

May 1, 2018

BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES

City of Bridgeport

County of Harrison

State of West Virginia

REGULAR SESSION:

At 7:31 a.m. the Bridgeport Development Authority met in the Conference Room of the Bridgeport Municipal Complex at 515 West Main Street.

MEMBERS PRESENT:

Andy Lang, Jeff Smell, Drew Pomeroy, Mark Bonamico, John Strogran, Doug Marquette, Fred Sartoris, Jeff Barger, and Bridget Furbee (via teleconference)

MEMBERS ABSENT:

Okay Bowers

CITY STAFF PRESENT:

Community and Economic Development Director Andrea Kerr, Finance Director Monica Musgrave, City Manager Kim Haws, City Attorney Dean Ramsey, and Administrative Assistant Tyler S. Grogg

APPROVAL OF MINUTES:

Minutes March 13, 2018 regular meeting were unanimously approved as presented on a motion by Jeff Barger; seconded by Jeff Smell.

NEW BUSINESS:

1. General Economic Development Update – Andrea Kerr

- Total construction as of May 1, 2018 is about \$21,500,000.
- The number of total permits issued as of May 1, 2018 is 267.
- Meadow Creek
 - There have been two additional multi-family units built. This is \$2,000,000 addition.
- Meadowbrook Mall
 - Tru South is moving locations within Meadowbrook Mall.
 - Torrid will be taking Tru South's old location within Meadowbrook Mall. Torrid will be a \$160,000 renovation.
- Papa Johns will be going in where the old Long John Silver's building is. This will be a 1,600 square feet and \$300,000 renovation. There will be an office spot for lease beside it.

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- Annexation
 - Trailhead Investment annexation request was passed by the City Council and the County Commission. It will go through the Bridgeport Planning Commission on May 14, 2018.
 - Comprehensive Plan
 - An update on the Bridgeport's Comprehensive Plan will begin on May 14th with City Council and the Planning Commission. On May 15th there will be a review with the City's Department Heads.
 - White Oaks
 - Regional Eye Care has received a permit for their shelf for the building. This permit is for \$412,000 and 8,400 square feet.
 - Clear Mountain Bank has broken ground. This is a \$1,500,000 and 3,200 square feet building.
 - Charles Pointe
 - Mountain State Brewing Company is in the middle of construction. This will be \$1,100,000 and 9,000 square feet building.
 - Everything seems to be on track for the work with Menards.
 - Bridgeport Public Library has begun their \$376,000 interior renovation. This renovation will consist of new flooring, light fixtures, and update electrical system.
 - Dan Ryan Homes has obtained a permit for three houses. This will be \$2,100,000 in construction. Their plan is to build 60 new homes and there are 10 homes under construction in the Worthington area.
2. Consider request for a Business Sustainability Incentive for proposed Johnstone Supply project.
- Johnstone Supply is a HVAC company that has been in Harrison County since 1998. They are looking to build an 18,000 square feet building around Platinum Drive. This building will be two story with a large showroom and warehouse on the first story and offices on the second.
 - The ordinance states the business that is requesting a Business Sustainability Incentive consists of a credit of 90% B&O tax on gross revenue for the first year and 40% for years two and three. Another qualification is that they have to have a minimum investment of \$100,000 and create three new jobs. The business must be located in B-1, B-2, or I-1 zoning district.
 - Johnstone Supply currently has seven employees and plans on hiring to have ten or twelve employees.

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- Monica Musgrave stated that they gave an estimate of \$3,000,000 in revenue based on the wholesale rate. Looking at the 90% 40% 40% for three years will be a credit of about \$6,300. The City will be receiving between \$4,000 and \$5,000.
 - Member Drew Pomeroy made a motion to approve; motion was seconded by Member Jeff Barger, and unanimously approved.
3. Discuss Linea Esthetics Economic Incentive.
- Linea Esthetics came to the board in 2016 asking for a Business Sustainability Incentive. One of the qualifications is they have to have three employees. It was brought to the City's attention that they only have one employee. The board needs to determine whether Linea Esthetics still receives the incentive.
 - Monica Musgrave mentioned that Linea Esthetics has not asked for any credit and the ordinance doesn't state a time line.
 - When Linea Esthetics opened August 2016 they had two employees. In February of 2017 one employee resigned and will not be replaced until May of 2018.
 - Drew Pomeroy mentioned since the ordinance states it consists of a credit of 90% B&O tax on gross revenue for the first year and 40% for years two and three. Then if they request the credit they must qualify at that time of the request, if they do not request the credit until the third year than allow three years to meet the qualifications.
 - Member Mark Bonamico made a motion to continue monitoring Linea Esthetics to see if the business expands to meet the qualifications of the Business Sustainability Incentive; motion was seconded by Member Drew Pomeroy, and unanimously approved.

DISCUSSION:

- Fairmont State University has been in a legal battle regarding the expansion of a program for a Police Training Academy and the West Virginia State Academy believes they would be in competition. The judge ruled in favor of Fairmont State University and they planned on moving that program into the CVB building.
- Drew Pomeroy believes this time next year the entire City will be blanketed with fiber.
- On June 2nd from 5:00 pm to 8:00 pm the Associated Businesses of Bridgeport is doing a Spring Light Up Night. Main Street will be closed with food trucks, activities for kids, music, entertainment, etc.

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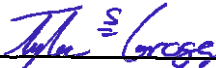
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ADJOURNMENT:

Meeting adjourned at 7:56 a.m. on a motion by Member Jeff Smell, second, seconded by Member Drew Pomeroy, and unanimously approved.

PREPARED BY:



Tyler S. Grogg, Administrative Assistant

Approved:



Date



John Stogran, President