

August 29, 2017

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

City of Bridgeport
County of Harrison
State of West Virginia

REGULAR SESSION:

At 7:37 a.m. the Bridgeport Development Authority met in the Conference Room of the Bridgeport Municipal Complex at 515 West Main Street.

MEMBERS PRESENT:

Andy Lang, Jeff Smell, Drew Pomeroy, Bridget Furbee, Mark Bonamico, John Stogran, Darrell Bowen

MEMBERS ABSENT:

Bob Rector, Okey Bowers, Jeff Barger, Fred Sartoris and Doug Marquette

CITY STAFF PRESENT:

City Manager Kim Haws, Community Development Director Randy Spellman, Finance Director Monica Musgrave, City Clerk Andrea Kerr, and Administrative Assistant Tyler McHenry

APPROVAL OF MINUTES:

Minutes of the July 20, 2017 regular meeting were unanimously approved as presented on a motion by Jeff Smell; seconded by Bridget Furbee.

NEW BUSINESS:

1. Economic Development Update – Randy Spellman
 - Crystal Ridge is underway with Phase II, which created 60 +/- open lots to be sold for single family homes.
 - The Planning Commission approved 33 lots adjacent to Rosewood Heights.
 - The name for this development is still undecided.
 - Claude Ryan Jr. is the developer.
 - The two developments will add 100 signal family lots back into the community
 - Meadow Creek – Will be completing Phase I this fall.
 - 170 units will be for sale or lease.
 - Phase II will consist of an additional 107 units.
 - After completion Meadow Creek will have a total of 277 units.
 - Lodgeville Estates – Finished 5 units, putting them half way through construction.
 - At this time they are not going to build the remaining 5 units.
 - White Oaks – Will construct another retail plaza parallel to the first retail plaza.
 - The second retail plaza is filled with two tenants and they are looking to place a third retail plaza.
 - Clear Mountain Bank will start construction this fall.

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- In 2018 we will need to update the comprehensive plan.
 - John Strogran asked if there are any updates with Menard's.
 - Randy Spellman stated the earliest Menard's will start construction will be March 2019.
 - Tommy Davis Garden Center sold.
 - Mark Bonamico asked if the new development on Rt. 58 will be accessible from Rosewood or there be a separate entrance.
 - Randy Spellman stated the new development will have a separate entrance, and at this time the design for the houses are patio homes.
 - Drew Pomeroy asked if any plans were submitted for the 4 acres on Platinum Drive, and Randy Spellman stated at this time no.
 - Mark Bonamico asked if there were any plans for the Valley Hills Plaza area.
 - Randy Spellman stated it has been sold to Pete Pro, along with Freedom Fast Lane.
 - Valley Hills Plaza will be renamed The Square of Bridgeport.
 - Pete Pro is looking to update the building, and bring in more upscale retails.
 - John Strogran asked if Skate World was still for sale, and Randy Spellman stated Skate World is under contract.
 - Jeff Smell asked what became of the properties that were auctioned at Cambridge Place, and Randy Spellman stated that both buildings sold for \$500,000.
 - Mark Bonamico asked if the new 911 center will benefit Bridgeport.
 - Randy Spellman stated from an economic stand point it would not, but it will bring employees into the area, and is a good location for the 911 center.
2. Economic Incentive Completed Audit – Wendy's.
- Andrea Kerr stated Wendy's wanted to do a Façade Improvement Grant through the City, and the City asked if they would add a fence to catch the debris.
 - The wall is in the process of being updated and cleaned.
 - The Façade Improvement Grant does not include the wall or fence.
 - The Façade Improvement Grant only included the three sides that are visible from the right of way.
 - The total that was spent in the renovations was \$135,306.00, and he qualifies with \$24,667.90 for the Façade Improvement Grant.
 - With the new ordinance he will be given a maximum pay of \$10,000.00.
 - Member Drew Pomeroy made a motion to approve; motion was seconded by Member Jeff Smell, and unanimously approved.
3. Consider request for Façade Improvement Grant for proposed project for the Chandler Building.
- Nancy Chandler submitted a request for the Façade Improvement Grant to paint the Chandler building on Main Street.

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- The estimate to paint the building will be \$10,515.95.
- She also owns the building where Gary Tucker's Hair Salon is, and would like to submit a request for a Façade Improvement Grant for that building in the future.
- The buildings having two different addresses, she will be able to submit a request for both buildings.
- The Chandler building will qualify at 75%.
- Darrell Bowen asked if painting qualifies for a Façade Improvement Grant, or is it more maintenance.
- Darrell Bowen stated maintenance should be the responsible of the property owner, and the grant is for updates.
- Bridgett Furbee asked what does the ordinance states.
- Andrea Kerr stated the ordinance says "Any property owner that remodels exterior façade of an existing structure, constructs an addition to the existing structure, or any ancillary improvements such as decretive features, curbing, sidewalks, and demolition visible from the right of way may be eligible. What does not qualify is paving the parking facilities, new construction, portions of exterior improvements not visible from the right of way, interior renovations, above ground or underground utilities, landscaping, and advertising signs."
- Randy Spellman stated if she is approved she would be get \$1,577.00.
- Member Bridgett Furbee made a motion to approve; motion was seconded by Jeff Smell, and approved 6 to 1.

DISCUSSION:

- Randy Spellman stated the tenant of Bridgeport Fast Lane is requesting a Façade Improvement Grant.
 - The tenant would like to take the hillside and add white decretive rock, with the Bridgeport High School's arrow head in the stone.
 - Bridgett Furbee asked if Dean could do some investigating to tighten the ordinance.
 - Randy stated Dean wants the decisions to be made from the Boards discretion.
 - Drew Pomeroy stated that since this request is not on the agenda, then we take it up on the September meeting.
- Andrea Kerr stated Dr. Miller's building is for sale.
- Drew Pomeroy asked if we can have a set day for the meetings.
 - Member Jeff Smell made a motion to meeting the first Tuesdays of each month; motion was seconded by Drew Pomeroy, and unanimously approved.

ADJOURNMENT:

Meeting adjourned at 8:20 a.m. on a motion by Member Mark Bonamico, seconded by Member Andy Lang, and unanimously approved.

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PREPARED BY:



Andrea Kerr, City Clerk

APPROVED:

3-13-18

Date



John Stogran, President