

October 6, 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, Robert L. Greer, Okey Bowers, Bill Haller, Drew Pomeroy, Darrell Bowen, Jeff Smell, Bob Rector, and Bridget Furbee

MEMBER(S) ABSENT:

Joe Murphy, Tom Bush, and Bobbi Warner

CITY STAFF PRESENT:

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

APPROVAL OF MINUTES:

Minutes of the June 2, 2014 regular meeting were unanimously approved as presented on a motion by Drew Pomeroy; seconded by Jeff Smell.

NEW BUSINESS:

1. Economic Development Update
 - a. Through September of this calendar year, the city has issued 477 building permits, at a construction value of \$54.3 million. It has been a successful calendar year so far. The city has collected \$390,000 in building permit fees. The cost of construction has remained around \$54 million every year for the last 4-5 years.
 - b. White Oaks – the Pocket park – The Holiday Inn Express had a triangle of land that they wanted to donate. The CVB provided the funding for the park and once it's complete it will be given to the City to maintain. It is located beside the Holiday Inn Express to be used for anyone in White Oaks or anyone visiting. It has a small play area, a basketball hoop, benches and picnic tables. There aren't any lights for the basketball court. Should be finished within the week.
 - c. Hawthorne Suites is starting their foundation work. They are doing hydraulic pilings right now.
 - d. The UHC Spine & Orthopedic Center is shelled in and work is underway. They have a date of January 15, 2015 to open.
 - e. An eight unit retail bay is starting in White Oaks. There aren't any tenants signed on yet. They have just begun grading work.
 - f. Dominion Resources – elevator walls are up and it is starting to take shape.
 - g. Comfort Suites is now open.

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- h. Finish Line at the Mall is doing a cosmetic remodel. Will be done within the week.
 - i. Stonebridge Apartments at Country Meadows have started foundation work and footers have been poured.
 - j. Springhill Suites by Wendy's is shelled in and interior work is beginning.
 - k. Plans were submitted today for a Sweet Frog at Charles Pointe.
 - l. Tim Horton's is going in at the BFS at Charles Pointe.
 - m. John Strogan asked about Biafore addition at White Oaks. Randy Spellman stated that the city has some utility work to do first and engineering is working on it now. It will be a nice project.
 - n. Darrell Bowen asked for a grocery store update. Randy Spellman said the developer is still looking for it to be a 2015 project. Mr. Bowen said that we should contact him because Bridgeport doesn't have a grocery store. Mr. Spellman said that the developer only does one store at a time. Everyone should check out Dollar General for the time being. It is also convenient.
 - o. Has there ever been the thought of a Whole Foods grocery store? Mr. Spellman said that it has been talked about for years, but nothing has developed or been submitted.
 - p. What is going on beside Planet Fitness at the mall? Mr. Spellman stated that a large rock came out of the hillside and they are going to put in concrete lane dividers due to liability.
2. Incentive Policy Update
- a. Randy Spellman wanted to let members know that City Council has finished the two readings for the incentive policy and adopted it. It is a great package. The loan program is a reference through the BDA board. The grant, which is the grant that goes through a percentage of B&O from the project, and once all the B&O is realized, it is paid.
 - b. The last incentive project we had was the Meadowbrook Mall. 50% was given back to the developer and 50% goes to the BDA as seed money. The BDA has \$96,332.74 available for the loan program. An applicant comes to City staff, city staff reviews the application, it goes before the BDA, approved by the BDA and goes to Council.

ADDITIONAL COMMENTS:

- Mr. Haws stated that the City is going into our Annual Strategic Planning meeting in October/November and wants to know if there are any issues from the BDA that needs council attention.
- Drew Pomeroy was approached by White Oaks regarding Phase II and they are eager to work cooperatively with the BDA and the City to get Phase II going. They will be starting next year and Drew asked them to come to this board to present any ideas. Phase II is by Rt. 131. They want to be visible from the interstate and a lot of dirt will have to be moved to make that happen.

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- Drew also stated that the State Tourism Commission will be in October in Bridgeport. Amy Goodwin will be the Fall Harvest Speaker on October 15th. They will host the first Big XII team – Baylor in October. TCU will also be staying in Bridgeport.

ADJOURNMENT:

Meeting adjourned at 6:55 p.m. 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