61 acres available in the Park. Further, TIF Project No. 2 and the additional private investment will encourage job-producing private development within the TIF District and expand the public tax base of the City.

## **TIF Project No. 1**

The City Council enacted an ordinance on December 12, 2005, approving the “Public Infrastructure Project No. 1 – Park Drive Extension” project plan, which consisted of paving and installing curbs, sidewalks, culverts and a permanent cul-de-sac on Park Drive located within the TIF District (“TIF Project No. 1”). To date, the City has completed the following improvements: awarded the contract for the design and construction management of the Park Drive Roadway Extension to Thrasher Engineering, detailed more particularly as a part of Attachment 2.



# CITY OF WEIRTON

## OFFICE OF PLANNING AND DEVELOPEMENT

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MARK A. MILLER  
DIRECTOR OF PLANNING AND DEVELOPEMENT

200 MUNICIPAL PLAZA  
WEIRTON, WEST VIRGINIA, 26062  
TELEPHONE: 304-797-8509  
FAX: 304-797-8519  
MMILLER@CITYOFWEIRTON.COM

August 13, 2025

Mr. Todd Hooker  
West Virginia Development Office  
1900 Kanawha Blvd East  
Charleston, WV 25305

**RE: 2024 Weirton TIF Report**

Mr. Hooker,

In accordance with West Virginia Code §7-11B-15, the City of Weirton is submitting our Annual Tax Increment Financing District #1 Report.

If you have any further questions or need any additional information, please do not hesitate to contact me at 304-797-8500, ext. 1020.

Sincerely,

*mark miller*

Mark Miller  
Director of Planning and Development

Cc: Dawn E. Ashley, R. Marple

West Virginia  
Tax Increment Financing  
Annual West Virginia Development Office Report

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1. County or Municipality: The City of Weirton (the “City”)
2. Contact Person/Title Michael Adams, City Manager
3. Address: 200 Municipal Plaza  
Weirton, WV 26062
4. Telephone Number: 304-797-8500 Ext: 1001
5. Fax Number: 304-797-8598
6. E-mail Address: [citymanager@cityofweirton.com](mailto:citymanager@cityofweirton.com)
7. Name of District: The City of Weirton Three Springs Drive Tax  
Increment Financing District No. 1 (the  
“district”)
8. Name of Development Project: Public Infrastructure Project No.1- Park Drive  
Extension (the “Project”) Project No. 2-  
Convention center, access roads, utilizes  
extension, parking sidewalks, landscaping,  
curbs, signage, and lighting.

**Attachment 1**

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The aggregate amount and the amount by source of revenue un the tax increment financing fund.

**Attachment 2**

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

Please see the following attachments for 1, 2, and 14.

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2025**

Account	Date	Source	JE Reference	Description	Debit	Credit	Balance
004 000 1010				Operating Cash TIF Fund Beginning Balance			1,322,010.56
	7/31/2024	A/P		Interest Earned	1,847.56		1,323,858.12
	8/15/2024	C/R	0031717	JULY TAXES	72,937.37		1,396,795.49
	8/31/2024	A/P		Interest Earned	1,906.05		1,398,701.54
	9/18/2024	C/R	0031718	AUG TAXES	180,643.42		1,579,344.96
	9/27/2024	A/P	0001124	SUNBELT RENTALS, INC Invoices 159060472-0001, 159563452-0001		1,323.83	1,578,021.13
	9/30/2024	A/P		Interest Earned	1,997.55		1,580,018.68
	10/02/2024	A/P	0001124	SUNBELT RENTALS, INC Void check 0001124	1,323.83		1,581,342.51
	10/03/2024	A/P	0001125	JAMES WHITE CONSTRUCTION COMPANY PARK DR DEVELOPMENT APPLICATION # 22		50,000.00	1,531,342.51
	10/17/2024	C/R	0031719	SEPT 2024 TAXES	27,579.40		1,558,921.91
	10/18/2024	A/P	EFT	U.S. BANK SEPTEMBER P-CARD 4484-7345-5001-7272		1,323.83	1,557,598.08
	10/23/2024	A/P	0001126	OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR Invoices 191061, 191062		354.13	1,557,243.95
	10/29/2024	A/P	0001127	MCKINLEY & ASSOCIATES PARK DRIVE STREETSCAPE PROJECT 19019.01 11/22/22-11/23/23		7,810.88	1,549,433.07
	10/31/2024	A/P		Interest Earned	2,170.35		1,551,603.42
	11/12/2024	C/R	0031721	NOAA TREAS 310 FEDERAL GRANTS	180,974.32		1,732,577.74
	11/13/2024	C/R	0031720	OCT 2024 TAXES	7,030.53		1,739,608.27
	11/30/2024	A/P		Interest Earned	2,262.75		1,741,871.02
	12/31/2024	A/P		Interest Earned	2,434.34		1,744,305.36
	1/15/2025	A/P	0001128	MCKINLEY & ASSOCIATES WEIRTON PARK DR STREETSCAPE PROJ 19019.01 12/26/2024-12/30/2024		2,775.97	1,741,529.39
	1/21/2025	C/R	0031722	DEC 2024 TAXES	5,589.17		1,747,118.56
	1/31/2025	A/P		Interest Earned	2,445.94		1,749,564.50
	2/28/2025	A/P		Interest Earned	2,214.52		1,751,779.02
	3/11/2025	C/R	0031723	FEB 2025 TAXES	31,442.46		1,783,221.48
	3/27/2025	A/P	0001129	JAMES WHITE CONSTRUCTION COMPANY PARK DR APPLICATION #23		69,675.00	1,713,546.48
	3/31/2025	A/P		Interest Earned	2,481.59		1,716,028.07
	4/10/2025	A/P	0001130	JAMES WHITE CONSTRUCTION COMPANY PARK DRIVE PROJECT # 24		92,500.00	1,623,528.07
	4/16/2025	C/R	0031724	MARCH TAX	15,411.60		1,638,939.67
	4/30/2025	A/P		Interest Earned	2,266.59		1,641,206.26
	5/30/2025	C/R	0031725	SETTLEMENTS	25,000.00		1,666,206.26
	5/30/2025	C/R	0031726	SETTLEMENT	30,000.00		1,696,206.26
	5/31/2025	A/P		Interest Earned	2,299.93		1,698,506.19
	6/05/2025	C/R	0031727	SETTLEMENT	14,675.00		1,713,181.19
004 000 1010				Operating Cash TIF Fund Ending Balance	616,934.27	225,763.64	1,713,181.19
004 000 1090				Taxes Receivable Beginning Balance			21,005.69
004 000 1090				Taxes Receivable Ending Balance	0.00	0.00	21,005.69
004 000 1091				Grants Receivable Beginning Balance			180,974.33
004 000 1091				Grants Receivable Ending Balance	0.00	0.00	180,974.33
004 000 1092				Reserve for Uncollectible Taxes Beginning Balance			(9,143.90)
004 000 1092				Reserve for Uncollectible Taxes Ending Balance	0.00	0.00	(9,143.90)
004 000 2010				Accounts Payable Beginning Balance			(50,000.00)
	07/2024	A/P		Summary	0.00	7,810.88	(57,810.88)
	09/2024	A/P		Summary	1,323.83	2,647.66	(59,134.71)
	10/2024	A/P		Summary	60,812.67	51,677.96	(50,000.00)
	01/2025	A/P		Summary	2,775.97	2,775.97	(50,000.00)
	03/2025	A/P		Summary	69,675.00	69,675.00	(50,000.00)
	04/2025	A/P		Summary	92,500.00	92,500.00	(50,000.00)
004 000 2010				Accounts Payable Ending Balance	227,087.47	227,087.47	(50,000.00)

