

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

#1 COURT SQUARE, SUITE 203
PARKERSBURG, WV 26101

IN RE: MINUTES OF MEETING HELD
MONDAY, NOVEMBER 7, 2016

PRESENT: STEPHEN GAINER, PRESIDENT
DAVID BLAIR COUCH, COMMISSIONER
ROBERT K. TEBAY, COMMISSIONER

At 9:30 A.M., the County Commission of Wood County met in regular session. They signed purchase orders, invoices and other correspondence.

AGENDA AND DISCUSSION ITEMS

At 9:30 A.M., Westbrook did not appearing for their update but submitted the report for the Commissioner's review. (Copy is attached to these minutes.)

At 9:36 A.M., the County Commission set a public hearing date of November 21, 2016, for the proposed TIF District for Emerson Commons. A copy of the Resolution and other documents pertaining to this hearing is attached to these minutes.

ORDERS APPROVED AND ATTACHED TO THESE MINUTES

M/3520, M/3521, M/3522

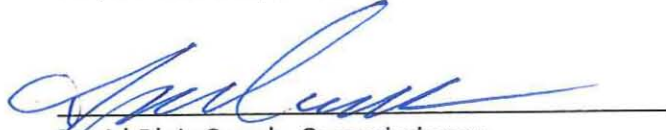
Having no further scheduled appointments or business to attend to, the County Commission adjourned.

APPROVED:

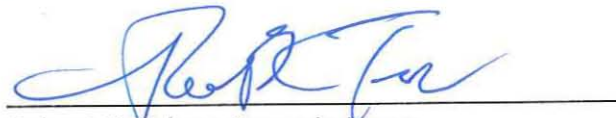
THE COUNTY COMMISSION OF WOOD COUNTY

A handwritten signature in blue ink, appearing to read "Stephen Gainer", written over a horizontal line.

Stephen Gainer, President

A handwritten signature in blue ink, appearing to read "David Blair Couch", written over a horizontal line.

David Blair Couch, Commissioner

A handwritten signature in blue ink, appearing to read "Robert K. Tebay", written over a horizontal line.

Robert K. Tebay, Commissioner

To listen to this meeting, please refer to DVD labeled November 7, 2016.

Wood County Commission Meeting
Held November 7, 2016

Please Print

1.	Carrie Cecil
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Wood County Commission
Agenda

11/7/2016

1 Court Square, Suite 203
Parkersburg, WV 26101

9:30 A.M.	Quarterly update from Westbrook	Karen Schimmel, Westbrook
	Consider a resolution setting a public hearing date for the proposed TIF Zone for the Emerson Commons area	
	Administrator's Report	Marty Seuffer, County Administrator
	County Commission Reports	

Discussion, Review and Approval of expenditures and disbursements identified on Exhibit 1, hereto attached

Correspondence for this meeting will be available for public review during regular office hours in Room 205 of the Wood County Courthouse two (2) days prior to the meeting

Exhibit 1

Discussion, Review and Approval of the following items may be included during this meeting and are available for public inspection in the Office of the County Administrator two days prior to this meeting.

Budget revisions

Purchase orders and requisitions

Revisions, reimbursement requests, resolutions and correspondence for grants

Grant disbursements to other entities

Invoices for expenditures to be paid

Reimbursements for travel expenses

Bid specifications and procedures for bids previously authorized by the Commission

Monthly Hotel Occupancy Tax Collection disbursements

Disbursements for previously approved Innovative Programming Grants

Tax refunds, exonerations, improprieties and consolidations

Probate items, including settlements, petitions and Fiduciary Commissioner reports

General Fund disbursements to entities

Funding requests from local organizations by written form

Payroll modification as submitted by elected officials

NOVEMBER 7, 2016

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY AUTHORIZE STEPHEN GAINER, AS PRESIDENT, TO SIGN THE REQUEST FOR REIMBURSEMENT IN REGARD TO THE GOVERNOR'S HIGHWAY SAFETY PROGRAM GRANT NUMBER F16-HS-03-154. SAID REQUEST IS IN THE AMOUNT OF \$186.00

ORDER

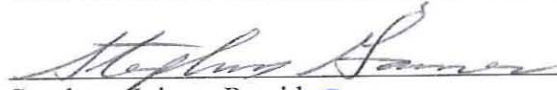
On this date, the County Commission of Wood County, upon a motion made by Robert K. Tebay, seconded by David Blair Couch and made unanimous by Stephen Gainer, did hereby AUTHORIZE Stephen Gainer, in his official capacity as President and on behalf of the County Commission, to sign the Request for Reimbursement in regard to the Governor's Highway Safety Program Grant Number F16-HS-03-154. The Request for Reimbursement is in the amount of one hundred eighty-six dollars and zero cents (\$186.00) for the month of September, 2016. The Request for Reimbursement form, the Project Financial Report, time sheets for the Ravenswood Police Department, the Jackson County Sheriff's Department, the Wood County Sheriff's Department, and the Monthly Progress Report have been submitted.

A copy of the Request for Reimbursement is attached to this Order and should be made a part thereof.

Documentation pertaining to the Governor's Highway Safety Program Grant is on file in the Office of the County Administrator.

APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY


Stephen Gainer, President


David Blair Couch, Commissioner


Robert K. Tebay, Commissioner

M/3520

GOVERNOR'S HIGHWAY SAFETY PROGRAM

5707 MacCorkle Avenue SE

P. O. Box 17600

Charleston, West Virginia 25317-0010

Telephone: (304) 926-2509

Fax: (304) 926-3880

REQUEST FOR REIMBURSEMENT

(For GHSP Use Only)

Sub-Grantee: **Wood County Commission**

Address: **One Court Square, Suite 203
Parkersburg, WV 26101**

P. O. Number **MV1603154**

Grant Number: **F16-HS-03-154**

FEIN Number: **556 000 417**

Funds are hereby requested to cover expenditures
For the period of: **9/1/16 - 9/30/16**

PROJECT CASH EXPENDITURES

Account Number	Amount
	\$186.00
TOTAL	\$186.00

CERTIFICATION:

I certify that this report represents actual receipts and expenditures of funds for the period covered and for the total grant budget to date, made in accordance with the approved budget for this grant. All documentation is available for inspection at the request of the Governor's Highway Safety Program.

BY: **Stephen Gainer, President** *Stephen Gainer* **11/7/2016**

(Typed Name And Title)

(Signature)

(Date)

(Authorized Official or Grant Financial Officer Only)

GOVERNOR'S HIGHWAY SAFETY PROGRAM USE ONLY

ADMINISTRATIVE APPROVAL

This request is approved for the amount of:

	(Approved)	(Date)

Pursuant to the authority vested in me, I certify that this request is correct and proper for payment.

(Date)

(Director)

Purchasing/Accounts Payable Use Only

Mark Rhodes
WOOD County 10:30:45 AM
Instrument No 8727558
Date Recorded 11/07/2016
Document Type CDD
Pass Recorded 2
Book-Page 72-299

NOVEMBER 7, 2016

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY AUTHORIZE STEPHEN GAINER, AS PRESIDENT, TO SIGN THE REQUEST FOR REIMBURSEMENT IN REGARD TO THE GOVERNOR'S HIGHWAY SAFETY PROGRAM GRANT NUMBER F16-HS-03-402. SAID REQUEST IS IN THE AMOUNT OF \$302.25

ORDER


On this date, the County Commission of Wood County, upon a motion made by Robert K. Tebay, seconded by David Blair Couch and made unanimous by Stephen Gainer, did hereby AUTHORIZE Stephen Gainer, in his official capacity as President and on behalf of the County Commission, to sign the Request for Reimbursement in regard to the Governor's Highway Safety Program Grant Number F16-HS-03-402. The Request for Reimbursement is in the amount of three hundred two dollars and twenty-five cents (\$302.25) for the month of September, 2016. The Request for Reimbursement form, the Project Financial Report, time sheets for the Ravenswood Sheriff's Department, and the Monthly Progress Report have been submitted.

A copy of the Request for Reimbursement is attached to this Order and should be made a part thereof.

Documentation pertaining to the Governor's Highway Safety Program Grant is on file in the Office of the County Administrator.

APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY


Stephen Gainer, President


David Blair Couch, Commissioner


Robert K. Tebay, Commissioner

M/3521

GOVERNOR'S HIGHWAY SAFETY PROGRAM

#2 Hale Street, Suite 100

Charleston, West Virginia 25301

Telephone: (304) 558-6080

Fax: (304) 558-6083

REQUEST FOR REIMBURSEMENT

(For GHSP Use Only)	Sub-Grantee:	Wood County Commission	
	Address:	One Court Square Parkersburg, WV 26101	
	P. O. Number	MV1603402	
	Grant Number:	F16-HS-03-402	
	FEIN Number:	556 000 417	
	Funds are hereby requested to cover expenditures		
Date Posted	Initials	FROM: September 1, 2016	TO: Sept. 30, 2016

PROJECT CASH EXPENDITURES

Account Number	Amount
	\$302.25
TOTAL	\$ 302.25

CERTIFICATION:

I certify that this report presents actual receipts and expenditures of funds for the period covered and for the total grant budget to date, made in accordance with the approved budget for this grant. All documentation is available for inspection at the request of the Governor's Highway Safety Program.

BY: Stephen Gainer, President *Stephen Gainer* 11/7/2016
(Typed Name And Title) (Signature) (Date)
(Authorized Official or Grant Financial Officer Only)

GOVERNOR'S HIGHWAY SAFETY PROGRAM USE ONLY

ADMINISTRATIVE APPROVAL

This request is approved for the amount of:

	(Approved)	(Date)

Pursuant to the authority vested in me, I certify that this request is correct and proper for payment.

(Date)

(Director)

Mark Rhodes
WOOD County 10:39:40 AM
Instrument No 8727560
Date Recorded 11/07/2016
Document Type 000
Pages Recorded 2
Book-Page 72-301

NOVEMBER 7, 2016

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY AUTHORIZE STEPHEN GAINER, AS PRESIDENT, TO SIGN THE REQUEST FOR REIMBURSEMENT IN REGARD TO THE GOVERNOR'S HIGHWAY SAFETY PROGRAM GRANT NUMBER F16-HS-03-DOHDD. SAID REQUEST IS IN THE AMOUNT OF \$267.38

ORDER


On this date, the County Commission of Wood County, upon a motion made by Robert K. Tebay, seconded by David Blair Couch and made unanimous by Stephen Gainer, did hereby AUTHORIZE Stephen Gainer, in his official capacity as President and on behalf of the County Commission, to sign the Request for Reimbursement in regard to the Governor's Highway Safety Program Grant Number F16-HS-03-405b. The Request for Reimbursement is in the amount of two hundred sixty-seven dollars and thirty-eight cents (\$267.38) for the month of September, 2016. The Request for Reimbursement form, the Project Financial Report, time sheets for the Ravenswood Police Department, and the Monthly Progress Report have been submitted.


