

**WEST VIRGINIA  
TAX INCREMENT FINANCING**

**ANNUAL REPORT OF  
STATUS OF PROJECT PLAN(S) AND PROJECTS(S)**

**Date of Report: October 23, 2020**

**SECTION I. COVER SHEET**

1. Name of County or Municipality which established the District: **City of Parkersburg**
2. Contact Person/Title: **Rickie Yeager, Development Director**
3. Address:  
**#1 Government Square  
P.O. Box 1627  
Parkersburg, WV 26102**
4. Telephone Number:  
**Phone: (304) 424-8415  
Fax Number: (304) 424-8464  
Email Address: rickie.yeager@parkersburgwv.gov**
5. Name of development or redevelopment district:  
**Avery Court Redevelopment, District #3**
6. Name of development or redevelopment project(s):  
**Avery Court Redevelopment Project #1**
7. Name of Developer or Agency: **The Phoenix Group, LLC**
8. Contact Person/Title: **Michael L. Castle, Jr., President**
9. Address:  
**1117 University Avenue  
Morgantown, WV 26505**
10. Phone:  
**Office: (304) 284-0122  
Fax Number: (304) 288-0124  
Email: castle@phoenixgroupwv.com**

**2020 ANNUAL TAX INCREMENT FINANCING (TIF) REPORT  
FOR  
THE AVERY COURT REDEVELOPMENT PROJECT**

As required by West Virginia Code 7-11B-15, the following is a progress report for the approved T.I.F. District for the Avery Court Project:

1. Aggregate amount and the amount by source of revenue in the T.I.F. financing fund: The bonds were sold on May 1, 2006.

**The total bond sale was \$2 Million.**

2. The amount and purpose of expenditures from the tax increment financing fund.

<b>Developer Reimbursement</b>	<b>\$188,420.00</b>
<b>Cost of Bond Issuance</b>	<b>200,000.00</b>
<b>Administrative Expense Fund</b>	<b>15,000.00</b>
<b>Capitalized Interest</b>	<b>200,000.00</b>
<b>Debt Service on Bonds</b>	<b>00.00</b>
<b>Bond Redemption</b>	<b>00.00</b>
<b>Total Disbursements</b>	<b>\$603,420.00</b>

3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: **\$2,000,000**
4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate: **Class IV Property - \$1,413,540; Total base-year value is \$56,160. (The properties in the TIF project have been consolidated into one lot/parcel.)**
5. Assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate: **\$1,413,540**
6. Assessed value added to base assessed value of the development or redevelopment project or the taxable property having a tax situs in the development or redevelopment district, as the case may be: **\$1,469,700**
7. Payments made in lieu of taxes received and expended: **\$0.00**

**The assets are held privately, therefore no payments have been made and Castle Ventures, LLC continues to pay property taxes to Wood County, WV.**

8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project. **Not applicable.**

9. Copy of any development or redevelopment plans, which shall include the required findings and cost-benefit analysis. **This information was submitted to the WV Development Office previously.**
10. The Cost of any property Acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled: **The Developer acquired property from the City of Parkersburg at a cost of \$65,386.19. The Developer acquired additional property adjacent to the site from a private landowner to expand the project. The closing on the property was in October 2006 at a cost of \$13,855.**
11. Number of parcels of land acquired by or through initiation of eminent domain proceedings: **1**
12. The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to person filling those jobs:

**The estimated number of jobs to be created was 10. These positions were to include clerical, maintenance, sales and marketing. The estimated annualized wages and benefits was estimated to be \$450,000.**

**During construction of this project, the developer hired an architectural firm as well as an Engineering firm to prepare the plans and construction drawings. A construction company hired as a project manager. The estimated labor cost associated with the planning and construction of this project is over \$5,000,000.**

13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid:

**Castle Ventures, LLC has a property manager and maintenance technician on staff for the Avery Court Apartment complex. Their combined annualized wage, including wage and benefits, is between \$40,000 and \$50,000. In addition, the company has contracts with local landscape, cleaning, appliance and pest management companies for general maintenance and upkeep.**

14. The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the executive director of the development office may require.