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2025**

<u>Account</u>	<u>Date</u>	<u>Source</u>	<u>JE Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
004 000 2400				Unearned Revenue Beginning Balance			(9,870.96)
004 000 2400				Unearned Revenue Ending Balance	0.00	0.00	(9,870.96)
004 000 2990				Fund Balance Beginning Balance			(1,454,975.72)
004 000 2990				Fund Balance Ending Balance	0.00	0.00	(1,454,975.72)
004 000 3011				Ad Valorem Tif Beginning Balance			0.00
	8/15/2024	C/R	0002392	SHERIFF OF BROOKE CO JULY 2024 TAXES		3,145.37	(3,145.37)
	9/18/2024	C/R	0002418	SHERIFF OF BROOKE CO AUG 2024 TAXES		167,831.75	(170,977.12)
	10/17/2024	C/R	0002451	SHERIFF OF BROOKE CO SEPT 2024 TAXES		25,251.60	(196,228.72)
	10/17/2024	C/R	0002452	SHERIFF OF BROOKE CO SEPT 2024 TAXES		2,327.80	(198,556.52)
	11/13/2024	C/R	0002469	SHERIFF OF BROOKE CO OCT 2024 TAXES		6,281.88	(204,838.40)
	11/13/2024	C/R	0002470	SHERIFF OF BROOKE CO OCT 2024 TAXES		748.65	(205,587.05)
	1/21/2025	C/R	0002511	SHERIFF OF BROOKE CO DEC 2024 TAXES		4,999.27	(210,586.32)
	1/21/2025	C/R	0002512	SHERIFF OF BROOKE CO DEC 2024 TAXES		589.90	(211,176.22)
	3/11/2025	C/R	0002561	SHERIFF OF BROOKE CO FEB 2025 TAXES		28,572.50	(239,748.72)
	3/11/2025	C/R	0002562	SHERIFF OF BROOKE CO FEB 2025 TAXES		2,869.96	(242,618.68)
	4/16/2025	C/R	0002596	SHERIFF OF BROOKE CO MARCH TAXES		13,939.53	(256,558.21)
	4/16/2025	C/R	0002597	SHERIFF OF BROOKE CO MARCH TAXES		1,472.07	(258,030.28)
004 000 3011				Ad Valorem Tif Ending Balance	0.00	258,030.28	(258,030.28)
004 000 3650				Federal Grants - TIF Project Beginning Balance			0.00
	11/12/2024	C/R		NOAA TREAS 310 FEDERAL GRANT		180,974.32	(180,974.32)
004 000 3650				Federal Grants - TIF Project Ending Balance	0.00	180,974.32	(180,974.32)
004 000 3800				Interest Earned Beginning Balance			0.00
	7/31/2024	A/P		Interest Earned		1,847.56	(1,847.56)
	8/31/2024	A/P		Interest Earned		1,906.05	(3,753.61)
	9/30/2024	A/P		Interest Earned		1,997.55	(5,751.16)
	10/31/2024	A/P		Interest Earned		2,170.35	(7,921.51)
	11/30/2024	A/P		Interest Earned		2,262.75	(10,184.26)
	12/31/2024	A/P		Interest Earned		2,434.34	(12,618.60)
	1/31/2025	A/P		Interest Earned		2,445.94	(15,064.54)
	2/28/2025	A/P		Interest Earned		2,214.52	(17,279.06)
	3/31/2025	A/P		Interest Earned		2,481.59	(19,760.65)
	4/30/2025	A/P		Interest Earned		2,266.59	(22,027.24)
	5/31/2025	A/P		Interest Earned		2,299.93	(24,327.17)
004 000 3800				Interest Earned Ending Balance	0.00	24,327.17	(24,327.17)
004 000 3820				Reimbursement-Park Drive Project Beginning Balance			0.00
	5/30/2025	C/R	0020531	MCKINLEY & ASSOCIATES SETTLEMENT		25,000.00	(25,000.00)
	5/30/2025	C/R	0046220	TERRADON CORPORATION SETTLEMENT		30,000.00	(55,000.00)
	6/05/2025	C/R	1599378	AXA XL DESIGN PROFESSIONALS SETTLEMENT		14,675.00	(69,675.00)
004 000 3820				Reimbursement-Park Drive Project Ending Balance	0.00	69,675.00	(69,675.00)
004 001 1990				Due (to) from General Beginning Balance			0.00
	08/2024	C/R		Summary	3,145.37	72,937.37	(69,792.00)
	09/2024	C/R		Summary	167,831.75	180,643.42	(82,603.67)
	10/2024	A/P		Summary	1,323.83	1,323.83	(82,603.67)
	10/2024	C/R		Summary	27,579.40	27,579.40	(82,603.67)
	11/2024	C/R		Summary	188,004.85	188,004.85	(82,603.67)
	01/2025	C/R		Summary	5,589.17	5,589.17	(82,603.67)
	03/2025	C/R		Summary	31,442.46	31,442.46	(82,603.67)
	04/2025	C/R		Summary	15,411.60	15,411.60	(82,603.67)
	05/2025	C/R		Summary	55,000.00	55,000.00	(82,603.67)
	06/2025	C/R		Summary	14,675.00	14,675.00	(82,603.67)
004 001 1990				Due (to) from General Ending Balance	510,003.43	592,607.10	(82,603.67)

**City of Weirton**  
**Year To Date Actual Ledger for Period Ending 6/30/2025**

<u>Account</u>	<u>Date</u>	<u>Source</u>	<u>JE Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
004 402 6230 TIF-Professional Services-Park Drive				Project Beginning Balance			0.00
	9/11/2024	A/P	122846	SUNBELT RENTALS, INC	485.42		485.42
				DIESAL 56W GENERATOR AND ENVIORMENTAL HAZMAT/DISPOSAL FEE			
	9/18/2024	A/P	122847	SUNBELT RENTALS, INC	838.41		1,323.83
				DIESAL 56W GENERATOR AND ENVIORMENTAL HAZMAT/DISPOSAL FEE			
	9/27/2024	A/P	159060472	SUNBELT RENTALS, INC	485.42		1,809.25
			-0001	contract no. 159060472			
	9/27/2024	A/P	159563452	SUNBELT RENTALS, INC	838.41		2,647.66
			-0001	diesel generator			
	10/02/2024	A/P	159060472	SUNBELT RENTALS, INC		485.42	2,162.24
			-0001	Cancel: contract no. 159060472			
	10/02/2024	A/P	159563452	SUNBELT RENTALS, INC		838.41	1,323.83
			-0001	Cancel: diesel generator			
004 402 6230 TIF-Professional Services-Park Drive				Project Ending Balance	2,647.66	1,323.83	1,323.83
004 402 6300 TIF Contractual Services-Park Drive				Projecyt Beginning Balance			0.00
	7/01/2024	A/P	19019.01- 0000006	MCKINLEY & ASSOCIATES PARK DRIVE STREETSCAPE PROJECT 19019.01 11/22/22-11/23/23	7,810.88		7,810.88
	10/03/2024	A/P	14269	JAMES WHITE CONSTRUCTION COMPANY PARK DR DEVELOPMENT APPLICATION # 22	50,000.00		57,810.88
	1/15/2025	A/P	19019.01- 0000007	MCKINLEY & ASSOCIATES WEIRTON PARK DR STREETSCAPE PROJ 19019.01 12/26/2024-12/30/2024	2,775.97		60,586.85
	3/27/2025	A/P	14311	JAMES WHITE CONSTRUCTION COMPANY PARK DR APPLICATION #23	69,675.00		130,261.85
	4/10/2025	A/P	14340	JAMES WHITE CONSTRUCTION COMPANY PARK DRIVE PROJECT # 24	92,500.00		222,761.85
004 402 6300 TIF Contractual Services-Park Drive				Projecyt Ending Balance	222,761.85	0.00	222,761.85
004 414 6230 TIF Professional Services				Beginning Balance			0.00
	10/23/2024	A/P	191061	OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR L01907	243.22		243.22
	10/23/2024	A/P	191062	OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR L01907	110.91		354.13
004 414 6230 TIF Professional Services				Ending Balance	354.13	0.00	354.13
<b>Report Total</b>					<b>1,579,788.81</b>	<b>1,579,788.81</b>	<b>0.00</b>

Revenue and Expense MTD and YTD  
June 30, 2025

TIF Fund

	M-T-D Actual	Y-T-D Actual	Encumbrances	Total	Annual Budget	Variance	% Used
<b>Revenues</b>							
004 000 3011 Ad Valorem Tif	0.00	258,030.28	0.00	258,030.28	0	258,030	0.00
004 000 3650 Federal Grants - TIF Project	0.00	180,974.32	0.00	180,974.32	0	180,974	0.00
004 000 3800 Interest Earned	0.00	24,327.17	0.00	24,327.17	0	24,327	0.00
004 000 3820 Reimbursement-Park Drive Project	14,675.00	69,675.00	0.00	69,675.00	0	69,675	0.00
<b>Total Revenues</b>	<b>14,675.00</b>	<b>533,006.77</b>	<b>0.00</b>	<b>533,006.77</b>	<b>0</b>	<b>533,007</b>	<b>0.00</b>
<b>Expenses</b>							
004 402 6230 TIF-Professional Services-Park Drive Project	0.00	1,323.83	0.00	1,323.83	0	(1,324)	0.00
004 402 6300 TIF Contractual Services-Park Drive Projecyt	0.00	222,761.85	0.00	222,761.85	0	(222,762)	0.00
004 414 6230 TIF Professional Services	0.00	354.13	0.00	354.13	0	(354)	0.00
<b>Total Expenses</b>	<b>0.00</b>	<b>224,439.81</b>	<b>0.00</b>	<b>224,439.81</b>	<b>0</b>	<b>(224,440)</b>	<b>0.00</b>
<b>Excess Revenue Over (Under) Expenditures</b>	<b>14,675.00</b>	<b>308,566.96</b>	<b>0.00</b>	<b>308,566.96</b>	<b>0</b>	<b>308,567</b>	<b>0.00</b>

# City of Weirton Trial Balance

	Debits	Credits
TIF Fund		
004 000 1010 Operating Cash TIF Fund	1,713,181.19	0.00
004 000 1090 Taxes Receivable	21,005.69	0.00
004 000 1091 Grants Receivable	180,974.33	0.00
004 000 1092 Reserve for Uncollectible Taxes	0.00	9,143.90
004 000 2010 Accounts Payable	0.00	50,000.00
004 000 2400 Unearned Revenue	0.00	9,870.96
004 000 2990 Fund Balance	0.00	1,454,975.72
004 000 3011 Ad Valorem Tif	0.00	258,030.28
004 000 3650 Federal Grants - TIF Project	0.00	180,974.32
004 000 3800 Interest Earned	0.00	24,327.17
004 000 3820 Reimbursement-Park Drive Project	0.00	69,675.00
004 001 1990 Due (to) from General	0.00	82,603.67
004 402 6230 TIF-Professional Services-Park Drive Project	1,323.83	0.00
004 402 6300 TIF Contractual Services-Park Drive Projecyt	222,761.85	0.00
004 414 6230 TIF Professional Services	354.13	0.00
Total	2,139,601.02	2,139,601.02

### **Attachment 3**

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

There are no outstanding tax increment financing obligations in connection with this District or Project.

#### **Attachment 4**

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

Please see the following attachments.

Phyllis J. Siskini, Brooke County Assessor

632 MAIN STREET, WHEELSBURG, WEST VIRGINIA 26070  
TELEPHONE 204 / 787-3667

August 19, 2004

Attached are the certified base assessed values for Real Estate and Personal Property as of July 1, 2003, for parcels located within the City of Weirton in the area referred to as "The City of Weirton Three Springs Drive TIF District".

