

June 2, 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 Conference Room of the Bridgeport Municipal Complex at 515 West Main Street.

MEMBERS PRESENT:

John Stogran, Bridget Furbee, Robert Rector, Mario D. Blount, Darrell Bowen, Tom Bush, Bobbi Warner, and Drew Pomeroy

MEMBER(S) ABSENT:

Joe Murphy, Jeff Smell, Okey Bowers, and Bill Haller

CITY STAFF PRESENT:

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

APPROVAL OF MINUTES:

Minutes of the April 7, 2014 regular meeting were unanimously approved as presented on a motion by Bob Rector; seconded by Bobbi Warner.

NEW BUSINESS:

1. Economic Development Update
 - a. White Oaks – Courtyard by Marriott should be open by the end of June. UHC Orthopedic and Spine Center is on the UHC complex. It is about \$13.6 million and 58,000 sq. feet. Foundations are in and they are out of the ground. Underground plumbing is in place. No issues so far. The Comfort Suites should be open by mid-summer. They wanted to open in the beginning of summer but ran into some road blocks. Another hotel (no name announced yet) should be starting in White Oaks this summer. That makes four hotels in White Oaks and will be across from the Holiday Inn Express and that bodes well for the pocket park. All improvements will be paid for by the CVB.
 - b. Bridgeport Family Chiropractic, down by Bridgeport Manor, should be open sometime this summer. They are relocating from the plaza behind Sheetz.
 - c. Dominion Resources are starting some foundation work. City issued a partial permit for \$1.7 million. A \$1.5 million site and grading permit was previously issued. Randy had two meetings with architects going over some changes that Dominion wanted.
 - d. Healing Minds is now open in Progress Building in White Oaks.
 - e. Simpson Elementary is starting the process of taking down the tower and starting Phase II for \$2.1 million.

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- f. The 24-unit apartment building at Country Meadows has not started. Should be starting in the next 30 days. They are doing their due diligence.
 - g. Total Dental is framed up and should be getting it closed in soon. They are looking at an August opening. Subway will be one of the tenants with a drive through window. They are still looking for other tenants.
 - h. The City is at \$21 million in construction for the calendar year.
 - i. Mario Blount stated that even though Dollar General isn't a grocery store, it is clean; it's bright and has milk and bread.
2. Meadowbrook Industrial Park Update.
 - a. Randy Spellman stated that it was the wish of the development authority to hang tight and see what the owner's may produce. Some members want to go ahead with the trade. Since we have two different prices and appraisals and if they were willing to pay the difference in the appraisals, we would make the land swap. The Park owners want to wait and see what potential opportunities come through. If there was something the city needed to be involved with, they would let us know. As of right now, we are holding where we are.
 - b. Darrell Bowen said that we need to keep in mind the size of the development and what the city can expect. Are we looking for taxes, jobs, etc.? The piece of property they are asking us to trade is a difference of \$115,000. What will the citizens get out of this? We need to temper what we are going to give up with what we will receive.
3. Discussion of Amendments to Incentive Program.
 - a. Randy Spellman stated that this is on the agenda because the City hasn't made any amendments to this program since 2008 and 2002 before that. The way of doing business is changing and people in other areas were interested in the package. The City wants to bring people into the City, no matter what part of town they want to be in. Anything added to the policy will be highlighted in yellow and anything to be removed will have a gray line through it.
 - b. The incentive revisions as discussed during the meeting are attached to the end of the June 2, 2014 minutes. Additions are highlighted in yellow and deletions are crossed out in gray.
 - c. Motion to approve the Incentive Revisions was made by Member Drew Pomeroy; motion was seconded by Member Mario D. Blount and unanimously approved.
4. Discussion concerning Marketing Materials.
 - a. The City created a Marketing Brochure. If a company comes in, we don't have a package put together for them. Does the authority feel we should expend money to supply a packet to a company that inquires about the city?
 - b. Drew Pomeroy stated that the CVB is in the process of putting together a hard back book with the top 40 stories of every year.

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ADDITIONAL COMMENTS:

- Bob Rector and Randy Spellman met with Harrison County Bank. If there is anyone that wants to use the loan they will be presenting it to the board and would like to partner on the loan incentive.
- Drew Pomeroy stated that in the August meeting we need to focus on WorkForce training. There are issues that need addressed. Possibly meet with Dr. Rose.

ADJOURNMENT:

Meeting adjourned on a motion by Member Bridget Furbee, seconded by Member Bob Rector, and unanimously approved.

PREPARED BY:

Andrea Kerr, City Clerk

APPROVED:

Date

John Stogran, President