



WEST VIRGINIA DEVELOPMENT OFFICE

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

October 23, 2014

Joseph F. Shaffer  
Counsel for the Harrison County Commission  
301 West Main Street  
Third Floor  
Clarksburg, West Virginia 26301

Dear Mr. Shaffer:

West Virginia Development Office acknowledges receipt of Harrison County, District No. 2 "Charles Pointe Project No. 1" and District No. 3 "White Oaks Project No. 1 and District No. 5 "White Oaks Industrial Park Project No. 1" annual report. Our records reflect that we received the documents on October 17, 2014.

Thank you for your cooperation regarding this process. If you have any questions, please do not hesitate to contact me at 304-558-2234.

Sincerely,

A handwritten signature in black ink, appearing to read "Todd E. Hooker, Sr.", written in a cursive style.

Todd E. Hooker, Sr. Manager  
Financial Programs and National Accounts



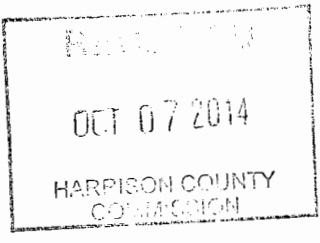
HARRISON COUNTY COURT HOUSE

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



*Joseph F. Shaffer*  
PROSECUTING ATTORNEY

October 7, 2014



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

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

Dear Members of the Tax Incremental Financing Committee:

Pursuant to West Virginia Code §7-11B-15 the Harrison County Commission makes the following report for the time period covering July 1, 2013 to June 30, 2014.

**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** - \$803,190.27 of which \$802,788.17 is tax collections and \$402.10 is interest.

*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
**TOTAL** - \$657,736.24 of which \$657,377.71 is tax collections and \$358.53 is interest.

*Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
**TOTAL** - \$11.85 of which \$11.85 is tax collections and \$0.00 is interest.

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

*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
**TOTAL:** \$803,190.27  
**PURPOSE:** Payment to Trustee on monthly basis.

*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
**TOTAL:** \$657,377.71  
**PURPOSE:** Payment to Trustee on monthly basis.

*Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
**TOTAL:** \$11.85  
**PURPOSE:** Payment to Trustee on monthly basis.

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

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

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

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

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

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

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

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

<b>Base Assessed Value (2012):</b>		<b>Personal Property</b>	<b>Real Property</b>
District 05 – Clay Outside	Class I	\$0.00	\$ 0.00
	Class II	\$0.00	\$ 0.00

<b>Class III</b>	\$0.00	\$ 44,820.00
<b>Class IV</b>	\$0.00	\$ 0.00

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

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

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

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

<b>Assessed Value:</b>		<b>Personal Property</b>	<b>Real Property</b>
<b>District 16 – Simpson Bridgeport</b>	<b>Class I</b>	\$ 0.00	\$ 0.00
	<b>Class II</b>	\$ 0.00	\$16,567,720.00
	<b>Class III</b>	\$ 0.00	\$ 0.00
	<b>Class IV</b>	<u>\$7,362,827.00</u>	<u>\$41,591,110.00</u>
	<b>TOTAL:</b>	\$7,362,827.00	\$58,158,830.00

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

<b>District 05 – Clay Outside</b>		<b>Personal Property</b>	<b>Real Property</b>
	<b>Class I</b>	\$0.00	\$ 0.00
	<b>Class II</b>	\$0.00	\$ 860.00
	<b>Class III</b>	\$0.00	\$ 9,500.00
	<b>Class IV</b>	\$0.00	\$ 0.00

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

<b>District 16 – Simpson Bridgeport</b>		<b>Personal Property</b>	<b>Real Property</b>
	<b>Class I</b>	\$0.00	\$ 0.00
	<b>Class II</b>	\$0.00	\$ 17,400.00

<b>Class III</b>	\$0.00	\$ 0.00
<b>Class IV</b>	<u>\$11,651,619.00</u>	<u>\$34,578,540.00</u>
<b>TOTAL:</b>	\$11,651,619.00	\$34,616,860.00