A copy of the Request for Reimbursement is attached to this Order and should be made a part thereof.

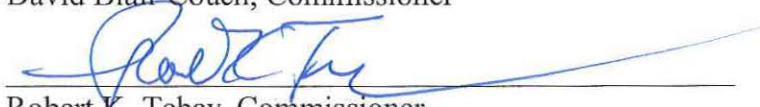
Documentation pertaining to the Governor's Highway Safety Program Grant is on file in the Office of the County Administrator.

APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY


Stephen Gainer, President


David Blair Couch, Commissioner


Robert K. Tebay, Commissioner

M/3522

GOVERNOR'S HIGHWAY SAFETY PROGRAM

5707 MacCorkle Avenue SE

P. O. Box 17600

Charleston, West Virginia 25317-0010

Telephone: (304) 926-2509

Fax: (304) 926-3880

REQUEST FOR REIMBURSEMENT

(For GHSP Use Only)	Sub-Grantee:	Wood County Commission
	Address:	One Court Square, Suite 203 Parkersburg, WV 26101
	P. O. Number	MV1603DOHDD
	Grant Number:	F16HS-03-DOHDD
	FEIN Number:	556 000 417
	Funds are hereby requested to cover expenditures For the period of: 9/1/16 - 9/30/16	

PROJECT CASH EXPENDITURES

Account Number	Amount
	\$267.38
TOTAL	\$267.38

CERTIFICATION:

I certify that this report represents actual receipts and expenditures of funds for the period covered and for the total grant budget to date, made in accordance with the approved budget for this grant. All documentation is available for inspection at the request of the Governor's Highway Safety Program.

BY: Stephen Gainer, President *Stephen Gainer* 11/7/2016

(Typed Name And Title)

(Signature)

(Date)

(Authorized Official or Grant Financial Officer Only)

GOVERNOR'S HIGHWAY SAFETY PROGRAM USE ONLY

ADMINISTRATIVE APPROVAL

This request is approved for the amount of:

	(Approved)	(Date)

Pursuant to the authority vested in me, I certify that this request is correct and proper for payment.

(Date)

(Director)

Purchasing/Accounts Payable Use Only

Mark Rhodes
Wood County 10:42:17 AM
Instrument No 8727562
Date Recorded 11/07/2016
Document Type CDD
Page Recorded 2
Book-Pages 72-303

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



No. 1 Court Square
Suite 203
Parkersburg, WV 26101
Phone 304-424-1984

Resolution Regarding Public Hearing

RESOLUTION

WHEREAS, the County Commission of Wood County (the "County Commission") is authorized by the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia 1931, as amended (the "Act"), to create development and redevelopment districts, approve project plans, issue tax increment financing obligations and take such other actions necessary or desirable to facilitate the orderly development and economic stability of Wood County, all as more fully set forth in the Act;

WHEREAS, Emerson Commons LLC (the "Developer") has requested that the County Commission consider the creation and establishment of a development district to be known and designated as the "County Commission of Wood County Development District No. 1" (the "TIF District"), and approval of a development project plan (the "Project Plan"), specifically the development of certain public infrastructure improvements within or contiguous with the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, new road construction and road improvements, including, without limitation, intersection improvements, curbing, traffic control and lighting, and other related infrastructure and utilities improvements, all within or contiguous with the proposed TIF District (the "TIF Project"), all in order to facilitate the issuance of tax increment financing obligations or the utilization of tax increment revenues to finance the costs of planning, acquiring, constructing and equipping the TIF Projects, being necessary public infrastructure improvements within or benefitting the TIF District;

WHEREAS, the Developer has provided certain information regarding the proposed TIF District, including the proposed boundaries, and the proposed Project Plan to the County Commission for its review and consideration; and

WHEREAS, the Developer has requested that the County Commission, under and pursuant to the Act, hold a public hearing at which interested parties be afforded a reasonable opportunity to express their views on the proposed creation of the TIF District, its proposed boundaries and the proposed Project Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA, AS FOLLOWS:

1. It is hereby found and determined, subject to a public hearing and other required actions, that the County Commission will consider for approval the Tax Increment Financing Application for the creation of the TIF District and the approval of the Project Plan (the "Application") and, if approved, submit the Application to the West Virginia Development Office for consideration and obtain all other necessary approvals.

2. The County Commission hereby sets a public hearing regarding the Application for Monday, November 21, 2016 at 9:30 a.m., prevailing time.

3. The County Commission hereby approves for publication, under and in accordance with the applicable provision of the Act that certain Notice of Public Hearing, substantially in the form attached hereto as **Exhibit A** and incorporated herein by reference.

4. This Resolution is effective immediately upon adoption.

[Signature Page Follows]

Adopted this 7th day of November, 2016.

THE COUNTY COMMISSION OF
WOOD COUNTY

By: 

Name: Stephen Gainer

Title: President

CERTIFICATION

The undersigned, being the duly qualified, elected and acting Clerk of the County Commission of Wood County, West Virginia (the "County Commission"), does hereby certify that the foregoing Resolution was duly adopted by the County Commission at its regular meeting duly held, pursuant to proper notice thereof, on November 7, 2016, a quorum being present and acting throughout, and which Resolution has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this 7th day of November, 2016.

