



COUNTY OF HARRISON
OFFICE OF THE PROSECUTING ATTORNEY
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HARRISON COUNTY COURT HOUSE

Rachel Romano

PROSECUTING ATTORNEY

September 25, 2018

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, 2017 to June 30, 2018.

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

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

TOTAL - \$1,168,815.29 of which \$1,168,359.66 is tax collections and \$455.63 is interest.

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

TOTAL - \$1,477,847.74 of which \$1,477,235.63 is tax collections and \$612.11 is interest.

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

TOTAL - \$2.15 of which \$2.15 is tax collections and \$0.00 is interest.

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

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

TOTAL: \$1,168,815.29

PURPOSE: Payment to Trustee on monthly basis.

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

TOTAL: \$1,477,847.74

PURPOSE: Payment to Trustee on monthly basis.

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

TOTAL: \$2.15

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"

Base Assessed Value (2005):		Personal Property	Real Property
District 15 – Simpson Outside	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 129,715.00	\$ 0.00
	Class IV	\$ 0.00	\$ 0.00
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 1,442,100.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$ 0.00</u>	<u>\$ 2,610,660.00</u>
	TOTAL:	\$ 129,715.00	\$ 4,052,760.00

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

Base Assessed Value (2007):		Personal Property	Real Property
District 05 – Clay Outside	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 120.00
	Class III	\$ 0.00	\$ 200.00
	Class IV	\$ 0.00	\$ 0.00

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

		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$ 0.00</u>	<u>\$ 186,980.00</u>
	TOTAL:	\$ 0.00	\$ 187,300.00

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

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

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

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

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

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

Assessed Value:		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$26,318,800.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$ 7,538,852.00</u>	<u>\$39,391,650.00</u>
	TOTAL:	\$ 7,538,852.00	\$65,710,450.00

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

District 05 – Clay Outside		Personal Property	Real Property
	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 300.00
	Class III	\$ 70,950.00	\$ 1,657,100.00
	Class IV	\$ 0.00	\$ 0.00

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

District 16 – Simpson Bridgeport		Personal Property	Real Property
	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$ 21,533,119.00</u>	<u>\$68,345,520.00</u>
	TOTAL:	\$ 21,604,069.00	\$70,013,480.00

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

Base Assessed Value:

District 05 – Clay Outside		Personal Property	Real Property
Class I	\$	0.00	\$ 0.00
Class II	\$	0.00	\$ 0.00
Class III	\$	1,500,000.00	\$ 44,820.00
Class IV	\$	0.00	\$ 0.00
 District 15 – Simpson Outside		Personal Property	Real Property
Class I	\$	0.00	\$ 0.00
Class II	\$	0.00	\$ 0.00
Class III	\$	0.00	\$ 1,073,290.00
Class IV	\$	<u>0.00</u>	<u>0.00</u>
TOTAL:	\$	1,500,000.00	\$ 1,118,110.00

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

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

Assessed Value:		Personal Property	Real Property
District 15 – Simpson Outside			
Class I	\$	0.00	\$ 0.00
Class II	\$	0.00	\$ 0.00
Class III	\$	129,715.00	\$ 0.00
Class IV	\$	0.00	\$ 0.00
 District 16 – Simpson Bridgeport		Personal Property	Real Property
Class I	\$	0.00	\$ 0.00
Class II	\$	0.00	\$27,760,900.00
Class III	\$	0.00	\$ 0.00
Class IV	\$	<u>7,538,852.00</u>	<u>\$42,002,310.00</u>
TOTAL:	\$	7,668,567.00	\$69,763,210.00

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

Assessed Value:		Personal Property	Real Property
District 05 – Clay Outside			
Class I	\$	0.00	\$ 0.00
Class II	\$	0.00	\$ 420.00
Class III	\$	70,950.00	\$ 1,657,300.00
Class IV	\$	0.00	\$ 0.00
 District 15 – Simpson Outside		Personal Property	Real Property
Class I	\$	0.00	\$ 0.00
Class II	\$	0.00	\$ 0.00
Class III	\$	0.00	\$ 10,560.00