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

**Base Assessed Value:**

**District 05 – Clay Outside**

	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$0.00	\$ 0.00
<b>Class II</b>	\$0.00	\$ 0.00
<b>Class III</b>	\$0.00	\$ 44,820.00
<b>Class IV</b>	\$0.00	\$ 0.00

**District 15 – Simpson Outside**

	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$0.00	\$ 0.00
<b>Class II</b>	\$0.00	\$ 0.00
<b>Class III</b>	\$0.00	\$ 131,380.00
<b>Class IV</b>	<u>\$0.00</u>	<u>\$ 0.00</u>
<b>TOTAL:</b>	\$0.00	\$ 176,200.00

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

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

**Assessed Value:**

**District 15 – Simpson Outside**

	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$ 0.00	\$ 0.00
<b>Class II</b>	\$ 0.00	\$ 0.00
<b>Class III</b>	\$ 129,715.00	\$ 0.00
<b>Class IV</b>	\$ 0.00	\$ 0.00

**District 16 – Simpson Bridgeport**

	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$ 0.00	\$ 0.00
<b>Class II</b>	\$ 0.00	\$16,878,700.00
<b>Class III</b>	\$ 0.00	\$ 0.00
<b>Class IV</b>	<u>\$7,362,827.00</u>	<u>\$45,332,890.00</u>
<b>TOTAL:</b>	\$7,492,542.00	\$62,211,590.00

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

**Assessed Value:**

**District 05 – Clay Outside**

	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$ 0.00	\$ 0.00
<b>Class II</b>	\$ 0.00	\$ 1,180.00
<b>Class III</b>	\$ 0.00	\$ 9,500.00

	<b>Class IV</b>	\$ 0.00	\$ 0.00
		<b>Personal Property</b>	<b>Real Property</b>
<b>District 15 – Simpson Outside</b>	<b>Class I</b>	\$ 0.00	\$ 0.00
	<b>Class II</b>	\$ 0.00	\$ 0.00
	<b>Class III</b>	\$ 0.00	\$ 10,560.00
	<b>Class IV</b>	\$ 0.00	\$ 0.00
		<b>Personal Property</b>	<b>Real Property</b>
<b>District 16 – Simpson Bridgeport</b>	<b>Class I</b>	\$ 0.00	\$ 0.00
	<b>Class II</b>	\$ 0.00	\$ 34,560.00
	<b>Class III</b>	\$ 0.00	\$ 0.00
	<b>Class IV</b>	<u>\$11,651,619.00</u>	<u>\$34,748,360.00</u>
	<b>TOTAL:</b>	\$11,651,619.00	\$34,804,160.00

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

**Base Assessed Value:**

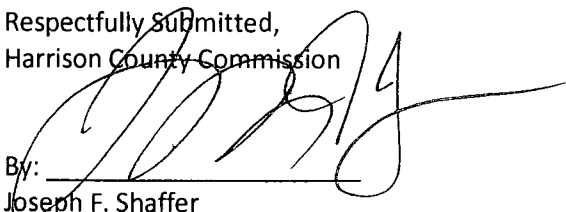
<b>District 05 – Clay Outside</b>		<b>Personal Property</b>	<b>Real Property</b>
	<b>Class I</b>	\$0.00	\$ 0.00
	<b>Class II</b>	\$0.00	\$ 0.00
	<b>Class III</b>	\$0.00	\$ 89,640.00
	<b>Class IV</b>	\$0.00	\$ 0.00
<b>District 15 – Simpson Outside</b>		<b>Personal Property</b>	<b>Real Property</b>
	<b>Class I</b>	\$0.00	\$ 0.00
	<b>Class II</b>	\$0.00	\$ 0.00
	<b>Class III</b>	\$0.00	\$262,250.00
	<b>Class IV</b>	<u>\$0.00</u>	<u>\$ 0.00</u>
	<b>TOTAL:</b>	\$0.00	\$351,890.00

7. **Payments made in lieu of taxes received and expended:** None reported.
8. **Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**  
*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
See Attached EXHIBIT "A", response from Genesis Partners.  
  
*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.  
  
*Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.