Sincerely,

*Phyllis J. Siskini*

Phyllis J. Siskini

FJS:kvf

/ attachments

	NAME	ACREAGE	MAP & PARCEL	ASSESSED	APPRAISED
1	WEIRTON STEEL (GO-R&D)	170.9 AC	W3-5	\$4,062,420	\$6,770,700
2	WEIRTON STEEL	18.5 AC	W3-7	\$2,220	\$3,700
3	STARVAGGI	30.2 AC	W3-12	\$110,480	\$184,100
4	DJ'S	2.1 AC	W3-7.2	\$220,500	\$367,500
5	STARVAGGI	141 AC	W4-93	\$25,880	\$42,800
6	WEIRTON STEEL	150.31 AC	W3-5	\$73,980	\$123,900
7	WEIRTON STEEL	131.55 AC	W3-4	\$22,260	\$37,100
8	WEIRTON STEEL	25.84 AC	W7-3	\$4,320	\$7,200
9	WEIRTON STEEL	30.1 AC	W7-28	\$3,600	\$6,000
10					
11	PERSONAL PROPERTY				
12	RUE-21				
13	GENERAL OFF.			\$798,853	\$1,228,088
14	R&D			\$142,050	\$236,750
15				\$127,710	\$212,850
16					
17	REAL & PERSONAL TOTAL	709.31 AC		\$5,532,053	\$9,220,088
18					
19					
20	EXEMPT PROPERTY & BUILDING				
21	MV ECO. DEV. (RUE 21)	133.6 AC	W3-7	\$3,858,800	\$6,433,000
22	MV ECO. DEV.	5.52 AC	W3-5	\$180,180	\$300,800
23					
24					
25					
26	EXEMPT PROPERTY TOTAL	140.12 AC		\$4,038,980	\$6,733,800

### **Attachment 5**

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

### **Attachment 6**

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

Please see the following attachment for 5 & 6.



**RESOLUTION**

**TO ADOPT THE CITY OF WEIRTON OFFICIAL LEVY RATES 2025-2026**

**STATE OF WEST VIRGINIA,  
MUNICIPALITY OF WEIRTON, to-wit;**

**WHEREAS**, in accordance with West Virginia State Code §11-8-10a and §11-8-14a, with the Levy Estimate (Budget) now being approved for the fiscal year beginning July 1, 2025, by the State Auditor, the Levying Body of the City of Weirton (City Council) must meet on the third Tuesday in April to officially Lay the Levy; and,

**WHEREAS**, the Levying Body has met to hear and consider public objections in accordance with West Virginia State Code provisions; and,

**WHEREAS**, the clerk/recording officer, in accordance with West Virginia State Code §11-8-15, within three (3) days of such meeting, shall prepare and forward to the State Auditor the officially adopted Levy Rates and Levy Order.

**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEIRTON, BROOKE AND HANCOCK COUNTIES, WEST VIRGINIA**, that the Levy Rates for the Fiscal Year 2024-2025 are:

Class I Rate	\$.1250/\$100
Class II Rate	\$.2500/\$100
Class IV Rate	\$.5000/\$100

And these rates which, were approved in writing by the State Auditor by letter dated March 17, 2025, are hereby officially adopted by the Weirton City Council (the Levying Body of the City of Weirton), and the Weirton City Clerk shall prepare and forward to the State Auditor this Resolution which officially adopts these Levy Rates.

**DATE: April 15, 2025**



**ATTEST:**

*Kimberly Long*  
\_\_\_\_\_  
City Clerk

*Dean M. Harris*  
\_\_\_\_\_  
Dean M. Harris, Mayor

**Recommended by Weirton City Manager, Michael A. Adams  
Sponsored by Mayor Dean M. Harris  
Document form reviewed and approved by the City Attorney**

**MUNICIPALITY OF WEIRTON, WEST VIRGINIA  
LEVY ORDER AND RATE SHEET  
2025 - 2026**

**The following is a true copy from the record of orders entered by this entity  
on the 15th day of April, 2025**

**SIGNATURE:** Kimberly Long  
Municipal Clerk or Recorder

	<b>Column E</b>	<b>Levy</b>	<b>Taxes</b>
<b>Current Year</b>	<b>Certificate of Valuation</b>	<b>Rate/\$100</b>	<b>Levied</b>
	<b>Assessed Value for Tax Purposes</b>	<b>Rate/\$100</b>	<b>Levied</b>
<b>Class I</b>			
Personal Property	\$ 0	12.50	\$ 0
Public Utility	0		0
<b>Total Class I</b>	\$ 0		\$ 0
<b>Class II</b>			
Real Estate	\$ 337,513,580	25.00	\$ 843,784
Personal Property	26,100		65
<b>Total Class II</b>	\$ 337,539,680		\$ 843,849
<b>Class IV</b>			
Real Estate	\$ 211,747,410	50.00	\$ 1,058,737
Personal Property	222,349,187		1,111,746
Public Utility	46,467,695		232,338
<b>Total Class IV</b>	\$ 480,564,292		\$ 2,402,821
<b>Total Value &amp; Projected Revenue</b>	<b>\$ 818,103,972</b>		<b>\$ 3,246,670</b>
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00%	162,334
Less Tax Discounts		2.00%	61,687
Less Allowance for Tax Increment Financing - see worksheet (Subtracted from regular current expense taxes levied only)			79,518
<b>Total Projected Property Tax Collection</b>			<b>2,943,131</b>
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		0.0155 and 0.015	44,639
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes			<b>\$ 2,898,492</b>

**MUNICIPALITY OF WEIRTON, WEST VIRGINIA**  
**CALCULATING REDUCED LEVY RATE**  
**2025 - 2026**  
**WEIRTON in Brooke and Hancock**

Brooke	ROLL BACK VALUE			WEIGHTED	
CLASS	(Column D)	X	WEIGHTING	=	ASSESSED VALUE
Class 1	\$ 0	X	0.01	=	\$ 0
Class 2	73,959,640	X	0.02	=	1,479,193
Class 4	171,900,674	X	0.04	=	6,876,027
<b>Total All Classes Brooke</b>	<b>\$ 245,860,314</b>		<b>(Total WAV)</b>		<b>\$ 8,355,220</b>

Hancock	ROLL BACK VALUE			WEIGHTED	
CLASS	(Column D)	X	WEIGHTING	=	ASSESSED VALUE
Class 1	\$ 0	X	0.01	=	\$ 0
Class 2	261,222,390	X	0.02	=	5,224,448
Class 4	281,241,320	X	0.04	=	11,249,653
<b>Total All Classes Hancock</b>	<b>\$ 542,463,710</b>		<b>(Total WAV)</b>		<b>\$ 16,474,101</b>

**GRAND TOTAL Brooke AND Hancock** **\$ 24,829,321**

Previous year's projected tax revenue	X	101% + % for Assessor	1.55%		
Brooke	\$	1,169,284	102.55%	%	\$ 1,199,101
Previous year's projected tax revenue	X	101% + % for Assessor	1.50%		
Hancock	\$	2,113,254	102.50%	%	\$ 2,166,085
<b>Total Previous year's projected tax revenue</b>					<b>\$ 3,365,186</b>
<b>Brooke and Hancock</b>					

Divide by the **TOTAL WEIGHTED ASSESSED VALUE (Total WAV)**  
 (use 4 decimal places here) **\$ 0.1250**

The result of this division is then multiplied x 100 (use 2 decimal places here)  
 and this will = the Class 1 Levy Rate in cents per \$100 of assessed value **12.50**

The Class 2, 3, and 4 Levy Rates are determined by multiplying the Class 1 Rate as follows:

Class 1 Rate	12.50	¢	X 2	=	Class 2 Rate: 25.00
Class 1 Rate	12.50	¢	X 4	=	Class 3 & 4 Rate: 50.00

**DO NOT USE RATES IN EXCESS OF 2 DECIMAL PLACES**

**Attachment 7**

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Payments made in lieu of taxes received and expended.

None.

**Attachment 8**

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

The James White Construction Company

**Attachment 9**

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

None.

**Attachment 10**

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

None.

**Attachment 11**

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

None.

## Attachment 12

---

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

### Estimated Job Creation in the Tiff District

1. Job Category: Construction of the Project

Wages: Unknown\*  
Benefits: Unknown  
Construction Jobs: 30-35  
Temp or Seasonal: Unknown  
Part-Time: Unknown  
Full-Time: Unknown

2. Job Category: Light Manufacturing\*\*

Wages: \$12-\$15 per Hour  
Benefits: Health, 401(k)  
Construction Jobs: N/A  
Temp or Seasonal: No  
Part-Time: 20  
Full-Time: 300

3. Job Category: Commercial\*\*

Wages: Unknown  
Benefits: Unknown  
Construction Jobs: N/A  
Temp or Seasonal: N/A  
Part-Time: N/A  
Full-Time: 200 Plus

---

\*The details of the construction jobs will be unknown until the project is bid out.

\*\* These jobs represent the jobs that will tentatively be created if four developments currently in negotiations to locate in the Park come to fruition. The completion of the TIF Project will assist in these notations.

**Attachment 13**

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

See Attachment 12

**Attachment 14**

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The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year. In the aggregate and in such detail as the executive director of the development office may require.

See attachment 1.

**Attachment 15**

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

None.

**Attachment 16**

---

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

Project 1 has been completed. The completion of the road extends past Rue 21 to the Pietro Fiorentini facility.

Project 2 is still moving forward. One of the two building is near completion with a few occupancy certificated granted on both the commercial and residential side. The City had assumed ownership of the common areas and is managing the courtyard, parking, fireplace, and fountain amenities.

**Attachment 17**

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The amount of outstanding tax increment financing obligations.

None.

## Attachment 18

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Any additional information the country commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule.

None.

