

January 20, 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, Drew Pomeroy, Bridget Furbee, Robert Rector, Jeff Smell, Mario D. Blount, Darrell Bowen, and Bobbi Warner

**MEMBER(S) ABSENT:**

Bill Haller, Joe Murphy, Okey Bowers, and Sharron Stephens

**CITY STAFF PRESENT:**

City Manager Kim Haws, Community Development Director Randy Spellman, City Clerk Andrea Kerr

**The last council meeting, Sharon Stephens asked to not be reappointed to the Development Authority. Tom Bush has graciously agreed to be a part of the Development Authority. He comes from the FBI and he definitely has a lot of experience.**

**APPROVAL OF MINUTES:**

Minutes of the November 4, 2013 regular meeting were unanimously approved as presented on a motion by John Stogran; seconded by Darrell Bowen.

**NEW BUSINESS:**

1. Economic Development Update
  - a. At Charles Pointe-Mia Margharita opened at the Charles Pointe Commons, joining Cardinal Pediatric, Firehouse Subs, US Cellular and others. On the other side of the plaza (Commons II) will be Meagher's Irish Pub. A 5,000 square foot building owned by Tim and Jade Meagher. They will be open by late spring.
  - b. White Oaks-Courtyard by Marriott continues to be under construction. They are talking about a late spring, early summer opening. The Comfort Suites Extended Stay may be open before the Courtyard. Justice Federal Credit Union is settling in. Thrasher Engineering is up and running now.
  - c. Finishing plan review for the musculoskeletal rehabilitation facility that UHC will begin construction on this spring. It is a 58,000 square foot building and about a \$15-\$18 million project. Went out to bid.
  - d. Dominion Resources building in White Oaks should get started in late spring.
  - e. The Meadowbrook Mall has completed their punchlist. Renovations were completed in November, but they still had a punchlist. Officially complete now.

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- f. The Springhill Suites (by Wendy's) is under construction and looking at a summer opening.
  - g. Ended up with a really good year this year. Once again, the dilemma is housing as we enter into the next construction season.
  - h. Hope to hear some announcements from the airport this year as well.
  - i. Food Fresh-the city had made some attempts to contact other grocery chains. Even if these chains wanted to move to Bridgeport, it would be 2-3 years before they would open. The next grocery store will be the Shop-n-Save in 2015. The owner of the Food Fresh is close to signing a lease with another company that will be operating out of the old Food Fresh. It will not be a grocery store.
  - j. Total Dental Building is just coming out of foundation. It is a \$1.9 million building. The 2<sup>nd</sup> floor will be Total Dental and the first floor will be two retail tenants and an office tenant.
  - k. The plaza across from Sheetz-Dan Cava is still kicking around ideas and will make up his mind in March.
  - l. Tom Bush asked about leasing protocol-anyone that gets a lease, they don't have to get approval or licensing from the city? Randy Spellman stated that if someone has an interest, they contact his office to check on zoning to see if it's permitted use before they start renovations. If not, they have to request a zoning amendment, a variance or move somewhere else. No one usually signs a lease until they've contacted the city.
  - m. City Attorney Dean Ramsey asked if the Food Fresh is in B1? Randy stated that it's B2. B2 starts at the intersection of Virginia Ave. The Getty Station is B1 and Rite-Aid is B2. The difference between the two is the size of retail uses. The two main differences: B2 can apply for a liquor license, can have some outdoor storage.
  - n. There will be a car lot going into the Getty Station within the next couple of weeks. Mayor Blount stated the he received a call regarding the sale of that piece of property for \$300,000. The appraisal came back at \$250,000.
  - o. Mr. Haws wanted to know what everyone would see the use of that building being. Suggestions were: Child care, sweet shop, Kopp wanting to expand parking, welcome center to the City/downtown, historical society, veteran's memorial. Darrell Bowen mentioned that anything you put in there will have an issue with getting in and out. Mario Blount mentioned that council considered expanding our rail to trail system and using that area as green space. Randy Spellman said that with a welcome center, you would have to look at yearly upkeep and staffing. That could get expensive.
  - p. Bridget Furbee mentioned an ongoing issue with power being out at White Oaks. She realizes it isn't a city issue, but it is an issue and we have to keep that in mind when developing new areas.
2. Incentivizing the construction on affordable housing.
    - a. Mr. Haws stated the reason it is on here is because of an outgrowth of the city's comprehensive plan. In the plan, it states that there is a need for housing and we need to expand our housing stock. There is a need for one story houses for seniors