9. **A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:** All plans have already been submitted to the West Virginia Development Office and should be of record for review and comment.
  
10. **The cost of any property acquired, disposed of rehabilitated, reconstructed, repaired or remodeled:**  
*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
See Attached EXHIBIT "A", response from Genesis Partners.  
  
*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.  
  
*Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.
  
11. **The number of parcels of land acquired by or through initiation of eminent domain proceedings:** None
  
12. **The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs:**  
*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
See Attached EXHIBIT "A", response from Genesis Partners.  
  
*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.  
  
*Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.
  
13. **The number, type and duration of jobs created, if any, and the annualized wage and benefits paid:**  
*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
See Attached EXHIBIT "A", response from Genesis Partners.  
  
*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.  
  
*Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.
  
14. **The amount of disbursement from the tax incremental financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require:** Other than the disbursements listed in Paragraph #2 above the Harrison County Commission is unaware of any other disbursements.

15. **An annual statement showing payment made in lieu of taxes received and expended during the fiscal year:** See response to Paragraph #7 above.
16. **The status of the development or redevelopment plan and projections therein:**  
*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
See Attached EXHIBIT "A", response from Genesis Partners.
- Harrison County Development District No. 3 "White Oaks Project No. 1"*  
See Attached EXHIBIT "B", response from High Tech Corridor Development, LLC.
- Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
See Attached EXHIBIT "C", response from High Tech Corridor Development, LLC.
17. **The amount of outstanding tax increment financing obligations:**  
*Harrison County Development District No. 2 "Charles Pointe Project No. 1"*  
This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.
- Harrison County Development District No. 3 "White Oaks Project No. 1"*  
This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.
- Harrison County Development District No. 5 "White Oaks Industrial Park Project No. 1"*  
This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.
18. **Any additional information the county commission or municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule require:** None

Respectfully Submitted,  
Harrison County Commission

By:   
Joseph F. Shaffer  
301 W. Main St.  
Third Floor  
Clarksburg, WV 26301  
304-624-8660

cc: Harrison County Commission



# GENESIS PARTNERS®

September 24, 2014

Mr. Joseph F. Shaffer, Prosecuting Attorney  
Counsel for the Harrison County Commission  
301 West Main Street  
Clarksburg, WV 26301

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

Dear Mr. Shaffer:

We are in receipt of your letter dated August 29, 2014 (copy enclosed) requesting information from our office for inclusion in a yearly T.I.F. report to be prepared by the County Commission pursuant to West Virginia Code §7-11B-15. In response to your request, we offer the following information relating to The County Commission of Harrison County Development District No. 2 - Charles Pointe Charles Pointe Project No.1 for the current reporting year:

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

2. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:
  - *The Charles Pointe plan is consistent with that as represented by the approved Tax Increment Financing Application dated September 2, 2005.*
  
3. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled:
  - *No property acquisition, disposition, rehabilitation, reconstruction, repair, or remodeling has occurred during the current reporting year.*
  
4. The number and types of jobs projected by the project developer to be created and the estimated annualized wage and benefits paid:
  - *Section II B (2) of the above referenced tax increment financing application includes estimated employment impacts resulting from the development of Charles Pointe. A copy of Section II B (2) is enclosed and marked as **Exhibit A**.*
  
5. The number, type and duration of the jobs created and the annualized wage and benefits:
  - *Charles Pointe currently supports an estimated 604 direct jobs and an estimated 1200 plus indirect jobs.*
  
6. The status of the development or redevelopment plan and projects therein:
  - *Charles Pointe is a 1,700 acre master planned, mixed use, pedestrian friendly development combining residential, retail, office, and hospitality uses with amenities such as parks, schools, trails, community facilities, and recreational facilities. The Charles Pointe goal is to create an exemplary development that provides a sustainable environment to live and work thus attracting talent and businesses while creating jobs.*
  - *Charles Pointe, a \$1.4 billion Master Planned Community, encompasses over 1700 acres strategically located in the heart of north-central West Virginia's growth area adjacent to and*