In accordance with West Virginia code §7-11B-15, The City of Weirton will hold a public hearing on August 12, 2025, in City Council Chambers of the City Building at 10:00 A.M. The Purpose of this public hearing is to determine if the development and the proposed project in “The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension” and “Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development” is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.

“The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension” has been completed. The road extension stops at a cul-de-sac at the Pietro Fiorentini facility.

“The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development” will open opportunities for new commercial development by undertaking a streetscape project in conjunction with roadway and infrastructure installations. This project is currently under construction.

Questions or comments concerning the hearing may be directed to Mark Miller, Director of Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062

**AFFIDAVIT OF PUBLICATION**

State of Florida, County of Orange, ss:

Anjana Bhadoriya, being first duly sworn, deposes and says: That (s)he is a duly authorized signatory of Column Software, PBC, duly authorized agent of Weirton Daily Times, a newspaper printed and published in the City of Weirton, County of Hancock, State of West Virginia, and that this affidavit is Page 1 of 1 with the full text of the sworn-to notice set forth on the pages that follow, and the hereto attached:

**PUBLICATION DATES:**

Jul. 21, 2025

Jul. 28, 2025

Aug. 4, 2025

**NOTICE ID:** HlmDPm5xsfp4EP13iVmC

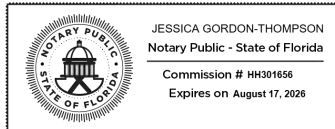
**PUBLISHER ID:** LC6016

**NOTICE NAME:** LEGAL NOTICE-HEARING

**Publication Fee:** 83.73

*Anjana Bhadoriya*

(Signed) \_\_\_\_\_



**VERIFICATION**

State of Florida  
County of Orange

Subscribed in my presence and sworn to before me on this: 08/06/2025

*J. T. [Signature]*

Notary Public

Notarized remotely online using communication technology via Proof.

**LEGAL NOTICE**

In accordance with West Virginia code Section 7-11B-15, The City of Weirton will hold a public hearing on August 12, 2025, in City Council Chambers of the City Building at 10:00 A.M. The Purpose of this public hearing is to determine if the development and the proposed project in "The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension" and "Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development" is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.

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WDT Jul 21, 28, Aug 4, 2025

In accordance with West Virginia code §7-11B15, the following is the annual statement for The City of Weirton Three Springs Drive Tax Increment Financing District No. 1 (the “District”) - Public Infrastructure No. 1 - Park Drive Extension (the “Project”) and The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 2, Park Drive Development:

The public phase of the project is nearly complete and is reliant on private sector commitments to afford the City of Weirton the ability to amortize the debt that will be generated by the project. The following is a summary of receipts and disbursements of moneys in the Tax Increment Financing Fund (the “TIF Fund”) for 7/1/2024 thru 6/30/2025:

Revenue from Brooke County Sheriff’s Office:	\$3,145.37	
	\$167,831.75	
	\$25,251.60	
	\$2,327.80	
	\$6,281.88	
	\$748.65	
	\$4,999.27	
	\$589.90	
	\$28,572.50	
	\$2,869.96	
	\$13,939.53	
	<u>\$1,472.07</u>	
	\$258,030.28	
EDA Treasury – Misc. Pay	\$180,974.32	
Interest Earned:	\$24,327.17	
Project Reimbursements/Settlement	<u>\$69,675.00</u>	
	\$274,976.49	
TIF Professional Services:	\$1,323.83	Sunbelt Rentals, Inc
	<u>\$354.13</u>	Weirton Daily Times
Expenditure:	\$1,677.96	
TIF Contractual Services:	\$10,586.85	McKinley & Associates
TIF Contractual Services:	<u>\$212,175.00</u>	James White Construction Co.
Expenditure:	\$222,761.85	
<b>TIF Fund Balance as of 6-30-25:</b>	<b>\$1,715,498.75</b>	

There is no tax increment financing principle outstanding as of the close of the fiscal year. Questions or comments concerning the District or Project may be directed to Mark Miller, Director of The Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062.

## Ogden News Publishing of Ohio, Inc Print Ad Proof

ADNo: 192117 Customer Number: L01907

Customer Name: Company: CITY OF WEIRTON

Address: &amp; DEVELOPMENT

City/St/Zip: WEIRTON ,WV 26062

Phone: (304) 797-8500 Solicitor: LS

Category: 80 Class: 599 Rate: WL-0 Start: 7-14-2025 Stop: 7-21-2025

Lines: 49 Inches: 4.86 Words: 247

Credit Card:

Expire:

Order Number:

Cost: 118.34 Extra Charges: 10.00 Adjustments: .00

Payments: .00 Discount: .00

Balance: 128.34

**LEGAL NOTICE**

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	\$589.90
	\$443.50
	\$4,947.78
	\$589.68
	\$28,572.50
	\$2,869.96
	\$13,939.53
	\$1,472.07
	<b>\$258,030.28</b>

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Project Reimbursements/ Settlement	\$69,675.00
	<b>\$274,976.49</b>

TIF Professional Services:	\$1,323.83
	\$354.13
Expenditure:	<b>\$1,677.96</b>

TIF Contractual Services	\$10,586.85	McKinley & Associates
TIF Contractual Services	\$212,175.00	James White Construction Co.
Expenditure		

**TIF Fund Balance as of 6-30-25: \$1,715,498.75**

There is no tax increment financing principle outstanding as of the close of the fiscal year. Questions or comments concerning the District or Project may be directed to Mark Miller, Director of The Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062.  
WDT-July 14 & 21, 2025



City of Weirton, West Virginia  
Annual TIF Report – Public Hearing  
City Council Chambers of the Weirton Municipal Building  
Tuesday, August 12, 2025, at 10:00 A.M.

Name	Organization	Phone Number	Email Address
Anthony Clements	BDC	304 748 5041	aclements@blitzle.com
Rachel Keeney	Top of WV	513-404-6572	rachel@topofwv.com <del>keene@topofwv.com</del>
Mark Miller	City of Weirton	304-797-8500	mmiller@cityofweirton.com

## CERTIFICATE OF VALUATION

**City Weirton**

**Brooke**

(Levying Body)

(County)

TO:

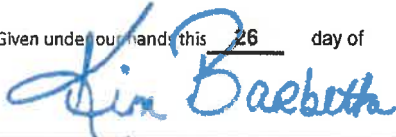
**Kimberly Long, Clerk**

(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County do hereby certify the assessed value of the various classes of real estate, personal property and public utility property for the assessment year 2025

	Column A Assessed Value Including Back Tax And New Property (Total)	Column B All Other Exempt Value (excluding P U)	Column C Gross Assessed (Col A Plus Col B) (County Classification Purposes Only)	Column D Homestead Exempt Value	Column E Assessed Valuation For Tax Purposes (w/o Homestead & Exempt) (Col A Minus Col D)
<b>Class I</b>					
Personal Property	0	0	0	0	0
Public Utility Property	0	0	0	0	0
<b>Total Class I</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Class II</b>					
Real Estate	83,392,480	1,740	83,394,220	9,432,840	73,959,640
Personal Property	0	0	0	0	0
<b>Total Class II</b>	<b>83,392,480</b>	<b>1,740</b>	<b>83,394,220</b>	<b>9,432,840</b>	<b>73,959,640</b>
<b>Class III</b>					
Real Estate	0	0	0	0	0
Personal Property	0	0	0	0	0
Public Utility Property	0	0	0	0	0
<b>Total Class III</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>
<b>Class IV</b>					
Real Estate	87,838,890	37,960,610	125,799,500	0	87,838,890
Personal Property	89,378,976	0	89,378,976	0	89,378,976
Public Utility Property	14,242,495	0	14,242,495	0	14,242,495
<b>Total Class IV</b>	<b>191,460,361</b>	<b>37,960,610</b>	<b>229,420,971</b>	<b>0</b>	<b>191,460,361</b>
<b>TOTAL FOR LEVYING BODY</b>	<b>274,852,841</b>	<b>37,962,350</b>	<b>312,815,191</b>	<b>9,432,840</b>	<b>265,420,001</b>

Given under our hand this 26 day of February, 2025



County Clerk



Assessor

NOTE: The above certificate must be in the hands of the levying body no later than March 3. (Section 6, Article 3, Chapter 11, Code of 1931, as amended.) The Assessor is required to certify the valuation of real estate and personal property and the County Clerk is required to certify the value of public utility property as assessed by the Board of Public Works. This certificate contains the assessed value of industrial and natural resources property calculated and provided by the Tax Commissioner, and included as provided by state law.

When completed, submit original copy to the levying body, printed copy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, emailed copy to the State Auditor's Office @lgs@wvsao.gov or fax 304-340-5090, retain a printed copy for your office file. Only a printed copy of the Board of Education page should be forwarded to the State Department of Education.

Original signed copy - Levying Body  
Photocopy - Tax Dept.

