



400 White Oaks Boulevard  
 Bridgeport, WV 26330  
 (304) 933-8000 (304) 933-8183 Fax  
 www.steproe-johnson.com

Writer's Contact Information  
 (304) 933-8369  
 Robert.andre@steproe-johnson.com

**COPY**

September 30, 2011

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"

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, 2010 to June 30, 2011.

**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** - \$703,579.81 of which \$703,154.49 is tax collections and \$425.32 is interest.

*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
**TOTAL** - \$38,800.58 of which \$38,776.19 is tax collections and \$24.39 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:** \$703,579.81  
**PURPOSE:** Payment to Trustee on monthly basis.

*Harrison County Development District No. 3 "White Oaks Project No. 1"*  
**TOTAL:** \$38,800.58  
**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>
Class I	\$0.00	\$0.00
Class II	\$0.00	\$3,716,250.00
Class III	\$155,073.00	\$0.00
Class IV	<u>\$0.00</u>	<u>\$336,510.00</u>
<b>TOTAL:</b>	\$155,073.00	\$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>
Class I	\$0.00	\$0.00
Class II	\$0.00	\$17,480.00
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

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>Base Assessed Value (2011):</b>	<b>Personal Property</b>	<b>Real Property</b>
Class I	\$0.00	\$0.00
Class II	\$0.00	\$10,962,900.00
Class III	\$0.00	\$0.00
Class IV	<u>\$5,392,956.00</u>	<u>\$31,531,200.00</u>
<b>TOTAL:</b>	\$5,392,956.00	\$42,494,100.00

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

<b>Base Assessed Value:</b>	<b>Personal Property</b>	<b>Real Property</b>
Class I	\$0.00	\$0.00
Class II	\$0.00	\$16,860.00
Class III	\$0.00	\$20,060.00
Class IV	<u>\$3,995,881.00</u>	<u>\$9,293,580.00</u>
<b>TOTAL:</b>	\$3,995,881.00	\$9,330,500.00

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"*

<b>Base Assessed Value:</b>	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$0.00	\$0.00
<b>Class II</b>	\$0.00	\$14,679,150.00
<b>Class III</b>	\$155,073.00	\$0.00
<b>Class IV</b>	<u>\$5,392,956.00</u>	<u>\$31,867,710.00</u>
<b>TOTAL:</b>	\$5,548,029.00	\$46,546,860.00

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

<b>Base Assessed Value:</b>	<b>Personal Property</b>	<b>Real Property</b>
<b>Class I</b>	\$0.00	\$0.00
<b>Class II</b>	\$0.00	\$34,340.00
<b>Class III</b>	\$0.00	\$20,060.00
<b>Class IV</b>	<u>\$3,995,881.00</u>	<u>\$9,463,400.00</u>
<b>TOTAL:</b>	\$3,995,881.00	\$9,517,800.00

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.

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.

**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.

**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.

**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.

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

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

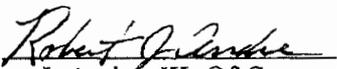
This Harrison County Commission, through the Sheriff & Treasurer of Harrison County is unaware of any outstanding tax increment financing obligations.

*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.

**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:   
Robert J. Andre, III, Of Counsel  
Steptoe & Johnson, PLLC  
400 White Oaks Blvd.  
Bridgeport, WV 26330

cc: Harrison County Commission

# GENESIS PARTNERS.

September 12, 2011

Mr. Robert J. Andre, Of Counsel  
Steptoe & Johnson, PLLC  
400 White Oaks Blvd.  
Bridgeport, WV 26330

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

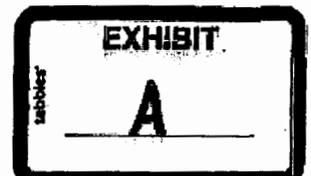
Dear Mr. Andre,

We are in receipt of your letter dated September 6, 2011 (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 current reporting year:

1. Reports or 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:

P.O. Box 1000 • Bridgeport, West Virginia 26330  
Phone: (304) 842-0880 • Fax: (304) 842-0824 • [www.genesis-partners.com](http://www.genesis-partners.com)

CHARLES  POINTE.



