

October 30, 2018

**BRIDGEPORT DEVELOPMENT AUTHORITY MINUTES**

City of Bridgeport

County of Harrison

State of West Virginia

**REGULAR SESSION:**

At 7:35 a.m. the Bridgeport Development Authority met in the Conference Room of the Bridgeport Municipal Complex at 515 West Main Street.

**MEMBERS PRESENT:**

Mark Bonamico, Doug Marquette, Fred Sartoris, Frank Sutton, Bridget Furbee, Drew Pomeroy, and Jeff Smell

**MEMBERS ABSENT:**

Okey Bowers, Jeff Barger, Andy Lang, and John Stogran

**CITY STAFF PRESENT:**

Community and Economic Development Director Andrea Kerr, Code Enforcement Officer Randali Jaggie-Moore, Finance Director Monica Musgrave, City Manager Kim Haws, City Attorney Dean Ramsey, and Administrative Assistant Tyler S. Grogg

**APPROVAL OF MINUTES:**

Minutes of the August 6, 2018 regular meeting were unanimously approved as presented on a motion by Jeff Smell; seconded by Bridget Furbee.

**NEW BUSINESS:**

1. General Economic Development Update – Andrea Kerr

- Total cost of construction for the year is about \$56,500,000.
- Total permits issued this year are 848.
- Meadow Creek
  - \$5,500,000 in total construction.
  - They have 309 units total, 183 units are completed and leased, 68 units are under construction, and 30 units out of 56 purchase units sold.
- Dan Ryan Builders
  - \$7,000,000 in total construction.
  - Once complete they will have 60 homes within Bridgeport, and those homes will average \$350,000 to \$450,000.
  - 16 permits have been issued and 3 U&Os have been issued.

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- **Trailhead Investments**
  - New housing development on Platinum Drive.
  - Annexed 44.26 acres into the City that will have 22 homes on estate acres that will range in size from 1 to 6 acres.
  - They were issued a grading permit and have sold 7 lots before grading was complete.
  - The cost of grading is \$326,000.
- 5 new homes are being constructed in Bridgeport for \$1,300,000.
- **Meadowbrook Mall**
  - Sears, Elder Beerman, Hallmark, and Toys R Us have closed.
  - The owners put a new roof on the entire building.
  - Torrid is a new store within the Mall.
  - Chick-fil-a did a renovation.
  - Arm Forces Career Center is undergoing a \$145,000 renovation.
  - Great American Cookies is undergoing a \$50,000 renovation.
  - The arcade did a complete renovation.
- **UHC**
  - Total Construction is \$3,400,000.
  - They are renovating and adding additional operating rooms.
- **White Oaks**
  - Bridgeport Physical Therapy has taken two units of Retail Plaza II. Their interior buildout is \$145,000.
  - Elegant Nails is going in beside Starbucks. Their interior buildout is \$60,000.
  - There is talk of a Retail Plaza III.
  - Starbucks opened in September.
  - Ten Mile Oil and Gas will be taking the first floor of a 10,677square foot building, and leasing out the second floor. Total construction for that building is \$8,000,000.
  - The Crossings is putting a leasing office in near their construction site. The building will be two stories and sectioned into three sections.
  - Clear Mountain Bank was issued their U&O and they are open.
  - Regional Eye Associates built an 8,451 square foot building at \$1,240,000.
- **The Wedge**
  - Colours and Country Roads Grill have moved out there.
  - The building had a \$420,000 interior buildout.
  - Elite Custom Builders plans to build at least one more building.

