

July 20, 2017

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

City of Bridgeport
County of Harrison
State of West Virginia

REGULAR SESSION:

At 7:34 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, Fred Sartoris and Doug Marquette

MEMBERS ABSENT:

Bob Rector, Okey Bowers, Darrell Bowen, Jeff Barger

CITY STAFF PRESENT:

City Manager Kim Haws, Community Development Director Randy Spellman, Finance Director Monica Musgrave, City Attorney Dean Ramsey, and City Clerk Andrea Kerr

APPROVAL OF MINUTES:

Minutes of the March 15, 2017 regular meeting were unanimously approved as presented on a motion by Drew Pomeroy; seconded by Jeff Smell.

NEW BUSINESS:

1. Economic Development Update – Randy Spellman
 - For the 2017 calendar year there have been 392 permits issued equaling a total of \$29.9 million in estimated construction value. This time last year 452 permits were issued equaling a total of \$21.2 million in estimated construction value. The value of new construction would be higher if we could get more single family developments, but with the high demand there are very few lots actually available.
 - White Oaks - Majority of the activity has been constructed at the White Oaks area. White Oaks just began to break ground for Clear Mountain Bank. Clear Mountain bank has been in the Percheron building for a few years, and is looking to construct a stand alone building. That construction will be near the new one lane road, along with another strip building that will be parallel to the first strip building.
 - The first strip building is completely full with Cody's, McFly's, Oak Salon, Bonnie Bells, Dentist Dr. Rominger, and Hermosillas Deli.
 - Crystal Ridge Phase II or Bridgeport Heights - The development fell apart last year due to issues between the developer and builder. The development was 80% finish with three houses under construction and roads uncompleted. When the builders walked away

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the developer was unable to find someone to finish the construction. Home owners didn't want to purchase the homes and have another \$30,000 in road construction.

- The developer was sent a combination letter because the new homes were not habitable, not completed, and starting to fall in.
 - Thrasher is doing the design work for the second phase with 62 lots. Once the development is complete there will be available lots for single family homes.
- Worthington Village – S&A has pulled out and has decided to pull away from the development, where they have 9 lots under their ownership. Another company from Pennsylvania is supposed to come down and finish those 9 lots.
 - Moving forward into the next phases, Dan Ryan Builders might take the next 20 lots. They will build the entire house with multiple design options.
 - Meadow Creek – The development should finish phase 1 here soon with 172 units mix of townhomes and apartment buildings. People have been living there with heavy construction and not one complaint has come through.
 - The pool should be opening within the next two weeks. The developer created a rock feature formed from natural rocks from the sight location for the pool area. The developer will bring in an engineering firm that specializes in grouting to provide an inspection letter on the water features.
 - John Stogran asked about patio homes.
 - Randy Spellman stated the problem with patio homes is they contain a larger footprint than the standard two story, four bedroom homes, making them more expensive. Another issue is our environment doesn't support the typical demand of a small flat yard unless millions of cubic feet of dirt are moved.
 - Banking industry has very little interest in single family developments, they have more interest in clustered, large density developments.
 - Lodgeville Estates – The development is in the middle of construction with the completion of five buildings.
 - Simpson Creek Church - Expansions to the church are completed.
 - Summit Center - The Summit Center is through with the issues from the Fire Marshal. At first the Fire Marshal changed the plans with fewer restrictions. Then after the Summit Center became 90% complete, the Fire Marshal changed the occupancy back to the original state.

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- Kim Haws asked how can the Fire Marshal change the occupancy after a letter is sent stating the occupancy has changed to obtain lower restriction, and Randy Spellman stated the Fire Marshal does it every day.
- John Stogran asked about Menard's.
- Andrea Kerr stated they met with CEC and Genesis Partners signed the contract with Menard's. The contract states the store will open 2019.
 - CEC is doing all five of Menards locations in West Virginia, and they want Bridgeport's to be the first building opened.
 - Kim Haws stated there are 60 acres prepared for Menard's, and Menard's believes they are only going to need 30 acres. This leaves 30 available acres to be developed.
- Kim Haws stated that this area can only handle so much commercial, until the business starts taking away from other establishments. Any growth Bridgeport has needs to be industrial or manufacturing growth. We need to start bringing in those kinds of growth to balance out the commercial growth.
 - John Stogran stated he read in the paper about a delegation that Woody Thrasher had over in Japan.
 - There are Japanese aerospace companies that would like to come to Harrison County.
 - Kim Haws stated that some contact has been made but nothing is official. The companies can go anywhere in the United States.