Developer Reimbursement	\$ 27,450.29
Cost of Bond Issuance	00.00
Administrative Expense Fund	00.00
Capitalized Interest	00.00
Debt Service on Bonds	00.00
Bond Redemption	00.00
<b>Total Disbursements</b>	<b>\$ 27,450.29</b>

Since 2009, the developer has been reimbursed a total of \$205,432.96 for the project. Below is a schedule for reimbursements made to date:

Tax Year Assessed	Tax Year Paid Over	Calendar Date Received	Amount	Accumulated Total Tax
2009/2010	2010/2011	03/17/2011	\$ 1,221.26	\$ 1,221.26
2009/2010	2011/2012	07/18/2011	\$ 1,704.30	\$ 2,925.56
2010/2011	2012/2013	07/18/2012	\$ 7,128.22	\$ 10,053.78
2011/2012	2012/2013	06/06/2013	\$ 17,577.24	\$ 27,631.02
2012/2013	2013/2014	05/16/2014	\$ 22,395.72	\$ 50,026.74
2013/2014	2014/2015	05/05/2015	\$ 24,566.39	\$ 74,593.13
2014/2015	2015/2016	11/04/2016	\$ 25,509.87	\$ 100,103.00
2015/2016	2016/2017	10/05/2017	\$ 25,285.95	\$ 125,388.95
2016/2017	2017/2018	06/13/2018	\$ 25,012.55	\$ 150,401.50
2017/2018	2018/2019	10/22/2019	\$ 27,581.17	\$ 177,982.67
2018/2019	2019/2020	10/15/2020	\$ 27,450.29	\$ 205,432.96

15. An Annual statement showing payments made in lieu of taxes received and expended during the fiscal year: **Not applicable.**

16. The status of the development or redevelopment plan and projects therein:

**The Avery Court Project is complete. The TIF portion of the project was completed in the summer of 2008. A total of 68 (one, two and three bedroom) units were built. Construction on the other (non-TIF) portion of the site was completed in 2012, creating an additional 12 units. A total of 80**

**units have been developed within walking distance of the central business district, 90 percent of which are occupied at the present time.**

17. The amount of outstanding tax increment financing obligations: **\$1,794,567.04**
18. Any additional information the County Commission or the Municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require. **None at this time.**
19. The Annual TIF Report for the Avery Court Redevelopment Project is made available to the public in the City Clerk's Office and the City's website every year prior to the public hearing. A legal ad was published in the local newspaper about the report on October 23, 2020 and a public hearing is scheduled for November 24, 2020 in accordance with West Virginia State Code Chapter 7-11-B-15 (d). A copy of the minutes from that public hearing, as well as a resolution from Parkersburg City Council will be attached hereto.
20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued. **No tax increment financing obligations have been issued.**
21. Annual Statement to be published in a qualified newspaper, to include:
  - (a) A summary of receipts and disbursements, by major category, of moneys in the tax increment financing fund during that fiscal year;
  - (b) A summary of the status of the development or redevelopment plan and each project therein;
  - (c) The amount of tax increment financing principal outstanding as of the close of the fiscal year; and
  - (d) Any additional information the county commission or municipality deems necessary or appropriate to publish.
22. Name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state. **As it pertains to new business or development activity, there are no new updates since the previous report. However, the City of Parkersburg, in conjunction with the WV Division of Highways, completed a sidewalk improvement on Avery Street in 2019. The project included new sidewalks and ADA improvements (where applicable), as well as new LED light fixtures for the existing power poles. Total project cost was approximately \$500,000.**

## **NOTICE OF PUBLIC HEARING**

### **PROGRESS OF TIF PROJECT PLANS AND TIF PROJECTS IN THE TAX INCREMENT FINANCING DISTRICT KNOWN AS THE AVERY COURT REDEVELOPMENT DISTRICT #3 WHICH HAS BEEN ESTABLISHED BY THE CITY OF PARKERSBURG**