- *The Charles Pointe plan is consistent with that as represented by the approved Tax Increment Financing Application*
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 over 400 direct jobs and an estimated 1000 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, the new Steptoe & Johnson corporate 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 two 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, for the entire master plan area as well as complete build out 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, nearly 5 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 nearly 275,000 square feet. Names, addresses, phone numbers, and primary line of business information for owners and lessees are included in the enclosed Exhibit B. 200 residential units have been constructed to date and lots have been fully developed to allow for the construction of an additional 53 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. Construction is also underway on the 40 acre "Bridgeport Recreation Complex at Charles Pointe", a key amenity to the community and region, with opening anticipated in spring of 2012.*

- *Charles Pointe is a true public private partnership supported by multiple private and public funding sources. Charles Pointe has attracted over \$128 million in public infrastructure funding of which over \$53 million has been expended to date. Private investments to date total over \$225 million of which over \$75 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,



James A. Corton  
Genesis Partners, Limited Partnership

Enclosures  
JAC'sbf



**STEP TOE &  
JOHNSON**  
PLLC  
ATTORNEYS AT LAW

400 White Oaks Boulevard  
Bridgeport, WV 26330  
(304) 933-8000 (304) 933-8183 Fax  
www.step-toe-johnson.com

Writer's Contact Information  
(304) 933-8369  
Robert.andre@step-toe-johnson.com

September 6, 2011

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."

The Harrison County Commission has retained Steptoe & Johnson, PLLC 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 Assessor's Office if possible. If any questions or amounts are unknown, not in control of your office or not applicable please indicate. Please return any information to the attention of Robert Andre, Steptoe & Johnson, PLLC, 400 White Oaks Blvd., Bridgeport, WV 26330.

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.

Genesis Partners Limited Partnership  
Attn: James A. Corton, President  
September 6, 2011  
Page 2

We would like to have your response on or before September 30, 2011. Failure to respond will result in the County having to publish our official response, with your failure to respond being noted. Your prompt attention to this report is appreciated as our deadline for publication and submission of this report to the State is quickly approaching.

Very truly yours,



Robert J. Andre, Of Counsel  
Steptoe & Johnson, PLLC

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

EXHIBIT A

**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>
<b>Total Impacts</b>	<b>16,935</b>	<b>\$515,838,977</b>

Permanent Jobs:

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

**EXHIBIT B****Owner / Leasee Schedule**

<b>Business</b>	<b>Primary Business</b>	<b>Purchase Date/ Lease Date</b>	<b>Address</b>	<b>Phone Number</b>	<b>Employees</b>
Bridgeport Conference Center	Hospitality	6/21/2004	300 Conference Center Way	304.808.3000	37
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
Comvest	Municipal Financing	12/16/2005	735 Genesis Boulevard	304.842.6214	9
Exxon On The Run	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		0
VC Two LLC	Investor	10/23/2007 Contribution	600 Market Place Avenue	304.842.5461	0
Petroleum Development	Natural Resources	2/15/2008	600 Market Place Avenue Suite 201	304.842.3597	Included in F4 above
Petroleum Development	Natural Resources	8/1/2008 Lease	600 Market Place Avenue Suite 202	304.842.3597	Included in F4 above
Toothman & Rice LLC	Accounting Services	11/4/2008 Lease	600 Market Place Avenue Suite 100	304.624.5471	20
Harrison Rural Electrification Assoc.	Electric Utility	10/8/2008 Lease	600 Market Place Avenue Suite 104	304.624.6365	7
City of Bridgeport	Recreation Complex	12/16/2008	Forrester Boulevard		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
Bruceston Farm Service	Gas / Convenience / Restaurant	11/18/2010	55 Genesis Boulevard		15
Emtec Federal, Inc.	IT Applications / Service	3/31/2011	600 Market Place Avenue Suite 301		5
SAIC	IT Applications / Service	11/1/2011	600 Market Place Avenue Suite 108		5