2. Economic Incentive Update

- Andrea Kerr stated the spreadsheet shows the dates the BDA approval took place for the businesses.
 - Menard's and Linea Esthetics are the only two businesses that asked for the Business Sustainability Incentive, which will give them a credit of 90, 40, 40 on B&O for the first, second, and third years.
 - Dairy Queen and Carder Motors have already been paid for the Exterior Improvement Incentives grant, and the City is just waiting for Wendy's to turn in their receipts so they may be paid.
 - Mountain State Brewing Company is still interested in coming to Bridgeport but is having a difficult time finding a location to put the restaurant. There is contact made to the owner monthly, but as of this time there are no updates to report.
- Monica Musgrave stated that Menards, Linea Esthetics, and Mountain State Brewing Company is a credit on B&O tax and won't take the money towards a grant.
 - Dairy Queen and Carder Motors have already been paid for the exterior improvement Incentive grant.

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- Money has been encumbered for the Vintage Shop, Jason Underwood, Main Street Fitness, and Wendy's. The City is just waiting for the paper work to be able to pay them.
- Carder Motors, Jason Underwood, and Main Street Fitness were approved for the grant before it changed from a max of \$25,000.00 to a max of \$10,000.00.
- The amount available after the encumbered funds is a total of \$79,939.53.
- Drew Pomeroy asked how long do we give the businesses before they need to reapply for the grant.
 - Monica Musgrave states there is nothing in place at this time.
 - Andrea Kerr stated that Randy Spellman and her keep in touch with every business that applies.
 - Andrea Kerr stated once the paperwork is turned in, Randy Spellman takes pictures of the projects from the public right of ways. The receipts and pictures are reviewed to confirm if everything submitted qualifies for the grant.
 - Drew Pomeroy asked if we need to address the ordinance.
 - Andrea Kerr stated there are so many different circumstances why the businesses don't finish on time.
 - Kim Haws stated there has never been a situation where we have someone on hold and we couldn't award the grant to another business.
 - Randy Spellman stated once council approves the grant, Monica encumbers a purchase order. We could wait to encumber a purchase order once a building permit is obtained.
 - Drew Pomeroy stated we have three projects now that are from the old program. With the Mountain State Brewing Company, they applied in 2016 and will take at least another year to qualify for the grant. In that time what if the program changes again.
 - Kim Haws stated we grandfather the business into the program they applied to.
 - Andrea Kerr stated the owner of the Mountain State Brewing Company asked if he would need to reapply.
 - Randy Spellman stated the Board of Zoning Appeals had a similar issue and what they started doing is in their motions stating the projects need to be completed within six months of the approval date.
 - Randy Spellman stated he believes it would be appropriate for the president to send a letter to the applicants stating a deadline.
 - Doug Marquette stated if a business is tying up money that could benefit another business that we cannot approved the grant for, then we need address the issue.
 - Randy Spellman stated that this would not come into play with the Business Sustainability Incentives of the Economic Development Grant, that the board can stipulate a deadline within their motions.

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DISCUSSION

- Drew Pomeroy stated the CVB building should be completed by July 27, 2017, and will be able to take occupancy by August.
 - The lease with Fairmont State was secured for them to take the entire second floor, with a building permit to be issued soon for their nursing program.
 - 6,000 square feet of the building has not been occupied, due to the requirements being fluid.
 - We are securing artifacts from the state for the Hall of Fame.
 - Farmers market loves the space.
- Dean Ramsey requested the BDA to submit a letter of support for Skywest to be the air carrier at the airport
 - Member Drew Pomeroy made a motion to submit a letter of support for SkyWest; motion was seconded by member Mark Bonnamico and unanimously approved.
- Kim Haws asked if there has been any moment on Bombardier.
 - Dean Ramsey states Bombardier is still a go, but there has not been any further momentum on it.
 - Bridget Furbee asked what the issue was and Dean Ramsey stated that the issue is strictly corporate, nothing the community has done.

ADJOURNMENT:

Meeting adjourned at 8:14 a.m. on a motion by Member Jeff Smell, seconded by Member Bridgett Furbee, and unanimously approved.

PREPARED BY:



Andrea Kerr, City Clerk

APPROVED:



Date

John Stogran, President