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

- *Several major West Virginia employers are located at Charles Pointe including Petroleum Development Corporation, Toothman Rice, Harrison Rural Electrification, the Bridgeport Conference Center, Fairmont Federal Credit Union, and several other retailers, doctor's offices, daycare facilities, and small businesses. Key employers located within a one mile radius of Charles Pointe include Bombardier, Pratt & Whitney, Aurora Flight Services, the FBI, the new WVU related United Hospital Center, Steptoe & Johnson law offices and various related businesses.*
- *The master plan area is located entirely within the City of Bridgeport, Harrison County, West Virginia and all appropriate zoning has been established and approved via Planned Unit Developments (PUD's). Currently the maximum allowable densities are approximately 2,300 residential units and 2.7 million square feet of commercial/office/retail use. Approximately 30% of the total area (over 400 acres) will be green space including park areas, trails and recreation.*
- *State of the art utility provisions are presently available to support the master plan, all underground. Infrastructure extension plans, including broadband voice, video, and data to the premise, within the development have been prepared and continue in various stages of construction. All environmental clearances have been obtained, including the Army Corp of Engineers permit, for the entire master plan area and complete build out approval from the West Virginia DOH.*
- *Meticulous efforts in design and engineering of infrastructure encourage safe and efficient pedestrian movement through-out the community. Charles Pointe has planned over 20 miles of trails and sidewalks to promote a healthy community with initial phases*

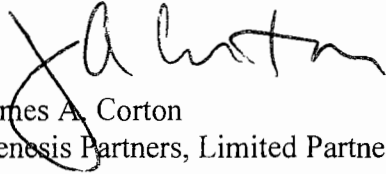
*of construction either complete or underway. To date, over 7 miles of trails and sidewalks have been constructed.*

- *Building construction commenced in late 2004 on 156 acres north of Route 279 and is progressing quite well with multiple buildings and housing units complete or in various stages of construction. Non-residential construction completed to date totals over 300,000 square feet. Names, addresses, phone numbers, and primary line of business information for owners and lessees are included in the enclosed **Exhibit B**. Over 235 residential units have been constructed to date and lots have been fully developed to allow for the construction of an additional 70 residential units. Homes have been sold in four neighborhoods and building lots have been fully developed in two additional neighborhoods including expansion of existing multifamily neighborhoods. Phase I construction is complete on the 40 acre "Bridgeport Recreation Complex at Charles Pointe". This key amenity to the community and region opened in spring of 2012.*
- *Charles Pointe is a true public / private partnership supported by multiple private and public funding sources. Prior to 2012, Charles Pointe had attracted over \$128 million in public infrastructure funding of which over \$53 million has been expended. Modification of the County Economic Opportunity Development District Act, Chapter 7, Article 22 of the Code of West Virginia, 1931, as amended (the "Act"), during the 2012 state legislative session allowed for the creation of the "Charles Pointe Economic Opportunity Development District" in 2013 to provide additional financing of development expenditures and other costs permitted by the Act. Private investments to date total over \$230 million of which over \$80 million is building construction.*
- *Our related companies have been successfully working together in West Virginia since 1942. For our founder C.E. "Jim" Compton, it was not merely about the financial contribution, it was most definitely about improving the quality of life for his fellow man. With this strong heritage we truly understand the value of relationships and getting things done. We are dedicated to excellence through quality – creating value for our customers, employees, business partners and share holders. Our planning efforts with West Virginia University, Carnegie Mellon University,*

*government officials (local, state and federal), Engineers' Kimley-Horn and Land Planners' Haden/Stanziale is unquestionably about improving quality of life and certainly focused on attracting talent to West Virginia.*

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

Sincerely,

A handwritten signature in black ink, appearing to read "J.A. Corton". The signature is written in a cursive style with a large initial "J" and "A".