By: Mark Rhodes

Name: Mark Rhodes

Title: County Clerk

Exhibit A

NOTICE OF PUBLIC HEARING

TO BE PUBLISHED IN *PARKERSBURG NEWS AND SENTINEL*
ONCE A WEEK FOR TWO SUCCESSIVE WEEKS
ON THURSDAY, NOVEMBER 10, 2016 AND
THURSDAY, NOVEMBER 17, 2016

APPLICATION REGARDING CREATION OF COUNTY COMMISSION OF WOOD COUNTY DEVELOPMENT DISTRICT NO. 1 AND APPROVAL OF A PROJECT PLAN FOR EMERSON COMMONS PROJECT NO. 1 AND ISSUANCE OF TAX INCREMENT FINANCING OBLIGATIONS

A public hearing will be held at a regular meeting of the County Commission of Wood (the "County Commission"), on November 21, 2016 at 9:30 a.m. in the County Commission meeting room, located on the Second Floor of the Wood County Courthouse, #1 Court Square, Parkersburg, West Virginia 26101, and at such hearing any person interested may appear and present comments, protests, suggestions and otherwise express their views respecting an application regarding the creation of a development district to be designated as the "County Commission of Wood County Development District No. 1" (the "TIF District") in Wood County, West Virginia, and the financing of certain projects described in a Project Plan for the TIF District to be designated as "Emerson Commons Project No. 1" (the "Project Plan"). All comments, protests, suggestions and views shall be heard at such public hearing, and the County Commission shall thereafter take such actions as it shall deem proper in the premises regarding the approval, pursuant to Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), respecting the application regarding the creation of the TIF District and the approval of the Project Plan. Following is a brief summary of such matters.

Creation of TIF District

The proposed TIF District includes approximately 383 acres and is located generally along the boundary of Union District and Williams District in Wood County, West Virginia, which extends across Interstate 77 to the East and Route 2 (Emerson Avenue) to the North, as more particularly set forth on the map below, including the specifically delineated TIF District boundary.

[TIF District Boundary Map to be inserted]

Approval of Project Plan

Emerson Commons LLC (the "Developer") proposes the development of certain public infrastructure improvements within or contiguous with the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, new road construction and road improvements, including, without limitation, intersection improvements, curbing, traffic control and lighting, and other related infrastructure and utilities improvements, all within or contiguous with the proposed TIF District, all within or benefitting the proposed TIF District (the "TIF Project").

Tax Increment Financing Obligations

To finance the costs of the TIF Project, the County Commission proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$6,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. The TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned and expected to be used to (i) finance the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses; (ii) fund any reserves that may be necessary for the TIF Obligations; (iii) fund capitalized interest, if any, on the TIF Obligations; and (iv) pay costs of issuance and other related fees and expenses, including preparation and approval of the TIF District. A portion of the TIF Project may also be paid on a pay-as-you-go basis directly from tax increment revenues deposited in the tax increment financing fund for the TIF District (the "TIF Fund").

Further information regarding the proposed TIF District, the Project Plan, the TIF Project and the TIF Obligations are on file and available for inspection at the office of the County Clerk during regular business hours, located at the Wood County Courthouse, #1 Court Square, Parkersburg, West Virginia 26101.

Dated: November 7, 2016.

By: /s/ Mark Rhodes
County Clerk

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



No. 1 Court Square
Suite 203
Parkersburg, WV 26101
Phone 304-424-1984

COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA NOVEMBER 7, 2016 REGULAR MEETING

AGENDA ITEMS

1. To consider and act upon a proposed Resolution regarding the setting of a public hearing date with respect to (i) the proposed creation of a new Tax Increment Financing District in Wood County to be called "County Commission of Wood County Development District No. 1" (the "TIF District") and (ii) public infrastructure projects and improvements within the TIF District (the "TIF Project") set forth in the Tax Increment Financing Application (the "TIF Application") for the TIF District submitted by Emerson Commons LLC.

2. To consider and act upon a proposed Reimbursement Resolution regarding the reimbursement of funds spent in anticipation of the potential approval of the TIF Application from obligations to be issued for the TIF Project.

8935670 (23268.1)

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



No. 1 Court Square
Suite 203
Parkersburg, WV 26101
Phone 304-424-1984

November 7, 2016

Keith Burdette, Executive Director
West Virginia Development Office
1900 Kanawha Boulevard, East
Capitol Complex
Building 6, Room 525
Charleston, West Virginia 25305

Re: County Commission of Wood County Development District No.
1 – University Town Centre

Dear Mr. Burdette:

Enclosed is a copy of the Notice of Public Hearing relating to the proposed tax increment financing development district to be known as "County Commission of Wood County Development District No. 1" (the "TIF District"). The County Commission of Wood County (the "County Commission"), working jointly with Emerson Commons LLC (the "Developer"), will be publishing the attached Notice of Public Hearing (the "Notice") in connection with a public hearing regarding a Tax Increment Financing Application (the "Application") for the creation of the TIF District and approval of a project plan setting forth the intended uses of tax increment financing obligations. As set out in the Notice, the public hearing will be held on Monday, November 21, 2016 at 9:30 a.m.

The application materials will be available for review at the Office of the Clerk of the County Commission. The Application contains information regarding the proposed TIF District, including a map of the proposed boundaries, and the project plan. Please feel free to contact me regarding any questions that you may have related to the Notice, the proposed TIF District or the Application.