	Class IV	\$ 0.00	\$ 0.00
		Personal Property	Real Property
District 16 – Simpson Bridgeport	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 0.00	\$ 0.00
	Class IV	<u>\$21,533,119.00</u>	<u>\$68,532,500.00</u>
	TOTAL:	\$21,604,069.00	\$70,200,780.00

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

Base Assessed Value:

District 05 – Clay Outside		Personal Property	Real Property
	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 1,500,000.00	\$ 89,640.00
	Class IV	\$ 0.00	\$ 0.00

District 15 – Simpson Outside		Personal Property	Real Property
	Class I	\$ 0.00	\$ 0.00
	Class II	\$ 0.00	\$ 0.00
	Class III	\$ 0.00	\$ 1,204,160.00
	Class IV	<u>\$ 0.00</u>	<u>\$ 0.00</u>
	TOTAL:	\$ 1,500,000.00	\$ 1,293,800.00

7. **Payments made in lieu of taxes received and expended:** None reported.

8. **Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:**
Harrison County Development District No. 2 "Charles Pointe Project No. 1"
See Attached EXHIBIT "A", response from Genesis Partners.

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

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

9. **A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis:** All plans have already been submitted to the West Virginia Development Office and should be of record for review and comment.

10. **The cost of any property acquired, disposed of rehabilitated, reconstructed, repaired or remodeled:**
Harrison County Development District No. 2 "Charles Pointe Project No. 1"
See Attached EXHIBIT "A", response from Genesis Partners.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

17. The amount of outstanding tax increment financing obligations:

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

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

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

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

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

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

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

Respectfully Submitted,
Harrison County Commission

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

cc: Harrison County Commission

**HARRISON COUNTY
SHERIFF AND TREASURER**

ROBERT G. MATHENY
TAX DEPARTMENT

301 WEST MAIN STREET
CLARKSBURG, WEST VIRGINIA 26301
PHONE (304) 624-8685 FAX (304) 624-8730
www.harrisoncountywv.com



August 23, 2018

Rachel Romano
Prosecuting Attorney
301 W. Main St.
Clarksburg, WV 26301

Re: Annual TIF Reporting for Fiscal Year Ended June 30, 2018

Dear Ms. Romano:

Per your request dated August 6, 2018 regarding the yearly TIF Report, I offer the following as my response. All responses are for the time period of July 1, 2017 to June 30, 2018.

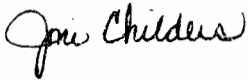
1. Aggregate amount and amount by source of revenue:
 - a. Charles Pointe – Total - \$1,168,815.29 of which \$1,168,359.66 is tax collections and \$455.63 is interest.
 - b. White Oaks – Total \$1,477,847.74 of which \$1,477,235.63 is tax collections and \$612.11 is interest.
 - c. White Oaks Industrial – Total \$2.15 of which \$2.15 is tax collections and \$-0- is interest.
2. Amount and purpose of expenditures :
 - a. Charles Pointe - \$1,168,815.29 paid to the Trustee, distributed on a monthly basis.
 - b. White Oaks - \$1,477,847.74 paid to the Trustee, distributed on a monthly basis
 - c. White Oaks Industrial \$2.15 paid to the Trustee, distributed on a monthly basis.
3. This office is unaware of any pledge of revenues on any outstanding tax increment financing indebtedness for any of the TIF Districts.
4. There have been no payments in lieu of taxes received or expended by this office in any of the TIF Districts.
5. Because there have been no payments in lieu of taxes as noted in the response to Question #4, there is no annual statement.

6. This office is unaware of the amount of outstanding tax increment financing obligations for any of the TIF Districts.
7. Other than the disbursements of the taxes and interest collected by this office and sent to the Trustee as noted in response to Question #2, this office is unaware of any other disbursements.

I have enclosed a copy of the Annual Sheriff's Settlement including only the Charles Pointe, White Oaks and White Oaks Industrial TIF Districts for the fiscal year ended June 30, 2018. This office is unaware of the tax incremental financing principal outstanding as of the close of last fiscal year.

Should you need any further information, please feel free to contact me. Thank you.