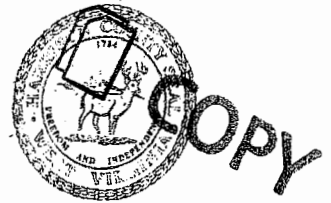
James A. Corton  
Genesis Partners, Limited Partnership

Enclosures  
JAC/sbf



HARRISON COUNTY COURT HOUSE

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



**COPY**

*Joseph F. Shaffer*  
PROSECUTING ATTORNEY

August 29, 2014

Genesis Partners Limited Partnership  
Attn: James A. Corton, President  
600 Market Place Avenue  
Suite 102  
Bridgeport, WV 26330

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

Dear Mr. Corton:

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

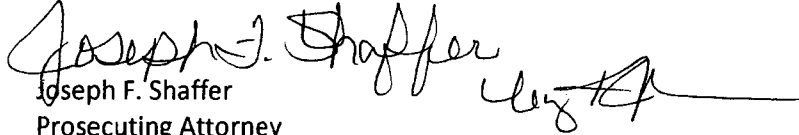
If any questions or amounts are unknown, not in control of your office or not applicable please indicate.

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

We need your response on or before **September 30, 2014**; failure to respond will result in the County having to publish our official response, with your failure to respond being noted. Please return any

information to the attention of **Joseph F. Shaffer, Prosecuting Attorney, 301 West Main Street,  
Clarksburg, West Virginia 26301.**

Sincerely,

A handwritten signature in cursive script that reads "Joseph F. Shaffer". The signature is written in black ink and is positioned above the typed name.

Joseph F. Shaffer  
Prosecuting Attorney  
And Counsel for the Harrison County Commission

JFS/kjm

Cc: Genesis Partners Limited Partnership  
Attn: Rob Stuart, Director of Development  
600 Market Place Avenue  
Suite 102  
Bridgeport, WV 26330

**B(2): ESTIMATES**

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

**Employment Impacts**

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

**Estimated Employment Impacts**Temporary Jobs (construction related):

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

Permanent Jobs:

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



**EXHIBIT B**

## Owner / Lessee Schedule

<b>Business</b>	<b>Primary Business</b>	<b>Purchase Date/ Lease Date</b>	<b>Address</b>	<b>Phone Number</b>	<b>Estimated Employees</b>
Bridgeport Conference Center	Hospitality	6/21/2004	300 Conference Center Way	304.808.3000	34
Wingate	Hospitality	8/23/2004 Contribution	350 Conference Center Way	304.808.1000	23
Petroleum Development	Natural Resources	4/1/2005	120 Genesis Boulevard	304.842.3597	109
Microtel Inn and Suites	Hospitality	9/22/2005 Contribution	201 Conference Center Way	304.808.2000	19
Fairmont Federal Credit Union	Financial Institution	10/28/2005	680 Genesis Boulevard	304.363.5320	13
Dr Bonasso- WomanCare / Labcorp	Physician	12/14/2005	700 Genesis Boulevard	304.808.7000	8
Nabors	Natural Resources		735 Genesis Boulevard		40
Exxon On The Run/ Dunkin Donuts	Gas / Convenience Retail	2/2/2006	50 Genesis Boulevard	304.808.6001	12
Cubby's Childcare	Child Care	5/11/2006	801 Genesis Boulevard	304.842.3508	70
Buffalo Wild Wings	Restaurant	3/8/2007	45 Betten Court	304.808.6453	65
Julia Compton	Investor	8/20/2007	Betten Court		N/A
VC Two LLC	Investor	10/23/2007 Contribution	600 Marketplace Avenue	304.842.5461	N/A
Petroleum Development	Natural Resources	2/15/2008	600 Marketplace Avenue Suite 201	304.842.3597	Included above
Petroleum Development	Natural Resources	8/1/2008 Lease	600 Marketplace Avenue Suite 202	304.842.3597	Included above
Toothman & Rice LLC	Accounting Services	11/4/2008 Lease	600 Marketplace Avenue Suite 100	304.624.5471	20
Harrison Rural Electrification Assoc.	Electric Utility	10/8/2008 Lease	600 Marketplace Avenue Suite 104	304.624.6365	7
City of Bridgeport	Recreation Complex	12/16/2008	Forrester Boulevard	304.842.8233	3
Genesis Partners	Development Company	8/21/2009 Lease	600 Market Place Avenue Suite 102	304.808.8000	8
Metro Rentals	Apartment Rentals	9/25/2009	Parkview Drive		2
Dale & Melissa Hays	Dress and Fashion Retail	1/5/2010	121 Daniel Drive		2
Bruceon Farm Service	Gas / Convenience / Restaurant	11/18/2010	55 Genesis Boulevard		20
GAI	Engineering	1/1/2014 Lease	600 Market Place Avenue Suite 301		8
SAIC	IT Applications / Service	11/1/2011 Lease	600 Market Place Avenue Suite 108		5
Noblis	IT Applications / Service	5/1/2012 Lease	600 Market Place Avenue Suite 310		7
Metro Rentals	Retail Center	10/17/2011	Conference Center Way		N/A
GH Land Company	Natural Resources	7/8/2013 Lease	600 Marketplace Avenue Suite 300		10
E.L. Robinson Engineering	Engineering	7/8/2013 Lease	600 Marketplace Avenue Suite 106		4
US Cellular	Cellular Communications	2/1/2013	Conference Center Way		2
Cardinal Pediatrics	Physician	12/1/2012	Conference Center Way		5
Bridgeport Family Pharmacy	Pharmacy	5/1/2014	Conference Center Way		4
Sherri's Closet & Cleaners	Dry Cleaner	5/1/2014	Conference Center Way		2
Firehouse Subs	Restaurant	11/1/2013	Conference Center Way		15
Mia Margherita	Restaurant	12/1/2013	Conference Center Way		58
Meagher's Irish Pub	Restaurant	5/1/2014	Conference Center Way		29