Very truly yours,

Stephen Gainer
President

Enclosures
8935708 (23268.1)

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



No. 1 Court Square
Suite 203
Parkersburg, WV 26101
Phone 304-424-1984

NOTICE OF PUBLIC HEARING

TO BE PUBLISHED IN *PARKERSBURG NEWS AND SENTINEL*
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A public hearing will be held at a regular meeting of the County Commission of Wood (the "County Commission"), on November 21, 2016 at 9:30 a.m. in the County Commission meeting room, located on the Second Floor of the Wood County Courthouse, #1 Court Square, Parkersburg, West Virginia 26101, and at such hearing any person interested may appear and present comments, protests, suggestions and otherwise express their views respecting an application regarding the creation of a development district to be designated as the "County Commission of Wood County Development District No. 1" (the "TIF District") in Wood County, West Virginia, and the financing of certain projects described in a Project Plan for the TIF District to be designated as "Emerson Commons Project No. 1" (the "Project Plan"). All comments, protests, suggestions and views shall be heard at such public hearing, and the County Commission shall thereafter take such actions as it shall deem proper in the premises regarding the approval, pursuant to Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), respecting the application regarding the creation of the TIF District and the approval of the Project Plan. Following is a brief summary of such matters.

Creation of TIF District

The proposed TIF District includes approximately 383 acres and is located generally along the boundary of Union District and Williams District in Wood County, West Virginia, which extends across Interstate 77 to the East and Route 2 (Emerson Avenue) to the North, as more particularly set forth on the map below, including the specifically delineated TIF District boundary.

[TIF District Boundary Map to be inserted]

Approval of Project Plan

Emerson Commons LLC (the "Developer") proposes the development of certain public infrastructure improvements within or contiguous with the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, new road construction and road improvements, including, without limitation, intersection improvements, curbing, traffic control and lighting, and other related infrastructure and utilities improvements, all within or contiguous with the proposed TIF District, all within or benefitting the proposed TIF District (the "TIF Project").

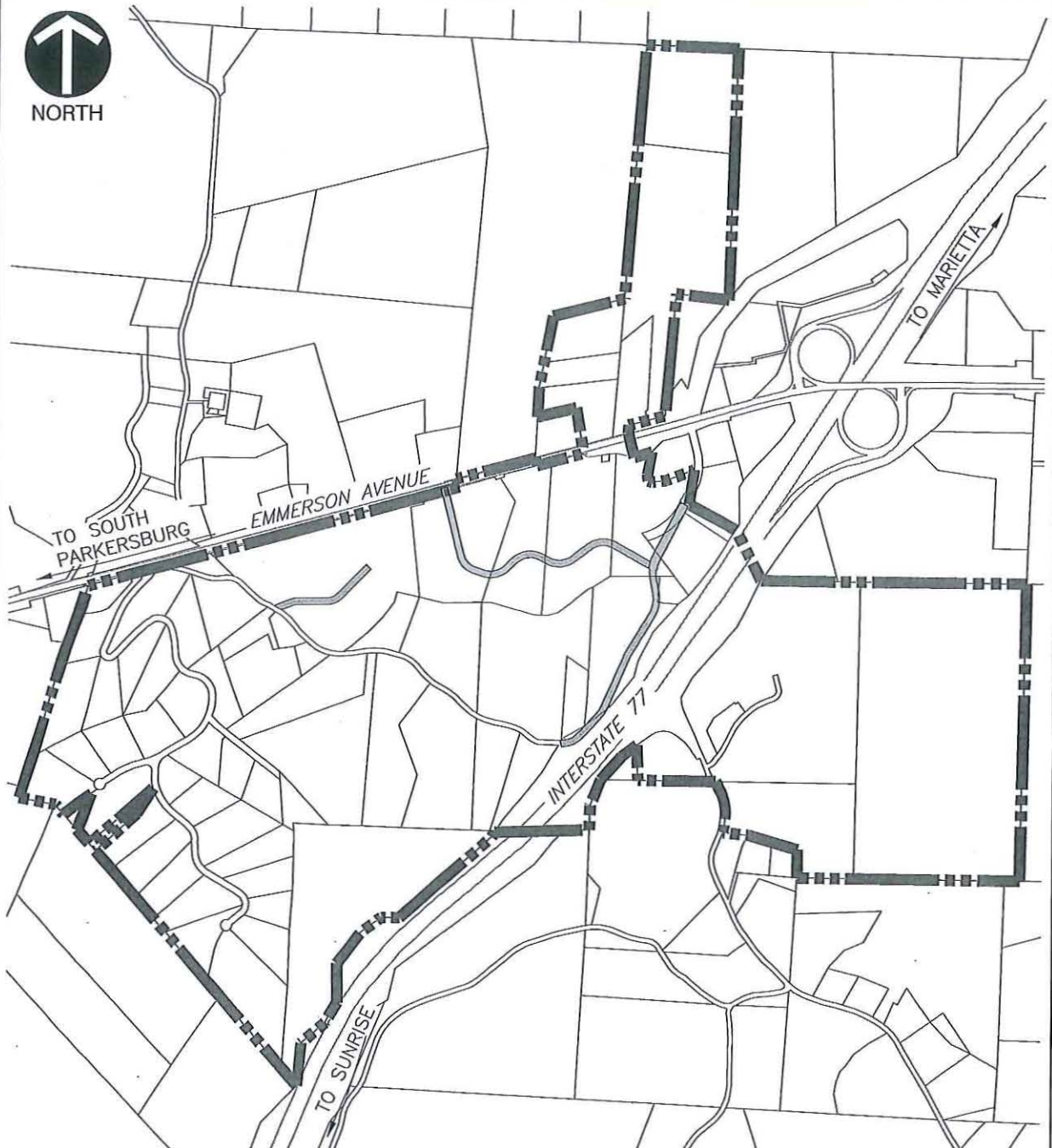
Tax Increment Financing Obligations

To finance the costs of the TIF Project, the County Commission proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount not to exceed \$6,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. The TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned and expected to be used to (i) finance the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses; (ii) fund any reserves that may be necessary for the TIF Obligations; (iii) fund capitalized interest, if any, on the TIF Obligations; and (iv) pay costs of issuance and other related fees and expenses, including preparation and approval of the TIF District. A portion of the TIF Project may also be paid on a pay-as-you-go basis directly from tax increment revenues deposited in the tax increment financing fund for the TIF District (the "TIF Fund").