Sincerely,



Joni Childers
1st Asst. Chief Tax Deputy

7/20/18

SHERIFF'S SETTLEMENT
FOR THE PERIOD 07/17 THRU 06/18

TIF 2
CHARLES POINT
FUND-274

1 Unpaid Taxes	537,477.00-
2 Adjustments to Unpaid Taxes	.00
3 Current Year Taxes	1,036,173.82
4 Additional Levies	.00
5 TOTAL TAXES RECEIVABLE	498,696.82
6 Add: Interest and Fees Collected on Taxes	12,161.32
7 Computer Differences + or (-)	16.17-
8 Deduct: Taxes Exonerated without refund	8,052.40
9 Discounts	19,188.22
10 Land Sales Deductions	452,184.94
11 Ending Taxes Receivables	1,088,452.50-
12 NET TAXES COLLECTIONS	1,119,868.91
13 Deduct: Exonerations with refund	654.52
14 Sheriff's Commission	23.71
15 Assessor's Valuation	.00
16 Legal fees & costs	.00
17 Add: Manual Distributions & Public Utilities	49,168.98
18 TOTAL TAXES COLLECTED	1,168,359.66
19 Other Taxes	.00
20 Licenses and Permits	.00
21 Intergovernmental: Federal	.00
State	.00
23 Local	.00
24 Charges for Services: Sheriff	.00
25 County Clerk	.00
26 Circuit Clerk	.00
27 Magistrate	.00
28 Assessor	.00
29 Other	.00
30 Fines and Forfeits	.00
31 Interest on investments	455.63
32 Miscellaneous	.00
33 TOTAL REVENUES & RECEIPTS	1,168,815.29
34 Disbursements: Orders Issued	1,168,815.29
35 Bank Charges	.00
36 Other Disbursements	.00
37 TOTAL DISBURSEMENTS	1,168,815.29
38 Excess of Revenues over Expenditures	.00
39 Transfers	.00
40 Beginning Balances	.00
41 Audit Adjustments	.00
42 ENDING BALANCES 06/30/2018	.00

7/20/18

SHERIFF'S SETTLEMENT
FOR THE PERIOD 07/17 THRU 06/18

TIF 3
WHITE OAKS
FUND-275

1 Unpaid Taxes	25,787.83
2 Adjustments to Unpaid Taxes	.00
3 Current Year Taxes	1,512,741.54
4 Additional Levies	2,131.03
5 TOTAL TAXES RECEIVABLE	1,540,660.40
6 Add: Interest and Fees Collected on Taxes	2,977.36
7 Computer Differences + or (-)	.30
8 Deduct: Taxes Exonerated without refund	.00
9 Discounts	35,374.66
10 Land Sales Deductions	.00
11 Ending Taxes Receivables	30,717.48
12 NET TAXES COLLECTIONS	1,477,545.92
13 Deduct: Exonerations with refund	.00
14 Sheriff's Commission	310.29
15 Assessor's Valuation	.00
16 Legal fees & costs	.00
17 Add: Manual Distributions & Public Utilities	.00
18 TOTAL TAXES COLLECTED	1,477,235.63
19 Other Taxes	.00
20 Licenses and Permits	.00
21 Intergovernmental: Federal	.00
State	.00
23 Local	.00
24 Charges for Services: Sheriff	.00
25 County Clerk	.00
26 Circuit Clerk	.00
27 Magistrate	.00
28 Assessor	.00
29 Other	.00
30 Fines and Forfeits	.00
31 Interest on investments	612.11
32 Miscellaneous	.00
33 TOTAL REVENUES & RECEIPTS	1,477,847.74
34 Disbursements: Orders Issued	1,477,847.74
35 Bank Charges	.00
36 Other Disbursements	.00
37 TOTAL DISBURSEMENTS	1,477,847.74
38 Excess of Revenues over Expenditures	.00
39 Transfers	.00
40 Beginning Balances	.00
41 Audit Adjustments	.00
42 ENDING BALANCES 06/30/2018	.00

