

April 7, 2014

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

City of Bridgeport
County of Harrison
State of West Virginia

REGULAR SESSION:

At 6:30 p.m. the Bridgeport Development Authority met in the Council Chambers of the Bridgeport Municipal Complex at 515 West Main Street.

MEMBERS PRESENT:

John Stogran, Bridget Furbee, Robert Rector, Jeff Smell, Mario D. Blount, Darrell Bowen, Okey Bowers, Bill Haller, Tom Bush and Bobbi Warner

MEMBER(S) ABSENT:

Joe Murphy and Drew Pomeroy

CITY STAFF PRESENT:

City Manager Kim Haws, Community Development Director Randy Spellman, City Attorney Dean Ramsey

APPROVAL OF MINUTES:

Minutes of the January 20, 2014 regular meeting were unanimously approved as presented on a motion by Kim Haws; seconded by Bob Rector.

NEW BUSINESS:

1. Economic Development Update
 - a. Johnson Ave.-across from Sheetz-framing still going up for the new Total Dental Office Complex. It will be two stories and they will occupy the 2nd floor. There is room on the first floor for three tenants. Unofficially confirmed, there is one tenant already. The value is \$1.9 million and does not include the first floor tenant buildouts. We won't know that until they file for building permits.
 - b. White Oaks – the Comfort Suites is catching up with the Courtyard by Marriott. Both of those should be open in the next 60 days. Both are starting to hire staff and will be a nice addition. UHC Orthopedic and Spine Center is on the UHC complex. It is about \$13.6 million and 58,000 sq. feet. About one year completion. State of the art and very high tech for anyone needing those services. Dominion Resources Headquarters has started moving ground and clearing the site. That is \$1.5 million worth of work and will continue for a while before they start construction which will cost approximately \$30 million. Looking at a 2015 opening.
 - c. Charles Pointe – Meagher's Irish Pub getting ready to open. Beautiful place and very excited. Hoping to open at the end of April. The building is 5,129 sq. ft. Bridgeport Family Pharmacy-Spatafore family-by Mia Margarita. Sherry's Closet (Dry Cleaners) will be opening by Mia Margarita also. One empty tenant spot in Building 1.

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

April 7, 2014

Page Two

- d. Bridgeport Family Chiropractic – expanding their business. \$500,000 construction cost. Will be open in approximately three months. Being built in front of Bridgeport Manor.
 - e. Community Pharmacy of Bridgeport-Steve Toompas (owner of Town & Country) will be opening the pharmacy at the old Prescription Shoppe.
 - f. Need residential lots in Bridgeport.
 - g. Kim Haws mentioned that he sits on the Harrison County Development Authority board. There has never been a professional staff. Consultant was brought in to study the development authority and give some recommendations about what should be done county wide to increase economic development. Been discussion between the HCDCA and the Harrison County Economic Alliance about creating a separate entity that will have some public component to it. Without buy-in from the private sector, it won't happen. Will require some seed money. Doesn't know when it will come to fruition, but Mr. Haws is optimistic. It doesn't affect the Bridgeport Development Authority. There will be tiered buy-in. There will have to be financial participation to have a voice in the organization. The only revenue is a \$30,000 economic development grant from the state which is matched from the county. Any economic development that occurs will benefit the entire county.
2. Consider and act on the property trade at Meadowbrook Industrial Park.
- a. Randy Spellman stated that city council did authorize to turn the 3.171 acres (that we currently own) over to the development authority. The development authority is now in charge of that property. The developers of that park donated some acreage in the flood plain to the city. Since then, they have a couple of acres that's adjacent to the 18 acres. They made the request to trade our 3.171 acres with those two acres. The two acres is contiguous to the 18 acres, so it would put all of the acreage together and it would open up the other side to potential clients. The 3.171 acres has an appraisal that is higher than the 1.54 acres. 1.54 acres = \$185,000; 3.171 acres = \$250,000. Mr. Haws said that they gave us the 18 acres with the assumption that the other acreage would be butted up against it.
 - b. Resident Mike Fresa provided pictures and said that the appraisals are subjective. He suggested that the city go to the park and put up some stakes. You can't take the taxpayers money and bet on what's going to possibly be there. This city should have a fiduciary responsibility for taxpayers' money. Table this action, do the right thing for the citizens.
 - c. Councilor Darrell Bowen stated that the lot we've been asked to trade for is substantially less than the one we currently have.
 - d. Mr. Haws stated that the group can do one of three things: deny it, do the trade, agree to a trade if they can demonstrate an economic development.
 - e. Bridget Furbee asked that this item be tabled due to insufficient information. The door isn't closed, just want to revisit it.
 - f. Jeff Smell made a motion to table this agenda item; motion was seconded by Bob Rector and unanimously approved.

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

April 7, 2014

Page Three

3. Update on the Rental Inspection Program.
 - a. Randy Spellman stated that it has been in the news and wanted to update the Development Authority. The city doesn't have a problem, but we have approximately 600 apartments now in the city. Council wanted to be proactive. Ran into a glitch trying to find someone who was willing to work for three months a year. It was decided to hire a Parks & Rec employee, full-time for nine months a year. Will work in Randy's department for three months. Start date will be December 2014. Every rental unit will be inspected every two years. The ordinance hasn't been created yet. Will be ready to go in front of council in September or October. There will be an inspection checklist (smoke detectors, operable windows, no holes in the party wall, etc.), if there are any issues, the landlord will have to pull a building permit. \$25 for the inspection will be proposed. Employee will have construction knowledge. Do half one year and half the second year. The fee will be tiered if a landlord owns many units. That is still being discussed.

ADJOURNMENT:

Meeting adjourned at 7:40 p.m. on a motion by Board President John Stogran, seconded by Board Member Bob Rector, and unanimously approved.

PREPARED BY:

Andrea Kerr, City Clerk

APPROVED:

Date

JOHN STOGRAN, PRESIDENT