Further information regarding the proposed TIF District, the Project Plan, the TIF Project and the TIF Obligations are on file and available for inspection at the office of the County Clerk during regular business hours, located at the Wood County Courthouse, #1 Court Square, Parkersburg, West Virginia 26101.

Dated: November 7, 2016.

By: /s/ Mark Rhodes
County Clerk



REFERENCES:

1. IMAGES TAKEN FROM WOOD COUNTY MAP PORTAL ON JULY 14, 2016
2. GIS PARCEL INFORMATION OBTAINED FROM WOOD COUNTY MAPPING OFFICE ON JULY 14, 2016

LEGEND

- OUTER BOUNDARY
- PARCEL BOUNDARY
- APPROX. ROAD
- PROPOSED ACCESS ROAD



Civil & Environmental Consultants, Inc.

600 Marketplace Ave • Suite 200 • Bridgeport, WV 26330
Ph: 304.933.3119 • Fax: 304.933.3327

www.ceclnc.com

EMERSON COMMONS
EMERSON TIF BOUNDARY
WOOD COUNTY, WEST VIRGINIA

EMERSON TIF BOUNDARY

DRAWN BY:	GCK	CHECKED BY:	DEM	APPROVED BY:	DRAFT	FIGURE NO.:
DATE:	OCT 2016	DWG SCALE:	NTS	PROJECT NO:	154-332	1

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



No. 1 Court Square
Suite 203
Parkersburg, WV 26101
Phone 304-424-1984

November 7, 2016

John Flint, Superintendent
Wood County Schools
1210 13th Street
Parkersburg, West Virginia 26101

Re: County Commission of Wood County Development District No. 1 – University Town Centre

Dear Superintendent Flint:

Enclosed is a copy of the Notice of Public Hearing relating to the proposed tax increment financing development district to be known as "County Commission of Wood County Development District No. 1" (the "TIF District"). The County Commission of Wood County (the "County Commission"), working jointly with Emerson Commons LLC (the "Developer"), will be publishing the attached Notice of Public Hearing (the "Notice") in connection with a public hearing regarding a Tax Increment Financing Application (the "Application") for the creation of the TIF District and approval of a project plan setting forth the intended uses of tax increment financing obligations. As set out in the Notice, the public hearing will be held on Monday, November 21, 2016 at 9:30 a.m.

The application materials will be available for review at the Office of the Clerk of the County Commission. The Application contains information regarding the proposed TIF District, including a map of the proposed boundaries, and the project plan. Please feel free to contact me regarding any questions that you may have related to the Notice, the proposed TIF District or the Application.

Very truly yours,

Stephen Gainer
President

Enclosures
8935708 (23268.1)

Office of the County Commission of Wood County, West Virginia

Commissioners
Stephen Gainer
David Blair Couch
Robert K. Tebay



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NOTICE OF PUBLIC HEARING

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ONCE A WEEK FOR TWO SUCCESSIVE WEEKS
ON THURSDAY, NOVEMBER 10, 2016 AND
THURSDAY, NOVEMBER 17, 2016

APPLICATION REGARDING CREATION OF COUNTY COMMISSION OF WOOD COUNTY DEVELOPMENT DISTRICT NO. 1 AND APPROVAL OF A PROJECT PLAN FOR EMERSON COMMONS PROJECT NO. 1 AND ISSUANCE OF TAX INCREMENT FINANCING OBLIGATIONS

A public hearing will be held at a regular meeting of the County Commission of Wood (the "County Commission"), on November 21, 2016 at 9:30 a.m. in the County Commission meeting room, located on the Second Floor of the Wood County Courthouse, #1 Court Square, Parkersburg, West Virginia 26101, and at such hearing any person interested may appear and present comments, protests, suggestions and otherwise express their views respecting an application regarding the creation of a development district to be designated as the "County Commission of Wood County Development District No. 1" (the "TIF District") in Wood County, West Virginia, and the financing of certain projects described in a Project Plan for the TIF District to be designated as "Emerson Commons Project No. 1" (the "Project Plan"). All comments, protests, suggestions and views shall be heard at such public hearing, and the County Commission shall thereafter take such actions as it shall deem proper in the premises regarding the approval, pursuant to Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), respecting the application regarding the creation of the TIF District and the approval of the Project Plan. Following is a brief summary of such matters.

Creation of TIF District

The proposed TIF District includes approximately 383 acres and is located generally along the boundary of Union District and Williams District in Wood County, West Virginia, which extends across Interstate 77 to the East and Route 2 (Emerson Avenue) to the North, as more particularly set forth on the map below, including the specifically delineated TIF District boundary.

[TIF District Boundary Map to be inserted]

Approval of Project Plan

Emerson Commons LLC (the “Developer”) proposes the development of certain public infrastructure improvements within or contiguous with the TIF District, including, without limitation, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, new road construction and road improvements, including, without limitation, intersection improvements, curbing, traffic control and lighting, and other related infrastructure and utilities improvements, all within or contiguous with the proposed TIF District, all within or benefitting the proposed TIF District (the “TIF Project”).