7/20/18

SHERIFF'S SETTLEMENT
FOR THE PERIOD 07/17 THRU 06/18

TIF #5
INDUSTRIAL
FUND-277

1 Unpaid Taxes	.00
2 Adjustments to Unpaid Taxes	.00
3 Current Year Taxes	2.20
4 Additional Levies	.00
5 TOTAL TAXES RECEIVABLE	2.20
6 Add: Interest and Fees Collected on Taxes	.00
7 Computer Differences + or (-)	.00
8 Deduct: Taxes Exonerated without refund	.00
9 Discounts	.05
10 Land Sales Deductions	.00
11 Ending Taxes Receivables	.00
12 NET TAXES COLLECTIONS	2.15
13 Deduct: Exonerations with refund	.00
14 Sheriff's Commission	.00
15 Assessor's Valuation	.00
16 Legal fees & costs	.00
17 Add: Manual Distributions & Public Utilities	.00
18 TOTAL TAXES COLLECTED	2.15
19 Other Taxes	.00
20 Licenses and Permits	.00
21 Intergovernmental: Federal	.00
State	.00
23 Local	.00
24 Charges for Services: Sheriff	.00
25 County Clerk	.00
26 Circuit Clerk	.00
27 Magistrate	.00
28 Assessor	.00
29 Other	.00
30 Fines and Forfeits	.00
31 Interest on investments	.00
32 Miscellaneous	.00
33 TOTAL REVENUES & RECEIPTS	2.15
34 Disbursements: Orders Issued	2.15
35 Bank Charges	.00
36 Other Disbursements	.00
37 TOTAL DISBURSEMENTS	2.15
38 Excess of Revenues over Expenditures	.00
39 Transfers	.00
40 Beginning Balances	.00
41 Audit Adjustments	.00
42 ENDING BALANCES 06/30/2018	.00



HARRISON COUNTY COURT HOUSE

Harrison County Assessor
Joseph R. "Rocky" Romano
301 West Main Street
Clarksburg, WV 26301
Phone (304) 624-8510 Fax (304) 626-1066



September 18, 2018

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

Dear Ms. Romano:

Following is the information you requested regarding the values for the yearly revised 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	1,442,100
Class III	0	0
Class IV	0	2,610,660
TOTAL	<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	120
Class III	0	200
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	0
Class III	0	0
Class IV	0	186,980
TOTAL	<u>0</u>	<u>187,300</u>

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
TOTAL	<u>0</u>	<u>175,690</u>

2. The **assessed value for the current tax year (2018)** 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 2018

	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	26,318,800
Class III	0	0
Class IV	7,538,852	39,391,650
TOTAL	<u>7,538,852</u>	<u>65,710,450</u>

b. Harrison County Development District No. 3 "White Oaks Project No. 1"
Assessed Value for Current Tax Year 2018

District 05 - Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	300
Class III	70,950	1,657,100
Class IV	0	0

District 15 - Simpson Outside

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

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	0
Class IV	21,533,119	68,345,520
TOTAL	<u>21,604,069</u>	<u>70,013,480</u>

c. Harrison County Development District No. 5 "White Oaks Industrial Park
Project No. 1" Assessed Value for Current Tax Year 2018

District 05-Clay Outside

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	1,500,000	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	1,073,290
Class IV	0	0
TOTAL	<u>1,500,000</u>	<u>1,118,110</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	27,760,900
Class III	0	0
Class IV	7,538,852	42,002,310
TOTAL	<u>7,668,567</u>	<u>69,763,210</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	420
Class III	70,950	1,657,300
Class IV	0	0

District 15 - Simpson Outside

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

District 16 - Simpson Bridgeport

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	0	0
Class IV	21,533,119	68,532,500
TOTAL	<u>21,604,069</u>	<u>70,200,780</u>

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

District 05 - Clay Outside		
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	0
Class III	1,500,000	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	1,204,160
Class IV	0	0
TOTAL	<u>1,500,000</u>	<u>1,293,800</u>

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

Sincerely,



Joseph R. "Rocky" Romano
Assessor of Harrison County
West Virginia

cc: Harrison County Commission

GENESIS PARTNERS®

August 14, 2018

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

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

Dear Ms. Romano:

We are in receipt of your letter dated August 6, 2018 (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 1 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.*

