

March 15, 2017

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

City of Bridgeport

County of Harrison

State of West Virginia

REGULAR SESSION:

At 7:40 a.m. the Bridgeport Development Authority met in the Conference Room of the Bridgeport Municipal Complex at 515 West Main Street.

MEMBERS PRESENT:

Jeff Smell, Drew Pomeroy, Bridget Furbee, Mark Bonamico, John Stogran, Fred Sartoris and Doug Marquette

MEMBERS ABSENT:

Bob Greer, 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 August 30, 2016 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

- Meadowbrook Mall – Sears is planning on being closed within the next 30 days, but the owner of the mall is working on getting new tenants.
 - City is hoping there will be new tenants after the National Retailors Show in May. There is a lot of potential for the space that will be available from the old Sears retail.
 - There are many stores remodeling throughout the Meadowbrook Mall. Journey's has remodeled their store completely. Elder Beerman is doing a "Light and Bright" project to their clothing store, which consist of replacing the carpet, repainting, and replacing light fixtures.
 - Maurice's is a new retailer that is coming into the Meadowbrook Mall. They plan on opening within four to six weeks in the location of the old Gaps outlet.
- CVB Building – The building is 80-85% complete and is estimated to open around the middle of April. CVB, as well as Connect Bridgeport will be occupying this building.
- Meadow Creek – The Meadow Creek development is moving at a brisk past. There is a completion of 160 units out of 284 units, with an estimate for completion to be a year to a year and a half.
 - The development is creating a master green space and right-of-way. This will control all green spaces. Residential code states that 50% of the area has to be

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

March 15, 2017

Page Two

green, and with this development it will consist of common area on the hill side.

- Lodgeville Estates – 5 units of the 10 units approved have been or are currently under construction, along with the club house and pool. The developers are planning on stopping after the 5th unit to see how the market does before completing the other five units.
- Summit Center – There will be a new facility on the third floor of the building that Dave Biafore built out at White Oaks. This new facility should be complete within the next few weeks.
 - The hospital may be taking the first and second floor of that building. If this occurs the building will be completely a medical building. If the medical center does take over those floors, Dave Biafore plans on building another building for either retail or restaurant's.
- Manchin Group – Is planning on opening a twenty one bed assisted living at White Oaks. The plans have been approved by the City Engineer, Beth Fox, and the estimate start will be in April.
- Member Drew Pomeroy asked if there was a new update for the retail center at White Oaks.
 - Community Development Director Randy Spellman stated no, but he did receive a call from Lee Gustafson about the requirements for a range hood. At this time the idea is the space will be used to make food products for resell, but at this time there is not a name associated with it.

2. Consider request for Façade Improvement Grant for proposed project for Wendy's.

- Wendy's has been purchased by a group out of Kentucky who plans on remodeling a majority of the Wendy's restaurants in the area. The principle of the group, Dave Wendell, has taken an interest in the wellness of the community by cleaning, painting, and repairing the supporting wall adjacent to the Wendy's property.
- There are many cosmetic repairs that this new group plans on doing to the building, and in doing so has applied for the Façade Improvement Grant. This grant states that there is a minimum repair budget of \$50,000 for the \$10,000 grant. This group qualifies with a minimum budget of \$58,110 out of an estimate repair budget of \$130,000.
- The Façade Improvement Grant states that the improvements must be seen from a public right of way. The improvements that are going to be visible are for the roof, masonry, paint, metal panel system, exterior tile, new windows, drive through canapes, and a black chain link fence that was requested by the City of Bridgeport to add to help prevent garbage from blowing over the hill. The work that will be done is 75% to 100% visible from the public right of way.
- The money that has been approved for the grant will come out of General Capital, Reserve Fund, and Development Authority which equals \$98,000.

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

March 15, 2017

Page Three

- The Façade Improvement Grant has been very popular with the business owners in Bridgeport. Dairy Queen, Mark Carder Motors, Gina Stalnaker, and Main Street Fitness have all applied and been approved for the Grant.
 - The City is also planning on contacting the owner of the appliance repair at the old Getty Station and the owners of the businesses that can be seen from the new parking lot.
 - Member Doug Marquette asked what is going on with the building across from Tom Davis.
 - Community Development Director Randy Spellman states that the building was rented from John Demarco. The renters plan on turning the new building into a used car lot, as well as a hair salon.
 - Member Jeff Smell made a motion to approve the request for Façade Improvement Grant for proposed project for Wendy's. Motion was seconded by Member Bridget Furbee and unanimously approved.
3. Consider request for Business Sustainability Grant for proposed new construction project.
- Menards Incorporated, originated out of Wisconsin, is looking to start a new construction project on 17 acres in the Charles Pointe area. This new building is estimate to be 200,000 sq ft with 40 full time employees, 80 part time employees and an annual pay of \$2,000,000.
 - The new facility is looking to request the Business Sustainability Grant which provides a 90% tax abatement the first year, 40% the second year, and 40% the third year. The city does not have to worry about budgetary.
 - Menards plans to only have two locations in West Virginia. The first location will be here in Bridgeport, WV and the second is the Highlands in Wheeling, WV.
 - City Manager Kim Haws asked what the construction cost will be.
 - City Clerk Andrea Kerr says that the estimate cost for construction will be \$10 million.
 - Member Doug Marquette asks where in Charles Pointe will Menards speculating to build.
 - Community Development Director Randy Spellman states that they are plaining on removing the high wall across from the main entrance from Genesis Blvd., and building in the back area.
 - City Clerk Andrea Kerr makes note that the principle of Menards does plan on meeting with the City in March.
 - President John Stogran asks if there are no objections that he speaks to Mark Dellana and Jamie Corton to let them know it is important that they meet with the City. This will be a good assist to the City and would hate to see it slip away because of lack of communication.
 - Member Doug Marquette asks what the incentive was when Home Depot came to the area.

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

March 15, 2017

Page Four

- Community Development Director Randy Spellman states that Home Depot received the Economic Development Grant which is granted a percentage based on the infrastructure construction.
- Member Drew Pomeroy asked if the city has any concerns of revenue lost from the businesses that are already in the area.
- Conversations with the members agree this will fall within the sales tax.
- Jeff Smell asked for Code Enforcement Director Randy Spellman to state the variance that Menards is requesting.
- Community Development Director Randy Spellman states that Menards has requested to variance, one for parking and one for signs. The requests were submitted before an official meeting. The City plans on going over those variances when Menards and the city can meet.
- Jeff Smell asked if there are any issues and Randy Spellman states no.
- City Manager Kim Haws states that this will be a great project and that there needs to be something around the Charles Pointe Area.
- Member Drew Pomeroy made a motion to approve the request for Business Sustainability Grant for proposed new construction project. Motion was seconded by Member Doug Marquette and unanimously approved.

DISCUSSION:

- President John Stogran asked if Member Drew Pomeroy would give an update on the Gigabit project.
- Member Drew Pomeroy states that the network goes for about eight miles already, from his office down through Lodgeville, by the schools, up around Oliverio's restaurant, and back to Member Drew Pomeroy's office. Three communities have been completed with the network, Briarwood, South Hills, and Rosewood.
- City Manager Kim Haws asked if there were any conflicts with the other utilities.
- Member Drew Pomeroy says no additional conflicts than what normally occurs.
- Member Mark Bonamico states he is very satisfied with the service.

ADJOURNMENT:

Meeting adjourned at 8:15 a.m. on a motion by Member Jeff Smell, seconded by Member Drew Pomeroy, and unanimously approved.

PREPARED BY:




Andrea Kerr, City Clerk

APPROVED:

7/20/17

Date



John Stogran, President