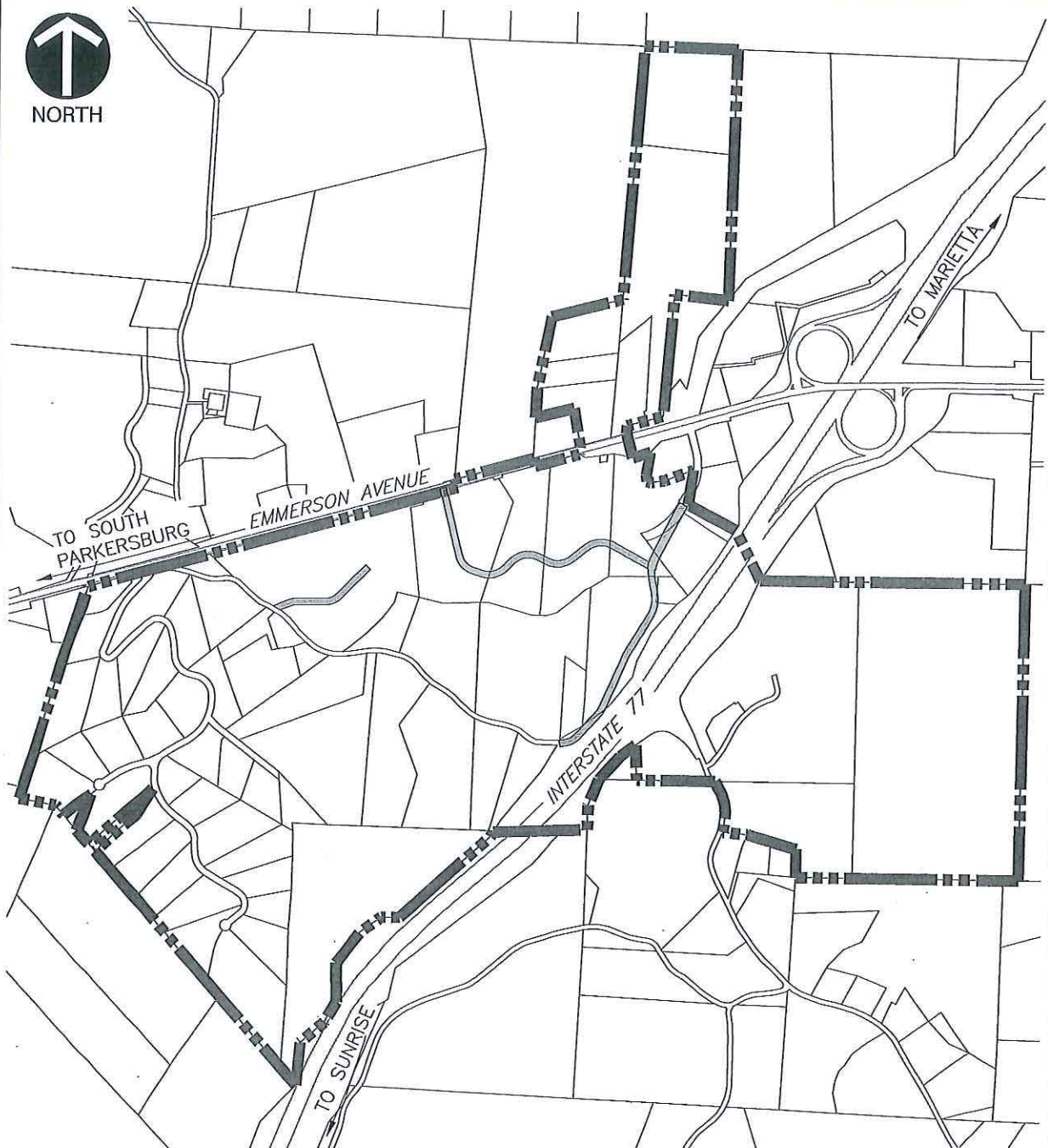
Tax Increment Financing Obligations

To finance the costs of the TIF Project, the County Commission proposes to issue tax increment revenue bonds or other obligations (the “TIF Obligations”) in an amount not to exceed \$6,000,000, with maturities not to exceed 30 years from the date of the creation of the TIF District. The TIF Obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned and expected to be used to (i) finance the costs of the TIF Project, including architectural, engineering, legal and other professional fees and expenses; (ii) fund any reserves that may be necessary for the TIF Obligations; (iii) fund capitalized interest, if any, on the TIF Obligations; and (iv) pay costs of issuance and other related fees and expenses, including preparation and approval of the TIF District. A portion of the TIF Project may also be paid on a pay-as-you-go basis directly from tax increment revenues deposited in the tax increment financing fund for the TIF District (the “TIF Fund”).

Further information regarding the proposed TIF District, the Project Plan, the TIF Project and the TIF Obligations are on file and available for inspection at the office of the County Clerk during regular business hours, located at the Wood County Courthouse, #1 Court Square, Parkersburg, West Virginia 26101.

Dated: November 7, 2016.

By: /s/ Mark Rhodes
County Clerk



REFERENCES:

1. IMAGES TAKEN FROM WOOD COUNTY MAP PORTAL ON JULY 14, 2016
2. GIS PARCEL INFORMATION OBTAINED FROM WOOD COUNTY MAPPING OFFICE ON JULY 14, 2016

LEGEND

- OUTER BOUNDARY
- PARCEL BOUNDARY
- APPROX. ROAD
- PROPOSED ACCESS ROAD



Civil & Environmental Consultants, Inc.