# **HIGH TECH CORRIDOR DEVELOPMENT, LLC**

**600 White Oaks Boulevard**

**P. O. Box 940**

**Bridgeport, WV 26330**

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

September 30, 2014

Joseph F. Shaffer  
Counsel for the Harrison County Commission  
301 West Main Street  
Clarksburg, West Virginia 26301

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

Dear Mr. Shaffer:

I am pleased to report the following information which you requested regarding the above referenced TIF project. The report includes information known to us regarding contracts for both the TIF and non-TIF projects information with respect to jobs created pursuant to TIF projects and non-TIF projects. For some of the non-TIF projects we do not have the number of employees or specific wage and benefits information. This report covers the period from our last report dated October 30, 2012. Responding in the order of your request the information is as follows:

1. There was one contract awarded and entered into for TIF qualified improvements for the extension of White Oaks Boulevard to the Dominion building.
2. There have been no changes in the development or to the redevelopment plan from that which have been previously submitted and there have been no required binding or cost benefit analysis. We are currently planning for the completion of the roadway from Dominion to the Saltwell interchange. The project plan will be submitted in the near future.
3. There has been no TIF qualified property acquired or disposed of during the reporting.
4. There have been no parcels of land acquired by or through initiation of eminent domain proceedings.

**EXHIBIT B**

Joseph F. Shaffer  
Page 2  
September 30, 2013

5. There have been no new jobs created by TIF qualified projects.

6. The number of jobs created by TIF qualified activities are approximately 2,000.

In summary, Since 2008 - \$14,200,000 in developer purchased TIF bonds has produced \$35,000,000 of infrastructure/site development and \$140,000,000 (650,000 sq. ft.) of office, hotel, restaurant, financial and convenience space has been constructed or is under construction. There are over 2,000 full and part-time employees working in the Development every day. We currently anticipate developing Phase 2 during 2015.

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

Very truly yours,

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

H. Wood Thrasher

# **HIGH TECH CORRIDOR DEVELOPMENT, LLC**

**600 White Oaks Boulevard**

**P. O. Box 600**

**Clarksburg, WV 26330**

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

September 30, 2014

Joseph F. Shaffer  
Counsel for the Harrison County Commission  
301 West Main Street  
Clarksburg, West Virginia 26301

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

Dear Mr. Shaffer:

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

1. There have been no new contracts entered into for TIF qualified improvements.
2. There have been no changes in the development or to the redevelopment plan.
3. There has been no TIF qualified property acquired or disposed of during the reporting.
4. There have been no parcels of land acquired by or through initiation of eminent domain proceedings.
5. There have been no new jobs created by TIF qualified projects.