A public hearing will be held at a regular meeting of the City Council of the City of Parkersburg, West Virginia (the "City") on **November 24, 2020 at 7:30 p.m.**, in the Council Chambers of the Parkersburg Municipal Building, located at #1 Government Square, Parkersburg, West Virginia, and at such public hearing any person interested may appear before the City Council of the City ("Council") and present comments and suggestions regarding the City of Parkersburg Redevelopment Project District No. 1 (the "TIF District"), established pursuant to an ordinance enacted by the City on January 25, 2005, and the approved project plans for the TIF District (the "Project Plans"). The approved Project Plan for the TIF District includes the Avery Court Redevelopment (Project No. 1), approved pursuant to an Ordinance enacted by the City on July 26, 2005. At such public hearing all comments, protests and suggestions shall be heard by the City Council regarding the TIF District, the approved Project Plans for the TIF District, and the progress of such Project Plans and the projects included therein, in accordance with Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "West Virginia Tax Increment Financing Act"). Following is a brief summary of such matters.

#### **The TIF District**

The TIF District was created on July 26, 2005 pursuant to an Ordinance enacted by Council for the purpose of providing for the redevelopment of a portion of the central downtown district of the City. The boundaries of the District are Eleventh Street, Cornwall Street, Parcel 233, Tax Map 76 and Avery Street in the City of Parkersburg.

#### **The TIF Project Plans**

Project Plan No. 1 consisted generally of the acquisition, construction and equipping of a high-density multi-family residential development with parking by the Phoenix Group, LLC, a West Virginia limited liability company. The project is complete.

#### **Tax Increment Financing Obligations**

Tax Increment Revenue Bonds for the purpose of funding a portion of the cost of Project Plan No. 1, were sold on May 1, 2006. The total bond sale was \$2 Million. In tax year 2019, the TIF Fund disbursed \$27,450.29. Total outstanding tax increment financing obligation is \$1,794,567.04.

Further additional information regarding the TIF District, the Project Plan for the TIF District and the Bonds is contained in the City's Annual Report for the TIF District, which is on file and available for inspection during regular business hours at the office of Connie Shaffer, City Clerk and the Parkersburg Development Office, Municipal Building, #1 Government Square, Parkersburg, WV 26101 and online at [www.parkersburgcity.com](http://www.parkersburgcity.com).

PLEASE PUBLISH IN BOTH NEWSPAPERS AS A LEGAL ADVERTISEMENT, ONCE EACH WEEK, FOR FOUR CONSECUTIVE WEEKS, STARTING OCTOBER 23, 2020. PLEASE SEND A COPY OF THE PUBLIC NOTICE AND INVOICE TO THE:

ATTN: RICKIE YEAGER  
DEVELOPMENT DEPARTMENT  
CITY OF PARKERSBURG  
ONE GOVERNMENT SQUARE  
PARKERSBURG, WV 26101.

**RESOLUTION AUTHORIZING MAYOR JOYCE TO SUBMIT THE 2020 ANNUAL TIF  
REPORT FOR THE AVERY  
COURT REDEVELOPMENT DISTRICT #3 TO THE WEST VIRGINIA  
DEVELOPMENT OFFICE**

WHEREAS, the AVERY COURT REDEVELOPMENT DISTRICT #3 was established on July 26, 2005, and

WHEREAS, the boundaries of the District are Eleventh Street, Cornwall Street (Tax Map 76, Parcel 240) and Avery Street in the City of Parkersburg, and

WHEREAS, the payment made in lieu of taxes received and expanded for 2019 was \$0.00, and

WHEREAS, the amount of disbursements from the tax increment financing fund during the most recently completed fiscal year was \$27,450.29, and

WHEREAS, the attached progress report is required by West Virginia Code 7-11B-15,

NOW THEREFORE BE IT RESOLVED, that Parkersburg City Council hereby authorizes Mayor, Tom Joyce, to submit the 2020 Annual Tax Increment Financing Report for the Avery Court Redevelopment Project to the West Virginia Development Office, having made the report available to the public for comment and having a public hearing.

Sponsored by: McCrady, Reynolds, Reed and Stanley