Photocopy - Auditor's Office  
Photocopy - Retain

Photocopy - Board of Ed. Only - State Dept. of Education

**CERTIFICATE OF VALUATION**

**CITY OF WEIRTON** (Levying Body) **HANCOCK** (County)

TO: **CITY CLERK WEIRTON**  
(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County do hereby certify the assessed value of the various classes of real estate, personal property and public utility property for the assessment year **2025**

	<b>Column A</b> Assessed Value Including Back Tax And New Property (Total)	<b>Column B</b> All Other Exempt Value (excluding P U)	<b>Column C</b> Gross Assessed (Col A Plus Col B) (County Classification Purposes Only)	<b>Column D</b> Homestead Exempt Value	<b>Column E</b> Assessed Valuation For Tax Purposes (w/o Homestead & Exempt) (Col A Minus Col D)
<b>Class I</b>					
Personal Property			0		0
Public Utility Property			0		0
<b>Total Class I</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Class II</b>					
Real Estate	303,074,650	2,234,630	305,309,280	39,520,710	263,553,940
Personal Property	26,100		26,100		26,100
<b>Total Class II</b>	<b>303,100,750</b>	<b>2,234,630</b>	<b>305,335,380</b>	<b>39,520,710</b>	<b>263,580,040</b>
<b>Class III</b>					
Real Estate			0		0
Personal Property			0		0
Public Utility Property			0		0
<b>Total Class III</b>	<b>0</b>	<b>0</b>	<b>0</b>		<b>0</b>
<b>Class IV</b>					
Real Estate	123,908,520	66,146,540	190,055,060		123,908,520
Personal Property	132,970,211		132,970,211		132,970,211
Public Utility Property	32,225,200		32,225,200		32,225,200
<b>Total Class IV</b>	<b>289,103,931</b>	<b>66,146,540</b>	<b>355,250,471</b>		<b>289,103,931</b>
<b>TOTAL FOR LEVYING BODY</b>	<b>592,204,681</b>	<b>68,381,170</b>	<b>660,585,851</b>	<b>39,520,710</b>	<b>552,683,971</b>

Given under our hands this **28** day of **FEBRUARY**, **2025**

\_\_\_\_\_  
County Clerk Assessor

NOTE: The above certificate must be in the hands of the levying body no later than March 3. (Section 6, Article 3, Chapter 11, Code of 1931, as amended.) The Assessor is required to certify the valuation of real estate and personal property and the County Clerk is required to certify the value of public utility property as assessed by the Board of Public Works. This certificate contains the assessed value of industrial and natural resources property calculated and provided by the Tax Commissioner, and included as provided by state law.

When completed, submit original copy to the levying body, printed copy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, emailed copy to the State Auditor's Office @lgs@wvsao.gov, retain a printed copy for your office file. Only a printed copy of the Board of Education page should be forwarded to the State Department of Education.

Original signed copy - Levying Body      Photocopy - Auditor's Office      Photocopy - Board of Ed. Only - State Dept. of Education  
Photocopy - Tax Dept.                      Photocopy - Retain

**REDUCED (ROLLED BACK) LEVY RATES**

**CITY OF WEIRTON** (Levying Body)      **HANCOCK** (County)  
**TO: CITY CLERK CHESTER**  
 (County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County, do hereby certify the assessed value of the various classes of real estate, personal property and public utility property FOR THE CALCULATION OF THE REDUCED (ROLLED BACK) LEVY RATE for the assessment year 2025

	<b>Column A</b> Assessed Valuation For Tax Purposes (w/o Homestead & Exempt)	<b>Column B</b> New Property and Back Tax Property (Excluding TIF)	<b>Column C</b> TIF Tax Incremental Financing Value	<b>Column D</b> Assessed Valuation For Tax Purposes Minus New Property, Back Tax Property & TIF Col A Minus Col B and C
<b>Class I</b>				
Personal Property	0			0
Public Utility Property	0	0	0	0
<b>Total Class I</b>	0	0	0	0
<b>Class II</b>				
Real Estate	263,553,940	2,357,650		261,196,290
Personal Property	26,100			26,100
<b>Total Class II</b>	263,580,040	2,357,650	0	261,222,390
<b>Class III</b>				
Real Estate	0			0
Personal Property	0			0
Public Utility Property	0			0
<b>Total Class III</b>	0	0	0	0
<b>Class IV</b>				
Real Estate	123,908,520	1,859,396		122,049,124
Personal Property	132,970,211			132,970,211
Public Utility Property	32,225,200	6,003,215		26,221,985
<b>Total Class IV</b>	289,103,931	7,862,611	0	281,241,320
<b>TOTAL FOR LEVYING BODY</b>	<b>552,683,971</b>	<b>10,220,261</b>	<b>0</b>	<b>542,463,710</b>

Given under our hands this 28 day of FEBRUARY, 2025

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Assessor

The valuations above do not include values attributable to back-tax property, homestead property, new construction and improvements or new personal property.

THE VALUATIONS ARE TO BE USED ONLY FOR THE CALCULATION OF A REDUCED LEVY RATE as required by W.Va. Code § 11-8-6e and 6f. This rate must be applied to the CERTIFICATE OF VALUATIONS (enclosed) for budgeting purposes. These values, like the Certificate of Valuation, are to be in the hands of the levying body not later than March 3.

Print on **BLUE** paper - Levying Body  
 Photocopy - Tax Dept.  
 Photocopy - Auditor's Office  
 Photocopy - Retain  
 Photocopy -  
 Board of Ed. Only - State Dept. of Education

When completed, submit blue copy to the levying body, photocopy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, photocopy to the State Auditor's Office, email at lgs@wvsao.gov and retain a photocopy for your office file. Only a photocopy of the Board of Ed. page should be forwarded to the State Dept. of Education.

City of Weirton  
004 000 3011 Ad Valorem Tlf

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
8/15/2024	C/R	0002392	[21563] SHERIFF OF BROOKE CO JULY 2024 TAXES		3,145.37
9/18/2024	C/R	0002418	[21563] SHERIFF OF BROOKE CO AUG 2024 TAXES		167,831.75
10/17/2024	C/R	0002451	[21563] SHERIFF OF BROOKE CO SEPT 2024 TAXES		25,251.60
10/17/2024	C/R	0002452	[21563] SHERIFF OF BROOKE CO SEPT 2024 TAXES		2,327.80
11/13/2024	C/R	0002469	[21563] SHERIFF OF BROOKE CO OCT 2024 TAXES		6,281.88
11/13/2024	C/R	0002470	[21563] SHERIFF OF BROOKE CO OCT 2024 TAXES		748.65
1/21/2025	C/R	0002511	[21563] SHERIFF OF BROOKE CO DEC 2024 TAXES		4,999.27
1/21/2025	C/R	0002512	[21563] SHERIFF OF BROOKE CO DEC 2024 TAXES		589.90
3/11/2025	C/R	0002561	[21563] SHERIFF OF BROOKE CO FEB 2025 TAXES		28,572.50
3/11/2025	C/R	0002562	[21563] SHERIFF OF BROOKE CO FEB 2025 TAXES		2,869.96
4/16/2025	C/R	0002596	[21563] SHERIFF OF BROOKE CO MARCH TAXES		13,939.53
4/16/2025	C/R	0002597	[21563] SHERIFF OF BROOKE CO MARCH TAXES		1,472.07
					<b>258,030.28</b>

**City of Weirton**  
**004 000 3650 Federal Grants - TIF Project**

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
11/12/2024	C/R		NOAA TREAS 310 FEDERAL GRANT		180,974.32
					<b>180,974.32</b>

**City of Weirton**  
**004 000 3800 Interest Earned**

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
7/31/2024	A/P		Interest Earned		1,847.56
8/31/2024	A/P		Interest Earned		1,906.05
9/30/2024	A/P		Interest Earned		1,997.55
10/31/2024	A/P		Interest Earned		2,170.35
11/30/2024	A/P		Interest Earned		2,262.75
12/31/2024	A/P		Interest Earned		2,434.34
1/31/2025	A/P		Interest Earned		2,445.94
2/28/2025	A/P		Interest Earned		2,214.52
3/31/2025	A/P		Interest Earned		2,481.59
4/30/2025	A/P		Interest Earned		2,266.59
5/31/2025	A/P		Interest Earned		2,299.93
					<b>24,327.17</b>

**City of Weirton**  
**004 000 3820 Reimbursement-Park Drive Project**

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
5/30/2025	C/R	0020531	[21166] MCKINLEY & ASSOCIATES SETTLEMENT		25,000.00
5/30/2025	C/R	0046220	[36831] TERRADON CORPORATION SETTLEMENT		30,000.00
6/05/2025	C/R	1599378	[44281] AXA XL DESIGN PRFESSIONALS SETTLEMENT		14,675.00
					<b>69,675.00</b>

**City of Weirton**  
**004 402 6230 TIF-Professional Services-Park Drive Project**

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
9/11/2024	A/P	122846	[39499] SUNBELT RENTALS, INC DIESAL 56W GENERATOR AND ENVIORMENTAL HAZMAT/DISPOSAL FEE		485.42
9/18/2024	A/P	122847	[39499] SUNBELT RENTALS, INC DIESAL 56W GENERATOR AND ENVIORMENTAL HAZMAT/DISPOSAL FEE		838.41
9/27/2024	A/P	159060472-0001	[39499] SUNBELT RENTALS, INC contract no. 159060472		485.42
9/27/2024	A/P	159563452-0001	[39499] SUNBELT RENTALS, INC diesel generator		838.41
10/02/2024	A/P	159060472-0001	[39499] SUNBELT RENTALS, INC Cancel: contract no. 159060472		(485.42)
10/02/2024	A/P	159563452-0001	[39499] SUNBELT RENTALS, INC Cancel: diesel generator		(838.41)

**City of Weirton**  
**004 402 6300 TIF Contractual Services-Park Drive Projecyt**

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
7/01/2024	A/P	19019.01-0000006	[21166] MCKINLEY & ASSOCIATES PARK DRIVE STREETScape PROJECT 19019.01 11/22/22-11/23/23		7,810.88
10/03/2024	A/P	14269	[05485] JAMES WHITE CONSTRUCTION COMPANY PARK DR DEVELOPMENT APPLICATION # 22		50,000.00
1/15/2025	A/P	19019.01-0000007	[21166] MCKINLEY & ASSOCIATES WEIRTON PARK DR STREETScape PROJ 19019.01 12/26/2024-12/30/2024		2,775.97
3/27/2025	A/P	14311	[05485] JAMES WHITE CONSTRUCTION COMPANY PARK DR APPLICATION #23		69,675.00
4/10/2025	A/P	14340	[05485] JAMES WHITE CONSTRUCTION COMPANY PARK DRIVE PROJECT # 24		92,500.00
					<b>222,761.85</b>