600 Marketplace Ave • Suite 200 • Bridgeport, WV 26330
Ph: 304.933.3119 • Fax: 304.933.3327
www.cecinc.com

EMERSON COMMONS
EMERSON TIF BOUNDARY
WOOD COUNTY, WEST VIRGINIA

EMERSON TIF BOUNDARY

DRAWN BY:	GCK	CHECKED BY:	DEM	APPROVED BY:	DRAFT	FIGURE NO.:
DATE:	OCT 2016	DWG SCALE:	NTS	PROJECT NO:	154-332	1

Amity Treatment Center
Statistics Prepared for the Wood
County Commission
July 2016 - Sept 2016
3rd Quarter Report



WESTBROOK

Health Services

Community Focused. People Driven.

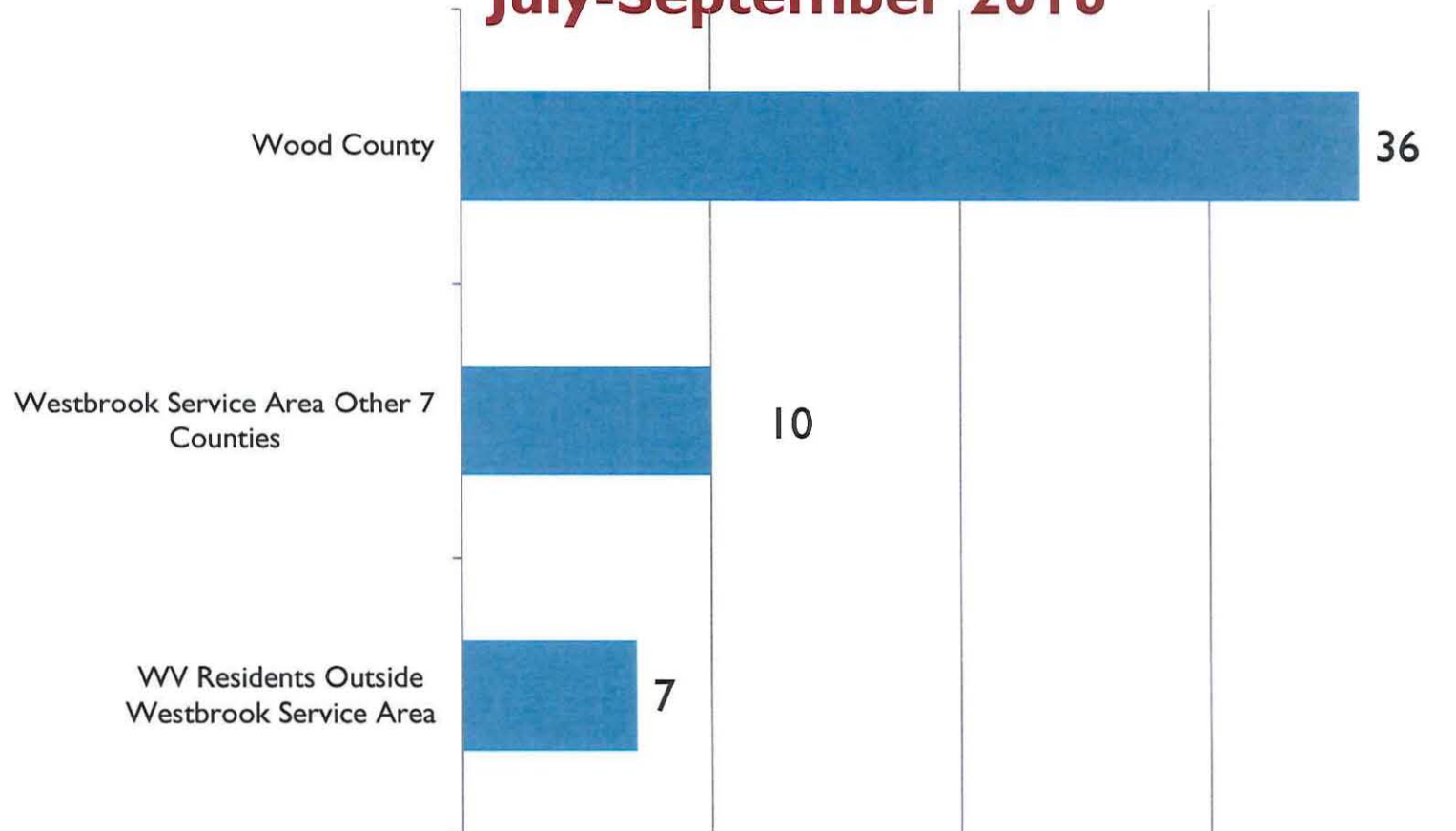
df Schinner

Westbrook and County Commission Contract Language for Amity/1011 Mission Drive

- The TENANT shall provide at a minimum thirty-four (34) charity care bed treatments for inpatient treatment to Wood County residents on an annual basis during the term of this Lease. Priority shall be given to inmates incarcerated on Wood County charges in consideration for placement in said bed space.
- The TENANT shall provide, on a quarterly basis, a breakdown of the county of residence for all individuals treated on an in-patient basis at the Leased Premises.

3rd Quarter Amity Treatment Center 53 Total Admissions, by County

July-September 2016



July-September 2016 **Amity Treatment Center Wood County Referrals 3rd Quarter**

Referral Source	#Admitted	Wood
Corrections/Incarcerated	4	2
Westbrook CSU	10	8
Child Protective Services Directly	3	3
Hospital	10	6
Westbrook Other	3	1
Self Referred	23	16
Total	53	36

July-September 2016

Funding Source

WV Medicaid: 48

Charity Care: 5 (Wood: 3, Ritchie: 1, Wirt: 1)

Special Billing: 0

Total: 53

5 total Charity Care for 3rd Quarter 2016