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- **Charles Pointe**
  - 911 Center was issued their U&O. Total cost of renovations is \$1,100,000 with a 5,540 square foot building.
  - Mountain State Brewing is a 9,000 square foot building with a total of \$1,400,000 in construction.
  - Fairmont State was issued their U&O and will be in the CVB building. Total cost of renovations is \$560,000 for 11,690 square foot building.
- **Indoor Recreational Complex**
  - Site work is being done for \$3,600,000.
  - Bids will go out the first part of 2019 and estimated to open in 2020.
- **Route 131 Property**
  - This is the 5.5 acres that the City purchased from the airport for \$264,000.
  - The property will be used for overflow parking and storage for Engineering, Public Works, Parks and Recreations, and Emergency Services.
- **Bridgeport Square**
  - Total renovations were \$400,000, with a retail area of 32,680 square foot.
  - They have plans to construct another building by BB&T, and already have a tenant for that building.
  - Dollar General and Mountain River Physical Therapy will be located within the plaza.
  - Mountain River Physical Therapy did a \$50,200 build out.
- **Bridgeport Library**
  - Total renovations were \$376,000. They installed new lighting, carpet, flooring, and ceiling tiles.
- **Johnson Elementary**
  - The new building is complete, and students have been there since the beginning of the school year.
  - Demo of the old building is underway and hope to be finished by the first week of November. Demo was \$840,000. Once demo of the old building is complete, then they will start on the parking lot, which consist of 170 parking spots.
- **Sherwood Road**
  - The DEP is putting in a retaining wall on the backside of Ridgeway Drive. The project is about \$3,000,000.
  - Beau Henderson purchased the property at auction.
- **Johnstone Supply**
  - Is constructing a 20,740 square foot building located on Platinum Drive. The shell of the building will be \$465,000 and the grading will be \$194,000.

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- **Main Street**
  - **My Little Cupcakes will be going in where the old Hobby Store was located. The buildout will be \$59,000.**
  - **Winnie's Juice Bar is going in beside Main Street Fitness. Construction should be complete by the end of November.**
  - **Twinkles & Sprinkles is a bakery going in near River Song Spa and will open within the next couple of weeks.**
  - **All State opened in the old Hobby Store a few months ago.**
- **Member Doug Marquette asked what was being developed beside Lodgeville Road.**
- **Member Andrea Kerr stated that development is not within City limits, but we believe their intent is to be annexed within the City. The development is about 30 acres, and the City Engineer has spoken with Mr. Goldizen, who is doing the site work, to go over the standards for the City's infrastructure.**
- **Member Andrea Kerr stated the new rental inspection program is going to be done at random. They have done a couple inspections already, and if they get a complaint on a property, they will inspect that location.**

### 2. Economic Incentive Completed Audit – J5, LLC.

- **Finance Director Monica Musgrave stated there are outstanding purchase orders for Chandler Building for \$10,000.00, Tyler Properties for \$10,000.00, M&M Realty for \$10,000.00, Expressions for \$10,000.00, Bridgeport Physical Therapy for \$2,040.00, and J5, LLC for \$5,584.00. Even with the outstanding purchase orders, there is \$49,830.37 in the account that can be granted to other businesses.**
- **Member Andrea Kerr stated J5, LLC has put in a request for a façade improvement grant for 354 E. Main Street, 350 E. Main Street, and 358 E. Main Street. Their total estimate for all three projects is \$27,920.00 which will give them a total of \$5,584.00 from the grant. They currently turned in and completed the work for 354 E. Main Street with a total construction cost of \$19,420.50. The grant will give them \$3,884.10. They do have two years to complete the three projects, but the board is here today to discuss the approval of 354 E. Main Street.**
- **Acting President Mark Bonamico made a motion to approve, motion was seconded by Member Jeff Smell, and unanimously approved.**

### 3. Economic Incentive Completed Audit – Bridgeport Physical Therapy Services, Inc.

- **Member Andrea Kerr stated their request included power washing, painting the walls and the roof, replacing the columns, and concrete sidewalk repair. The building is three sided and the façade improvement grant is only for the**

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part of the building you can see from the right of way, which included \$2,442.37 for the power washing and painting, \$3,000.00 for the columns, and \$2,000.00 for the sidewalk repair, totaling \$7,442.37. The total they will receive from the grant would be \$1,488.47.

- Member Drew Pomeroy made a motion to approve, motion was seconded by Member Doug Marquette, and unanimously approved.
- 4. Economic Incentive Completed Audit – Chandler Building.
  - Member Andrea Kerr stated the total for the façade improvement grant was \$31,175.00. The total included both requests minus the B&O and tax included on her invoices. The total she would get from the grant will be \$6,235.00.
  - Member Bridget Furbee made a motion to approve, motion was seconded by Member Drew Pomeroy, and unanimously approved.

**ADJOURNMENT:**

Meeting adjourned at 8:05 a.m. on a motion by Member Bridget Furbee, seconded by Member Jeff Smell, and unanimously approved.

**PREPARED BY:**



\_\_\_\_\_  
Tyler S. Grogg, Administrative Assistant

Approved:



\_\_\_\_\_  
Date



\_\_\_\_\_  
John Stogran, President