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or maybe starter homes. The cost for developing the property is great here because of the topography. The city could become involved in that. Maybe the city does the developing of the property so a builder can come in and build a home and make money on the construction. This is a preliminary discussion to be thinking about this. We need to look at how the city can stimulate affordable housing. Maybe it isn't the function of the city at all. The comprehensive plan will be emailed to all board members.

- b. Mr. Haws is suggesting board members to read the plan, and review it to be able to make suggestions to council. Randy Spellman stated that the plan mentions two growth scenarios: 200-400 units by the year 2045 of mixed housing, other than 3-4 bedrooms, two story stacked houses.
3. Consider lease agreement for land on Platinum Drive.
  - a. Drew Pomeroy stated that the CityNet building that was once owned by Platinum Properties was purchased by CityNet this past Friday from Platinum. When the bank came to survey the property, they realized the back corner of the parking lot was not on the plot of land. CityNet asking for an easement. City Attorney Dean Ramsey said that the parking area is owned by the Development Authority and is subject to the deed of trust. It is also bound by agreement that if it's sold, Petroplus Properties has the right to sell it.
  - b. Jeff Smell made a motion to create a license or easement for purpose of parking vehicles for a term of 40 years subject to any restrictions in the deed of trust; motion was seconded by Bob Rector and unanimously approved. Drew Pomeroy recused himself due to the fact that he is a CityNet employee.
4. Transfer of 3.171 acres at the Meadowbrook Industrial Park from the City of Bridgeport to the Bridgeport Development Authority.
  - a. Community Development Director Randy Spellman said that City Council unanimously approved the transfer the 3.171 acres to the Development Authority. When we were looking to annex the Meadowbrook Industrial Park, we were looking at different types of developers to come into the city. We were also looking to expand the city, so City Council purchased the property in 2010. In 2012, the developers came to us with 18 acres that was of no use to them. They offered to give that property to the city to get it off of their ownership records. This gave us 18 acres for storage capabilities or other wetlands throughout the city. The city accepted it. The developers have interest in the 3.171 acres. They offered to trade us 1.54 acres for the 3.171 acres. The 1.54 acres abuts our 18 acres. About 1 ½ acres is good acreage. Even though we are getting less land, it will be contiguous and ¼ acre more will be usable. In July 2013, we had appraisals on the 1.54 (\$185,000) acres and the 3.171 (\$250,000) acres. We would end up with 2.7 acres of useable land. It is city staff recommendation to get our land contiguous and to give us more usable land and give the developers the option to make their land more marketable.
  - b. City Attorney Dean Ramsey stated that this would be an equal trade but the city already owns that 1.2 acres. The developers made a mistake because they were in such a rush to get it done by December 31, 2013. Kim Haws said that this board

needs to accept ownership of the transfer of acreage and needs to address the issue of making that trade.

- c. Darrell Bowen is opposed to making the trade due to the fact that the city paid \$300,000 and they are asking to trade it for a smaller piece of property that is only worth \$185,000. He would give back the 1.2 acres they gave to us because we didn't pay for it.
- d. Drew Pomeroy made a motion to accept the transfer; motion was seconded by Jeff Smell and unanimously approved.

**ADJOURNMENT:**

Meeting adjourned at 7:33 p.m. on a motion by Board Member Drew Pomeroy, seconded by City Manager Kim Haws, and unanimously approved.

**PREPARED BY:**

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Andrea Kerr, City Clerk

**APPROVED:**

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Date

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JOHN STOGRAN, PRESIDENT