**City of Weirton**  
**004 414 6230 TIF Professional Services**

<u>Activity Date</u>	<u>Source</u>	<u>Reference</u>	<u>Description</u>	<u>Units</u>	<u>Amount</u>
10/23/2024	A/P	191061	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR L01907		243.22
10/23/2024	A/P	191062	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR L01907		110.91
					<b>354.13</b>

**City of Weirton**  
**Reconciliation - Tif Fund 1 - WB**

Closing Balance from Previous Statement.....	5/31/2025	1,698,506.19
1 Deposits and Other Additions Totaling.....		14,675.00
0 Checks and Other Withdrawals Totaling.....		0.00
0 Adjustments Totaling.....		0.00
0 Voids Totaling.....		0.00
Service Charge.....		0.00
Interest Earned.....	6/30/2025	2,317.56
<b>Closing Balance for this Statement.....</b>	<b>6/30/2025</b>	<b>1,715,498.75</b>
Difference.....		0.00
<hr/>		
Cash Balance from General Ledger.....	6/30/2025	1,715,498.75
Open Activity from Bank Register.....		0.00
Adjustment for Service Charges and Interest.....		0.00
General Ledger Reconciliation to Statement.....		1,715,498.75

Date	Reference	Deposit Description	Amount
✓ 6/05/2025	0031727	SETTLEMENT	14,675.00
	<b>Total Unmarked Deposits:</b>	<b>0.00</b>	<b>Total Deposits: 14,675.00</b>

Date	Reference	Adjustment Description	Amount
✓ 6/30/2025		Interest Earned	2,317.56
	<b>Total Unmarked Adjustments:</b>	<b>0.00</b>	<b>Total Adjustments: 2,317.56</b>



# Wetzel County Commission

## **Project Description & Annual Report**

Section 30:

- TIF District #1, Wetzel County  
Development

# **Wetzel County Commission**

## **TIF District #1**

### **The TIF District:**

The proposed Wetzel County Development District #1 includes approximately 41 acres comprised of approximately 41 acres of land situated in the City New Martinsville, Brooklyn District, Wetzel County, West Virginia otherwise known as the Wetzel County Industrial Park. This proposed Development District borders the east side of High Street located in the Brooklyn section of New Martinsville, the west side of the CSX right of way, the north side of Kappel Street in New Martinsville and the south side of the CSX right of way.



P.O Box 1029, Wheeling, WV 26003  
P: 304.232.7722 F: 304.232.7727  
www.redp.org

November 4, 2025

Mr. Todd Hooker  
Acting Executive Director  
West Virginia Division of Economic Development  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Dear Todd,

Pursuant to WV Code §7-11B-15, the Wetzel County Commission is providing the enclosed Annual Report on the Wetzel County Development District #1. As you are aware, the West Virginia Development Office established the base as \$0.00 upon creation in November 2004.

Unless otherwise noted, this report reflects the status as of September 2025.

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

Sincerely,

A handwritten signature in black ink, appearing to read "C O'Leary".

Craig O'Leary  
Regional Economic Development Partnership

Enclosure(s)

**Annual Report by Wetzel County Commission  
Wetzel County Development District #1**

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

As of October 2025, the tax increment financing fund has a balance of \$48,077.82. The source of revenue in the accounts is Real/Personal property tax from the district.

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

The Wetzel County Commission reports \$0.00 in expenditures.

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

The Wetzel County Commission does not have any pledge of revenue to date.

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

The base assessed value of the Wetzel County Development District #1 established in November 2004 was \$0.

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

According to the Wetzel County Assessor, the current assessed value of the Wetzel County Development District #1, is:

Real estate: \$255,780

Personal: \$0

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

There is a \$255,780 increase in the assessed value.

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

As of the date of this report, there are no payments made in lieu of taxes in the district.

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

There is currently no redevelopment or project plan in place.

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

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

While current tenants and ownership did practical and necessary upkeep and maintenance, property acquisition has been limited in 2025.

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

No land has been acquired by or through initiation of eminent domain proceedings.

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

The natural gas industry and affiliated companies have created jobs and investment for the surrounding region. National Lime and Stone, Antero and SPN Well Services are the largest and most permanent fixtures within the district. The job creation varies by company and the nature of work, while supporting significant numbers, would not be exclusive to within the district.

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

The Wetzel County Commission and Chamber continue to focus on industrial related projects affiliated with the natural gas industry.

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

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

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

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

The Wetzel County Development District #1 was approved by the West Virginia Development Office on November 10, 2004.

(17) The amount of outstanding tax increment financing obligations.

The Wetzel County Commission reports \$0.00 in outstanding TIF obligations.

(17) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This report will be available in the Wetzel County Commission office.

Wetzel County Commission  
Wetzel County Courthouse  
Main Street  
New Martinsville, WV 26055



**City of Wheeling**

# **Project Descriptions & Annual Reports**

Section 31:

- TIF District #1 and District # 2 Merged
- TIF Project #3, Downtown Redevelopment

# City of Wheeling

## TIF Project #1, Redevelopment Project

### The TIF District:

An ordinance creating the TIF District was enacted by the City on December 16, 2003. On June 21, 2005, the City adopted an ordinance providing for a minor amendment to the boundaries of the TIF District. The TIF District includes parts of Wheeling Island, Downtown, East Wheeling, Center Wheeling and South Wheeling, including Market Plaza as well as adjacent residential and commercial properties. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit in the form of public infrastructure and other public improvements from funds to be generated in the tax increment financing fund ("TIF Fund") over the 30-year life of the TIF District.

Over the past several years the City has focused much energy on development and re-development of the downtown business district culminating in a master plan, soon to be released, from an outside consulting firm with input from the public and the business community. This plan will include recommendations for clearing or rehabilitating areas of slum and blight in the 1100 block of Main and Market Streets and enhancing the accessibility and safety of the downtown in an effort to attract arts, leisure and entertainment venues as well as to maintain or attract other established types of businesses and professions in the downtown area.

### 1100 Block of Main and Market Streets

The future successful marketing of the central business district in the downtown of the City and of the Stone Center is dependent on renovation, to bring structures into building code compliance, or removal of blighted structures in the 1100 block of Main and Market Streets, just south of the Stone Center. The deteriorating condition of these mostly vacant structures has become a hindrance to the overall marketing of the district, including the Stone Center and surrounding buildings. The acquisition, demolition and/or rehabilitation of various buildings within the Project site will allow for the site to be prepared for landscaping to compliment and link the nearby waterfront area or potentially for new construction, and a building or buildings which could be built or existing structures rehabilitated to comply with building codes and to complement the overall goals of this plan.

In October of 2001 the City of Wheeling adopted a resolution designating the area included in the Project as Slum and Blight. The TIF Project funds requested for the 1100 Block will eliminate the blight which is a clear impediment to growth in the downtown area.

### Capitol Music Hall

Further support of the existing tourism attraction will be achieved through acquisition, renovation and reopening of the Capitol Music Hall. The acquisition costs of the Capitol Music Hall are not part of the TIF Application or request. This once leading attraction has been closed and is in need of significant repair in order to comply with building and safety codes.

The Capitol Music Hall, located directly across Main Street from the Stone Center, closed and ceased operation in May 2007. The original plan for developing the Stone Center contemplated using existing tourism attractions to support possible destination retail in the Stone Center. The closing of the Capitol Music Hall has not only eliminated this potential use, but has turned a positive into a negative by leaving

an empty, deteriorating structure at the front door of the Stone Center and has deprived the City of Wheeling and the State of West Virginia of an historic country music landmark open to the public.

The TIF Project (described below) addresses these issues by providing a plan for renovation and operation of the Capitol Music Hall by the City of Wheeling and its partners. The City's plan is to address the life safety code compliance issues, Americans with Disabilities Act (ADA) accessibility issues and building code updates required to get the building back into a state of public use. The City has both a plan for needed renovations and operation of the facility.

### **The TIF Project:**

The City proposes to develop the Project within the TIF District and is expected to include all or some of the following: (1) acquisition, demolition, site preparation, infrastructure improvements, and redevelopment of buildings and properties in the 1100 block of Main and Market Streets and related infrastructure, and (2) renovation and rehabilitation of the Capitol City Music Hall, together with costs of preparation of the Project Plan and related costs. The City may enter into agreements with other entities to own, construct, operate or otherwise be involved in the Projects. See Section II.C and Section II.D for additional detail.

## **TIF Project #2, G.G.P.**

### **The TIF Project:**

The G.G.P. Wheeling 2003, LLC Project Area No. 1 involves the reimbursement to the City of Wheeling of the amount of \$2,250,000 paid to G.G.P. in conformity with an Interim Financing Agreement between the City and G.G.P. in conformity with an Interim Financing Agreement between the City and G.G.P. (the "TIF Project"). The purpose of this funding is for certain infrastructure improvements and related expenses necessary to the marketability and commercial viability of the land comprising the first three proposed project areas for a development by G.G.P. to be known as "Wheeling gateway Centre" (hereafter the "Development"). This first phase of the Development, known as "Project Area No. 1", will have total costs of approximately \$19,682,000. The Development began in response to a Request For Proposals from the City of Wheeling submitted on October 20, 2003. The Request for Proposals focused on the redevelopment of approximately 67 acres situate between the Ohio River to the west, West Virginia Route 2 to the east, Interstate 470 to the South, and 24th Street to the north.