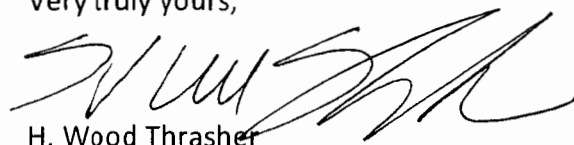
**EXHIBIT C**

Joseph F. Shaffer  
Page 2  
September 30, 2014

6. There have been no jobs created by TIF qualified activities.

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

Very truly yours,

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

H. Wood Thrasher



WEST VIRGINIA DEVELOPMENT OFFICE

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

July 23, 2014

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



Dear Commissioner Watson:

Please let this correspondence serve as a reminder that the TIF District #2, Charles Point and District #3, White Oaks Development, District #4, White Oaks Industrial Park projects, annual report for the period ending June 30<sup>th</sup> will be due in this office no later than October 31, 2014.

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

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

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

The West Virginia Development Office is requiring project developers to provide accurate breakdowns of construction and permanent jobs created as a result of the TIF projects.

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "Todd E. Hooker".

Todd E. Hooker  
Sr. Manager, Financial Programs  
& National Accounts



HARRISON COUNTY COURT HOUSE

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



*Cheryl L. Romano*  
 ASSESSOR

September 12, 2014

The Honorable Joseph F. Shaffer  
 Prosecuting Attorney  
 301 West Main Street  
 Clarksburg, WV 26301

Dear Mr. Shaffer:

Following is the information you requested regarding the values for the yearly TIF report as it relates to the described redevelopment project areas or districts:

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

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

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

District 05 - Clay Outside

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

District 15 - Simpson Outside

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

District 16 - Simpson Bridgeport

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



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

District 05 - Clay Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	44,820
Class IV	0	0

District 15 - Simpson Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	130,870
Class IV	0	0
<b>TOTAL</b>	<b>0</b>	<b>175,690</b>

2. The assessed value for the current tax year (2014) of the development or redevelopment project property, or of the taxable property having a tax situs in the development or redevelopment project area or district:

a. Harrison County Development District No. 2 "Charles Pointe Project No. 1" Assessed Value for Current Tax Year 2014

District 15 - Simpson Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	0
Class IV	0	0

District 16 - Simpson Bridgeport		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	16,567,720
Class III	0	0
Class IV	7,362,827	41,591,110
<b>TOTAL</b>	<b>7,362,827</b>	<b>58,158,830</b>

b. Harrison County Development District No. 3 "White Oaks Project No. 1"  
Assessed Value for Current Tax Year 2014

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	860
Class III	0	9500
Class IV	0	0

District 15 - Simpson Outside

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

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	17,400
Class III	0	0
Class IV	11,651,619	34,578,540
<b>TOTAL</b>	<b>11,651,619</b>	<b>34,616,860</b>

c. Harrison County Development District No. 5 "White Oaks Industrial Park  
Project No. 1" Assessed Value for Current Tax Year 2014

District 05 - Clay Outside

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

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	131,380
Class IV	0	0
<b>TOTAL</b>	<u>0</u>	<u>176,200</u>

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

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

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	129,715	0
Class IV	0	0

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	16,878,700
Class III	0	0
Class IV	7,362,827	45,332,890
<b>TOTAL</b>	<u>7,492,542</u>	<u>62,211,590</u>

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

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	1,180
Class III	0	9,500
Class IV	0	0

District 15 - Simpson Outside

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

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	34,560
Class III	0	0
Class IV	11,651,619	34,748,360
<b>TOTAL</b>	<b>11,651,619</b>	<b>34,804,160</b>

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

District 05 - Clay Outside

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

District 15 - Simpson Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	262,250
Class IV	0	0
TOTAL	<u>0</u>	<u>351,890</u>

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

Sincerely,



Cheryl L. Romano  
Assessor of Harrison County  
West Virginia

cc: Harrison County Commission

bc