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) 624-8559  
 REAL ESTATE DIVISION (304) 624-8521  
 FAX: (304) 626-1066



*Cheryl L. Romano*  
 ASSESSOR

September 12, 2011

Robert J. Andre  
 Steptoe & Johnson  
 400 White Oaks Blvd.  
 Bridgeport, WV 26330

Dear Mr. Andre:

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)

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	3,716,250
Class III	155,073	0
Class IV	0	336,510
<b>TOTAL</b>	<u>155,073</u>	<u>4,052,760</u>

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

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	17,480
Class III	0	
Class IV	0	169,820
<b>TOTAL</b>	<u>0</u>	<u>187,300</u>



2. The assessed value for the current tax year (2011) 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 2011.

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	10,962,900
Class III	0	0
Class IV	5,392,956	31,531,200
<b>TOTAL</b>	<u>5,392,956</u>	<u>42,494,100</u>

b. Harrison County Development District No. 3 "White Oaks Project No. 1"  
 Assessed Value for Current Tax Year 2011.

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	16,860
Class III	0	20,060
Class IV	3,995,881	9,293,580
<b>TOTAL</b>	<u>3,995,881</u>	<u>9,330,500</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

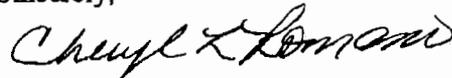
	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	14,679,150
Class III	155,073	0
Class IV	5,392,956	31,867,710
<b>TOTAL</b>	<u>5,548,029</u>	<u>46,546,860</u>

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

	<u>Personal Property</u>	<u>Real Property</u>
Class I	0	0
Class II	0	34,340
Class III	0	20,060
Class IV	3,995,881	9,463,400
TOTAL	<u>3,995,881</u>	<u>9,517,800</u>

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

Sincerely,



Cheryl L. Romano  
Assessor of Harrison County  
West Virginia

dw



# HARRISON COUNTY SHERIFF AND TREASURER

**ALBERT F. MARANO**  
TAX DEPARTMENT

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

September 23, 2011

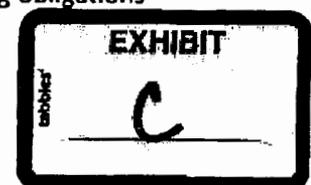
Robert Andre  
Steptoe & Johnson, PLLC  
400 White Oaks Blvd.  
Bridgeport, WV 26330

Re: Annual TIF Reporting for Fiscal Year Ended June 30, 2011

Dear Bob:

Per your request dated September 6, 2011 regarding the yearly TIF Report, I offer the following as my response. All responses are for the time period of July 1, 2010 to June 30, 2011.

1. Aggregate amount and amount by source of revenue:
  - a. Charles Pointe – Total - \$703,579.81 of which \$703,154.49 is tax collections and \$425.32 is interest.
  - b. White Oaks – Total \$38,800.58 of which \$38,776.19 is tax collections and \$24.39 is interest.
2. Amount and purpose of expenditures :
  - a. Charles Pointe - \$703,579.81 paid to the Trustee, distributed on a monthly basis.
  - b. White Oaks - \$38,800.58 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.

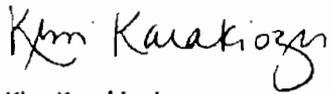


7. Other than the disbursements of the taxes and interest collected by this office and sent to the Trustee as noted in response to Question #2, this office is unaware of any other disbursements.