The Development area was initially the focus of the Center Wheeling Revitalization and Redevelopment Plan prepared by the City of Wheeling in 1990 after that area was declared slum and blighted (provided in Exhibit 12 of this application). Attempts to improve this area by the City date back to 1981 and its Comprehensive Development Plan, which by 1984 focused primarily on property owned by CSX and the surrounding neighborhood for redevelopment. The CSX properties comprise the bulk of the land necessary for the Development and the area in which the Project will take place.

In conformity with the redevelopment and revitalization needs of the City of Wheeling, G.G.P. proposed the Development, Wheeling Gateway Centre. When Phase 1 of Wheeling Gateway Centre is complete, it will encompass approximately 14.48 acres of former slum and blighted properties, raise otherwise undesirable and unmarketable land approximately 14' from the flood plain of the Ohio River, replace and relocate obsolete infrastructure including sewer lines, be host to a Lowe's Home Improvement warehouse in excess of 116,000 square feet, and provide on a permanent basis an estimated 100 or

more full-time jobs. The entire area of the Development is located within the TIF District and the redevelopment area set out in 2003 Redevelopment Plan of the City of Wheeling.

Phase 1 affords G.G.P. and the City of Wheeling an excellent opportunity to create economic development in an area where economic development has failed since 1981. Given the poor elevation of the land, its deteriorating condition and obsolete infrastructure, development of this area had been impractical and therefore non-existent. Phase 1 further minimizes any disruption to the neighborhood and operating businesses as the majority of the land had been vacant. Phase 1 fits squarely within what was intended for this area since 1981, as refined by the 1990 Center Wheeling Revitalization Redevelopment Plan and its 1997 update, but which has not been economically feasible until the implementation of tax incremental financing. Phase 1 will serve the tri-state area and replace tax dollars formerly lost to the State of Ohio.

## **TIF Project #3, Downtown Redevelopment Project**

### **The TIF District:**

An ordinance creating the TIF District was enacted by the City on December 16, 2003. On June 21, 2005, the City adopted an ordinance providing for a minor amendment to the boundaries of the TIF District. The TIF District includes parts of Wheeling Island, Downtown, East Wheeling, Center Wheeling and South Wheeling, including Market Plaza as well as adjacent residential and commercial properties. The real property within the TIF District has and will benefit from eliminating and preventing the spread of blighted and deteriorated areas, increasing employment and encouraging commerce and industry to stay in this area. In addition, the real property in the TIF District will benefit from the form of public infrastructure and other public improvements from funds to be generated in the tax increment financing fund ("TIF Fund") over the 30-year life of the TIF District.

Over the past several years the City has focused much energy on development and re-development of the downtown business district culminating in a master plan, soon to be released, from an outside consulting firm with input from the public and the business community. This plan will include recommendations for clearing or rehabilitating areas of slum and blight in the 1100 block of Main and Market Streets and enhancing the accessibility and safety of the downtown in an effort to attract arts, leisure and entertainment venues as well as to maintain or attract other established types of businesses and professions in the downtown area.

### **1100 Block of Main and Market Streets**

The future successful marketing of the central business district in the downtown of the City and of the Stone Center is dependent on renovation, to bring structures into building code compliance, or removal of blighted structures in the 1100 block of Main and Market Streets, just south of the Stone Center. The deteriorating condition of these mostly vacant structures has become a hindrance to the overall marketing of the district, including the Stone Center and surrounding buildings. The acquisition, demolition and/or rehabilitation of various buildings within the Project site will allow for the site to be prepared for landscaping to compliment and link the nearby waterfront area or potentially for new construction, and a building or buildings which could be built or existing structures rehabilitated to comply with building codes and to complement the overall goals of this plan.

In October of 2001 the City of Wheeling adopted a resolution designating the area included in the Project as Slum and Blight. The TIF Project funds requested for the 1100 Block will eliminate the blight which is a clear impediment to growth in the downtown area.

## **Capitol Music Hall**

Further support of the existing tourism attraction will be achieved through acquisition, renovation and reopening of the Capitol Music Hall. The acquisition costs of the Capitol Music Hall are not part of the TIF Application or request. This once leading attraction has been closed and is in need of significant repair in order to comply with building and safety codes.

The Capitol Music Hall, located directly across Main Street from the Stone Center, closed and ceased operation in May 2007. The original plan for developing the Stone Center contemplated using existing tourism attractions to support possible destination retail in the Stone Center. The closing of the Capitol Music Hall has not only eliminated this potential use, but has turned a positive into a negative by leaving an empty, deteriorating structure at the front door of the Stone Center and has deprived the City of Wheeling and the State of West Virginia of an historic country music landmark open to the public.

The TIF Project (described below) addresses these issues by providing a plan for renovation and operation of the Capitol Music Hall by the City of Wheeling and its partners. The City's plan is to address the life safety code compliance issues, Americans with Disabilities Act (ADA) accessibility issues and building code updates required to get the building back into a state of public use. The City has both a plan for needed renovations and operation of the facility.

### **The TIF Project:**

The City proposes to develop the Project within the TIF District and is expected to include all or some of the following: (1) acquisition, demolition, site preparation, infrastructure improvements, and redevelopment of buildings and properties in the 1100 block of Main and Market Streets and related infrastructure, and (2) renovation and rehabilitation of the Capitol City Music Hall, together with costs of preparation of the Project Plan and related costs. The City may enter into agreements with other entities to own, construct, operate or otherwise be involved in the Projects. See Section II.C and Section II.D for additional detail.

## **TIF District #2, Project #1, Parking Garage**

### **The TIF District:**

Ohio Valley ADC, Inc. ("ADC") proposes that the City create the TIF District to be designated as "The City of Wheeling Development District No. 2". A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 11.5 acres of contiguous real property located in the City, south of 20<sup>th</sup> Street, west of West Virginia Route 2 and Eoff Street, north of Lane 19 and east of Lane C.

### **The TIF Project:**

The TIF District is being proposed by ADC for creation by the City for the purpose of financing the acquisition, repair, renovation and maintenance of the Center Wheeling Parking Garage (the "Garage"), and the acquisition, construction and equipping of other public infrastructure improvements, all located within or benefitting the proposed TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2.

The TIF Project will provide much needed parking and related facilities for the Alecto/Ohio Valley Medical Center acute care hospital located at 2000 Eoff Street, Wheeling, WV 26003.

The City of Wheeling is currently using, and will continue to use, a portion of the Garage for the City fire department. Pursuant to the terms of a purchase agreement and Memorandum of Understanding, ADC shall purchase the Garage from the City and make the improvements thereto. After the purchase of the Garage and completion of improvements thereto, the City shall be obligated by the Memorandum of Understanding to pay rent to ADC for the fire department usage.

Details about the anticipated use of TIF funds, including an estimated budget are detailed in Section II.C.

# CITY OF WHEELING



CITY COUNTY BUILDING  
1500 CHAPLINE STREET ROOM 305  
WHEELING, WEST VIRGINIA 26003

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## DEPARTMENT OF ECONOMIC AND COMMUNITY DEVELOPMENT

Phone: (304) 234-3701 | Fax: (304) 234-3899 | [WheelingWV.gov](http://WheelingWV.gov)

October 21, 2025

Mr. Todd Hooker  
Acting Executive Director  
West Virginia Development Office  
1900 Kanawha Boulevard East  
Building 3, Suite 600  
Charleston, WV 25305

Pursuant to WV Code §7-11B-15, the City of Wheeling is providing the enclosed Annual Report on the City of Wheeling Redevelopment Project District No. 1, the Project Plan for The City of Wheeling Stone Building Renovation Project No. 1, and the Project Plan for G.G.P. Wheeling 2003, LLC Project Area No. 1 and the Project Plan for The City of Wheeling Downtown Redevelopment Project No. 3, Project Plan for The City of Wheeling Downtown Redevelopment Project No. 4, the City of Wheeling Redevelopment District No. 2 and Parking Garage Project No. 1.

Please note that on July 19, 2022, the merger of City of Wheeling Redevelopment Project District No. 1, and the City of Wheeling Redevelopment District No. 2 was approved by the West Virginia Department of Economic Development and will be referred to in this report as "City of Wheeling Combined Redevelopment District No. 1 and No. 2."

Unless otherwise noted, the report reflects the status as of June 30, 2025, which is the end of the most recent fiscal year.

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

Sincerely,

  
Robert Helton  
City Manager

**Annual Report by City of Wheeling  
as of June 30, 2025**

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

As of June 30, 2025, the City of Wheeling TIF Funds have a balance of \$877,016. The source of all revenue in the accounts is Real and Personal property tax from the district and proceeds from sale of bonds.

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

\$4,543,000 total expenditures. \$1,387,056 used for debt service.

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

\$9,167,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2016 were sold in 2016, with a principal balance of \$9,167,000. As of July 1, 2025 the remaining principal is \$5,249,936.

\$10,250,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2022 were sold in 2022, with a principal balance of \$10,250,000. As of July 1, 2025 the remaining principal is \$10,250,000.

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

The Base Assessed Value of the Combined TIF District is \$104,475,459.

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

As of July 1, 2025, the current assessed value of the City of Wheeling Combined Redevelopment District No. 1 and No. 2 is \$235,287,600.

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

The increase in the assessed value is \$51,527,003.

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

As of the date of this report, there are no payments made in lieu of taxes in the district.

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

The summary of construction contracts awarded for the Stone Center project, was submitted with the 2006 Annual Report.

The summary of construction contracts for G.G.P. Wheeling 2003, LLC Project Area No. 1 was submitted with the 2005 Annual Report. Phase I construction is complete. There are no new construction contracts for the GGP project at this time.

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

The Project Plan for The City of Wheeling Stone Building Renovation Project No. 1, as approved by the West Virginia Development Office on August 18, 2004, was submitted with the 2005 Annual report and has not changed.