P.O. Box 1000 • Bridgeport, West Virginia 26330
e: (304) 842-0880 • Fax: (304) 842-0624 • www.genesis-partners.com

EXHIBIT A

CHARLES  POINTE®

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 771 direct jobs and an estimated 1435 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, Arnett Carbis Toothman, Civil & Environmental Consultants, Inc., Harrison Rural Electrification, Noblis, the Bridgeport Conference Center, Fairmont Federal Credit Union, and several other retailers, doctor's offices, daycare facilities, and small businesses. Key employers located within a one-mile radius of Charles Pointe include Bombardier, Pratt & Whitney, Aurora Flight Services, the FBI, United Hospital Center, Dominion Energy, 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 for 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*

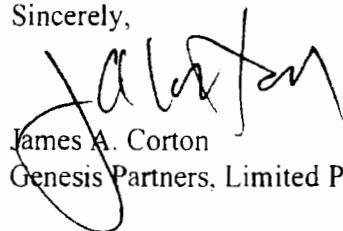
of construction either complete or underway. To date, over 7 miles of trails and sidewalks have been constructed.

- *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 270 residential units have been constructed to date and lots have been fully developed to allow for the construction of an additional nearly 30 residential units. Homes have been sold in four neighborhoods and building lots have been fully developed in two additional neighborhoods including expansion of existing multifamily neighborhoods. Phase I construction is complete on the 40-acre "Bridgeport Recreation Complex at Charles Pointe". This key amenity to the community and region opened in spring of 2012. Three additional parcels have been conveyed for additional planned community amenities including a 17,500 SF civic multi-use facility, a new 25,000 SF conferencing facility, and a 100,000 SF indoor recreation facility. These amenities are currently in various stages of design and construction.*
- *Charles Pointe is a true public / private partnership supported by multiple private and public funding sources. To date, Charles Pointe has attracted over \$528 million in public improvements funding of which over \$61 million has been expended. Private investments to date total over \$235 million of which over \$85 million is building construction.*
- *Our related companies have been successfully working together in West Virginia since 1942. For our founder C.E. "Jim" Compton, it was not merely about the financial contribution, it was most definitely about improving the quality of life for his fellow man. With this strong heritage we truly understand the value of relationships and getting things done. We are dedicated to excellence through quality – creating value for our customers, employees, business partners and share holders. Our planning efforts with West Virginia University, Carnegie Mellon University, government officials (local, state and federal), Engineers' Kimley-*

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

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

Sincerely,

A handwritten signature in black ink, appearing to read "J. Corton", written over the printed name.

James A. Corton
Genesis Partners, Limited Partnership

Enclosures



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



HARRISON COUNTY COURT HOUSE

Rachel Romano
PROSECUTING ATTORNEY

August 6, 2018

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

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

Dear Mr. Corton:

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

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

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

Please provide this information on or before **August 27, 2018**. Please return any information to the attention of **Rachel Romano, Prosecuting Attorney, 301 West Main Street, Third Floor, Clarksburg, West Virginia 26301**.

Sincerely,



Rachel Romano

Prosecuting Attorney

And Counsel for the Harrison County Commission

RR/kjm

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

B(2): ESTIMATES

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

Employment Impacts

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

Estimated Employment ImpactsTemporary Jobs (construction related):

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

Permanent Jobs:

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

EXHIBIT B

Owner / Leasee Schedule

Business	Primary Business	Purchase Date/ Lease Date	Address	Phone Number	Estimated Employees
Bridgeport Conference Center	Hospitality	6/21/2004	300 Conference Center Way	304.808.3000	50
Wingate	Hospitality	8/23/2004 Contribution	350 Conference Center Way	304.808.1000	23
Petroleum Development	Natural Resources	4/1/2005	120 Genesis Boulevard	304.842.3597	109
Microtel Inn and Suites	Hospitality	9/22/2005 Contribution	201 Conference Center Way	304.808.2000	25
Fairmont Federal Credit Union	Financial Institution	10/28/2005	680 Genesis Boulevard	304.363.5320	13
Dr Bonasso WomanCare / Labcorp	Physician	12/14/2005	700 Genesis Boulevard	304.808.7000	8
Harrison Co. Emergency Services	Emergency Sevices		735 Genesis Boulevard		35
Exxon On The Run/ Dunkin Donuts	Gas / Convenience Retail	2/2/2006	50 Genesis Boulevard	304.808.6001	12
Cubby's Childcare	Child Care	5/11/2006	801 Genesis Boulevard	304.842.3508	70
Buffalo Wild Wings	Restaurant	3/8/2007	45 Betten Court	304.808.6453	65
Julia Compton	Investor	8/20/2007	Betten Court		N/A
VC Two LLC	Investor	10/23/2007 Contribution	600 Marketplace Avenue	304.842.5461	N/A
Civil & Environmental Consultants	Engineering/Environmental	8/1/2015	600 Marketplace Avenue Suite 201		105
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
Bruceeton Farm Service	Gas / Convenience / Restaurant	11/18/2010	55 Genesis Boulevard		25
GAI	Engineering	1/1/2014 Lease	600 Market Place Avenue Suite 301		8
Noblis	IT Applications / Service	5/1/2012 Lease	600 Market Place Avenue Suite 310		12
Metro Rentals	Retail Center	10/17/2011	Conference Center Way		N/A
Bankers Life	Insurance	2016 Lease	600 Marketplace Avenue Suite 108		20
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		4
firehouse Subs	Restaurant	11/1/2013	Conference Center Way		15
Mia Margherita	Restaurant	12/1/2013	Conference Center Way		58
Meagher's Irish Pub	Restaurant	5/1/2014	Conference Center Way		29
Smart Storage	Self Storage	4/1/2018	Daniel Drive		4
Mountain State Brewery	Restaurant	9/1/2018	Genesis Boulevard		30

HIGH TECH CORRIDOR DEVELOPMENT, LLC

600 White Oaks Boulevard

P. O. Box 940

Bridgeport, WV 26330

Phone: (304) 624-4108

September 17, 2018

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

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

Dear Ms. Romano:

I am pleased to report the following information which you requested regarding the above referenced TIF project. The report includes information known to us regarding contracts for both the TIF and non-TIF projects. For some of the non-TIF projects we do not have the number of employees or specific wage and benefits information. Responding in the order of your request the information is as follows:

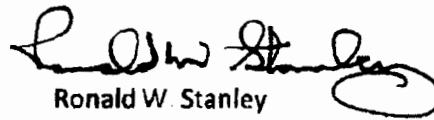
1. There were no new contracts entered into since the date of last report.
2. There have been no changes in the development or to the redevelopment plan from that which have been previously submitted and there have been no required binding or cost benefit analysis. The roadway and utilities from the Dominion Building to the Saltwell interchange are completed. Additionally, a new right in off of Jerry Dove Drive was completed in 2017. The bonds were made available for the road extension project on September 3, 2015 and to date \$7,282,380 in project fund TIF bonds have been issued leaving \$263,679 available for additional TIF eligible expenditures.

Ms. Rachel Romano
Page 2
September 17, 2018

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Ronald W. Stanley", with a large, stylized flourish at the end.

Ronald W. Stanley
Manager

HIGH TECH CORRIDOR DEVELOPMENT, LLC

600 White Oaks Boulevard

P. O. Box 940

Bridgeport, WV 26330

Phone: (304) 624-4108

August 9, 2018

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

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

Dear Ms. Romano:

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

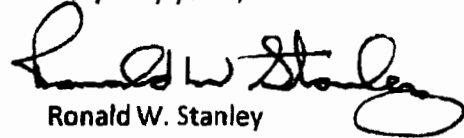
1. There were no contracts entered into during the last year.
2. There have been no changes in the development or to the redevelopment plan.
3. There has been no TIF qualified property acquired or disposed of during the reporting.
4. The number of new jobs created by TIF qualified projects is unknown.
5. The number of new jobs created in the TIF district are unknown.

Ms. Rachel Romano
Page 2
August 9, 2018

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

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

Very truly yours,

A handwritten signature in black ink, appearing to read "Ronald W. Stanley". The signature is fluid and cursive, with a large, sweeping flourish at the end.

Ronald W. Stanley
Manager