I have enclosed a copy of the Annual Sheriff's Settlement including only the Charles Pointe and White Oaks TIF Districts for the fiscal year ended June 30, 2011. 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,



Kim Karakiozis  
Chief Tax Deputy

## SHERIFF'S SETTLEMENT

West Virginia Code §6-8-5			
Line No.	Harrison County, West Virginia Albert F. Marano, Sheriff and Treasurer For the period of: July 1, 2010 to June 30, 2011 Harrison County, West Virginia	No. 274 TIF Fund Charles Pointe Fund #2	No. 275 TIF Fund White Oaks Fund #3
1	Unpaid Taxes 07/01/2010	5,941.10	0.00
2	Adjustments to Unpaid Taxes		
3	Current Year Taxes	723,051.18	39,606.50
4	Additional Levies	171.46	0.00
5	<b>Total Taxes Receivable</b>	<b>729,163.74</b>	<b>39,606.50</b>
6	Add: Interest and Fees Collected on Taxes	2,712.21	0.03
7	Computer Differences + or (-)	(0.37)	(0.01)
8	Deduct: Taxes Exonerated without refund	(6,151.49)	
9	Discounts	(13,264.02)	(830.33)
10	Land Sales Deductions	0.00	0.00
11	Ending Taxes Receivables 6/30/2011	(9,113.37)	0.00
12	<b>Net Taxes Collections</b>	<b>703,346.70</b>	<b>38,776.19</b>
13	Deduct: Exoneration with refund	(192.21)	0.00
14	Sheriff's Commission	0.00	0.00
15	Assessor's Valuations		
16	Add: Manual Distributions & Public Utilities		
17	<b>Total Taxes Collected</b>	<b>703,154.49</b>	<b>38,776.19</b>
18	Other Taxes		
19	Licenses and Permits		
20	Intergovernmental: Federal		
21	State		
22	Local		
23	Charges for Services: Sheriff		
24	County Clerk		
25	Circuit Clerk		
26	Magistrate		
27	Assessor		
28	Other		
29	Fines and Forfeits		
30	Interest on investments	425.32	24.39
31	Miscellaneous		
32	<b>Total Revenues &amp; Receipts</b>	<b>703,579.81</b>	<b>38,800.58</b>
33	Disbursements: Orders Issued	703,579.81	38,800.58
34	AVF Share of Taxes		
35	Sheriff's Commission		
36	<b>Total Disbursements</b>	<b>703,579.81</b>	<b>38,800.58</b>
37	Excess of Revenues over Expenditures	0.00	0.00
38	Transfers		
39	Beginning Balances	0.00	0.00
40	Audit Adjustments		
41	<b>Ending Balances 6/30/2011</b>	<b>0.00</b>	<b>0.00</b>

**HIGH TECH CORRIDOR DEVELOPMENT, LLC**

**30 Columbia Boulevard  
P. O. Box 1532  
Clarksburg, WV 26302-1532  
Phone: (304) 624-4108**

September 29, 2011

Robert J. Andre, Of Counsel  
Steptoe & Johnson, PLLC  
400 White Oaks Boulevard  
Bridgeport, WV 26330

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

Dear Mr. Andre:

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 September 21, 2010, a copy of which I have attached for your convenience. Responding in the order of your request the information is as follows:

1. There have been no new contracts entered into for TIF qualified improvements and the Summary provided last year still applies.
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.
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.



Robert J. Andre, Of Counsel  
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September 29, 2011

5. There have been no new jobs created by TIF qualified projects although the jobs reported in the last report have continued.

6. The number of jobs created by TIF qualified activity has not changed since the last report as to the number of jobs or annualized wages and benefits being paid.

In summary, the TIF qualified construction remains virtually complete and some non-TIF construction remains. During the reporting period two office buildings have been completed having an approximate cost of 28 million dollars and there is currently under construction a bank, a restaurant, and a hotel having an estimated cost of 10 million dollars, has been completed and is open. In addition, there is anticipated to commence within the next reporting period construction of an additional hotel as well as other commercial projects including additional office buildings and a convenience store.

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

Enclosures