The Project Plan for G.G.P. Wheeling 2003, LLC Project Area No. 1 as approved by the West Virginia Development Office on June 9, 2005, was submitted with the 2005 Annual report and has not changed.

The Project Plan for Downtown Redevelopment Project No. 3 as approved by the West Virginia Development Office on May 12, 2008, was submitted with the 2009 Annual report and has not changed.

The Project Plan for Redevelopment District No. 2 Parking Garage Project No. 1 was approved by the West Virginia Development Office on November 14, 2017 and has not changed.

Combined Project Plan No. 1 for City of Wheeling Combined Redevelopment District No. 1 and No. 2 was approved by the West Virginia Department of Economic Development on July 19, 2022 and has not changed.

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

\$57,442.05 was used to acquire 1125 Market Street.

August 2015 paid \$155,000 for 1425, 1429, 1433 Market St.

March 2016, \$200,000 to purchase 1107 and 1109 Main St.

September 2016 \$140,000 for the 1437 Market St.

July 2017, \$300,000 for structural improvements to above properties

\$40,000 to tear down 1508 Market Street

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

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

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

The project developers' projections for job creation are outlined in Section B(2) of the submitted Project Plans.

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

For the Stone Project, 600 permanent jobs were created by the opening of Williams Lea.

For GGP, 155 jobs have been created- 79 full time- 47 part time- 29 temps by the opening of Lowe's.

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

See question #2.

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

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

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

The City of Wheeling Stone Building Renovation Project No. 1 was approved by the West Virginia Development Office on August 18, 2004. The developer has acquired the property, and completed renovation and construction as outlined in the Project Plan.

The Project Plan for G.G.P. Wheeling 2003, LLC Project Area No. 1 was approved by the West Virginia Development Office on June 9, 2005. The developer has acquired the property, obtained an occupancy permit in December 2005, and completed construction as outlined in the Project Plan.

The Project Plan for Redevelopment District No. 2 Parking Garage Project No. 1 was approved by the West Virginia Development Office on November 14, 2017. The developer has acquired the property, and construction was completed.

Combined Project Plan No. 1 for City of Wheeling Combined Redevelopment District No. 1 and No. 2 was approved by the West Virginia Department of Economic Development on July 19, 2022. Bonds are sold.

(17) The amount of outstanding tax increment financing obligations.

\$4,115,000 in City of Wheeling Tax Increment Revenue Bonds (Stone Building Renovation Project) Series 2005 A were sold in September 2005. All principal has been repaid, leaving a balance of \$0.

\$715,000 in City of Wheeling Tax Increment Revenue Bonds (Project No. 3 Series 2008) were sold in September 2008. All principal has been repaid, leaving a balance of \$0.

\$4,000,000 in City of Wheeling Tax Increment Revenue Bonds (Series 2011) were sold in 2011. All principal has been repaid, leaving a balance of \$0.

\$3,735,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2013 A were sold in 2014. All principal has been repaid, leaving a balance of \$0.

\$2,710,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2013 B were sold in 2014. All principal has been repaid, leaving a balance of \$0.

\$9,167,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2016 were sold in 2016. \$4,254,000 in principal has been repaid, leaving a balance of \$4,913,000.

\$6,263,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2018 were sold in 2018. \$6,263,000 in principal has been repaid, leaving a balance of \$0.

\$10,250,000 in City of Wheeling Tax Increment Revenue Bonds (Wheeling TIF) Series 2022 were sold in 2022. \$0 in principal has been repaid, leaving a balance of \$10,250,000.

(18) Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require.

This annual report will be published on the City of Wheeling web site:  
<http://www.wheelingwv.gov>



# Wood County Commission

## **Project Description & Annual Report**

Section 32:

- TIF District #1, Project #1, Emerson Commons

# **Wood County Commission**

## **TIF District #1, Project #1, Emerson Commons**

### **The TIF District:**

Emerson Commons LLC (the "Developer") proposes that the County Commission create the TIF District to be designated as the "County Commission of Wood County Development District No. 1." A map of the proposed TIF District is provided in Attachment 2. The proposed TIF District includes approximately 383 acres and is located generally along the boundary of Union District and Williams District in Wood County, West Virginia, which extends across Interstate 77 to the East and Route 2 (Emerson Avenue) to the North. The tax parcels to be included in the proposed TIF District are provided in Attachment 4. The TIF District is being proposed for creation by the County Commission for the purpose of facilitating the planning, acquisition, construction and equipping of public infrastructure improvements within the TIF District in connection with the development of the land within the TIF District.

### **The TIF Project:**

The Developer proposes to develop certain public infrastructure improvements within or contiguous with the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, new road construction and road improvements, including without limitation intersection improvements, curbing, traffic control and lighting, and other related infrastructure and utilities improvements, all within or contiguous with the proposed TIF District (the "TIF Project"), as set forth and more particularly indicated on the map provided in Attachment 2.



**Joe Gonzales**  
County Clerk

Office of the Wood County Clerk  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

October 1, 2025  
West Virginia Development Office  
1900 Kanawha Boulevard East  
Charleston, West Virginia 25305-0311

RE: Tax Increment Revenue Bonds

The Emerson Commons Project contains sixty-nine parcels, fifty in Class Two and nineteen in Class Three.

	2015	2024	Net Increase
Taxes Levied	\$39,542	\$150,601	\$83,330
Taxes Paid	\$39,636	\$146,830	\$88,766

The 2023 taxes that were levied on Class 2 properties totaled \$25,546 and on Class 3 properties totaled \$121,284. All parcels have been paid.

The Grand Central Mall TIF contains sixty parcels in Class four.

	2019	2024	Net Increase
Taxes Levied	\$1,116,578	\$1,272,115	\$55,182
Taxes Paid	\$1,083,402	\$1,272,115	\$54,774

The 2024 taxes that were levied on Class 4 properties totaled \$1,272,115.

1. The aggregate amount and the amount by source of revenue in the tax increment financing fund:

Emerson Commons Project

Total Taxes Collected	\$67,193.66
Interest on Investments	\$0.00
<b>Total Revenues and Receipts</b>	<b>\$67,193.66</b>

Grand Central Mall

Total Taxes Collected	\$1,009.54
<b>Total Revenues and Receipts</b>	<b>\$1,009.54</b>

2. The amount and purpose of expenditures from the tax increment financing fund:



**Joe Gonzales**  
County Clerk

**Office of the Wood County Clerk**  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

Emerson Commons Project

Amount of Expenditures:	\$67,193.66
Purpose:	Payment of administrative expenses and interest

Grand Central Mall

Amount of Expenditures:	\$1,009.54
Purpose:	Payment of administrative expenses and support of the TIF District

- The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

Emerson Commons Project

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to payment of the District's tax increment obligations.

Grand Central Mall

All tax increment revenues, after payment of administrative expenses, of the District have been pledged to payment of the District's tax increment obligations.

- The base assessed value of the development or redevelopment project or district, as appropriate:

Emerson Commons Project

<b>Total Base Assessed Value</b>	\$3,034,840
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Grand Central Mall

<b>Total Base Assessed Value</b>	\$35,159,924
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- The assessed value for the current tax year of the development or redevelopment project or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:



**Joe Gonzales**  
County Clerk

Office of the Wood County Clerk  
Wood County Courthouse  
1 Court Square  
P.O. Box 1474  
Parkersburg, WV 26102-1474

Phone: 304-424-1850

Emerson Commons Project

**Total Current Assessed Value** \$4,833,520

Grand Central Mall

**Total Current Assessed Value** \$26,299,980

6. The assessed value added to base assessed value of the development or redevelopment district project or the taxable property having a tax situs in the development or redevelopment district, as the case may be:

Emerson Commons Project

**Total Current Assessed Value** \$4,833,520  
**Less: Total Base Assessed Value** <del>\$3,034,840</del>  
**Increase in Assessed Value** \$1,798,680

Grand Central Mall

**Total Current Assessed Value** \$26,299,980  
**Less: Total Base Assessed Value** <del>\$35,159,924</del>  
**Increase/(Decrease) in Assessed Value** (\$8,859,944)

7. Payment made in lieu of taxes received and expended:  
There have been no payments made in lieu of taxes in any of the TIF Districts reference herein.
8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:  
There have been no reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project in any of the TIF Districts referenced herein.
9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:  
Please refer to the TIF Application for these districts.



**Joe Gonzales**  
County Clerk

**Office of the Wood County Clerk**

Wood County Courthouse  
1 Court Square  
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Parkersburg, WV 26102-1474

Phone: 304-424-1850

10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:

The developers indicated no new acquisitions, dispositions, or improvements of any property in the Districts.

11. The number of parcels of land acquired by or through initiation of eminent domain proceedings:

There have been no parcels of land in any of the Wood County TIF Districts which have been acquired pursuant to eminent domain proceedings.

12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filing those jobs:

Please refer to the TIF Applications for these districts.

13. The number, type, and duration of the jobs created, if any, and the annualized wages and benefits paid:

The developers report that no jobs have been created in the TIF Districts during the prior fiscal year.

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Secretary of West Virginia Department of Economic Development may require:

Please refer to Item 2 above.

15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

Please refer to Item 7 above.

16. The status of the development or redevelopment plan and projects therein:

There has been no additional development in the Districts during the previous fiscal year to report.



**Joe Gonzales**  
County Clerk

**Office of the Wood County Clerk**

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1 Court Square  
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Parkersburg, WV 26102-1474

Phone: 304-424-1850

17. The amount of outstanding tax increment financing obligations:  
Emerson Commons Project

**TIF Obligations Outstanding** \$4,700,000

Grand Central Mall

**TIF Obligations Outstanding** None outstanding

18. Any additional information the county commission preparing the report deems necessary or that the Secretary of the Department of Economic Development may by procedural rule require:

None.