

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

#1 COURT SQUARE, SUITE 203
PARKERSBURG, WV 26101

IN RE: MINUTES OF MEETING HELD
THURSDAY, JULY 20, 2017

PRESENT: DAVID BLAIR COUCH, PRESIDENT (via phone)
ROBERT K. TEBAY, COMMISSIONER
JAMES COLOMBO, COMMISSIONER

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

The County Commission, upon a motion duly made, seconded and passed, approved minutes from June 19, 22, 26 and 29, 2017.

AGENDA AND DISCUSSION ITEMS

At 9:30 A.M., the County Commission met with Ron Neely regarding the roof at 328 Second Street. He stated he believes one way they could save money would be to not relocate the HVAC units on the roof, but to leave them on top of the building. He stated if the County Commission wishes to put up a truss roof over top of the old flat roof, he believes they would need to hire a structural engineer to insure that the building could handle the additional weight.

At 9:38 A.M., the County Commission met with Rick Woodyard, Wood County E-91 Director. Mr. Woodyard requested they apply for an EMPG Grant that will allow the school board of education to complete a mapping program. After discussion, the County Commission

authorized David Blair Couch to execute a Contractual Agreement for a Homeland Security Grant.

The 9:40 A.M. hearing in regard to the Gregory A. Myers estate was cancelled.

At 9:45 A.M., the County Commission held a hearing in regard to the Noel C. Mahaney estate. Victoria Mahaney was present and objected to the appraisal and inventory that was recorded by Nicholas Morey, Administrator. After review, the County Commission Ordered that a thirty day extension be given to Victoria Mahaney, heir, to produce a will. (Probate Order)

The 10:00 A.M. hearing in regard to the Kenneth Jones estate was cancelled due to the fact no one showed up for said hearing.

At 10:15 A.M., the County Commission held a hearing in regard to the Herbert N. Furr estate. Terri Furr, Administratrix, asked that a claim be disallowed due to no evidence to support said claim. After review, the County Commission Ordered that the claim be disallowed. (Probate Order)

At 10:17 A.M., the County Commission executed a Resolution awarding the construction bid for Emmerson Commons Tax Increment Financing (TIF) Zone to Capital Valley. (Order M/3712)

The County Commission executed a Resolution authorizing the issuance of TIF Zone bonds for the Emerson Commons Tax Increment Financing (TIF) Zone bonds. (Order M/3713)

The County Commission announced that vacancies exist on the Wood County Community Corrections Board. (Order A/1789)

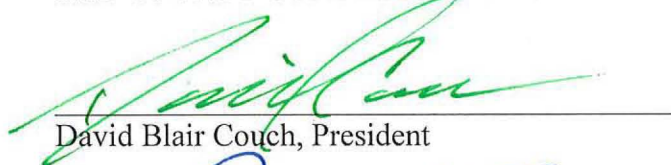
ORDERS APPROVED AND ATTACHED TO THESE MINUTES

M/3710, M/3711, M/3712 M/3713, M/3714, M/3715, A/1789

Having no further scheduled appointments or business to attend to, the County Commission adjourned at 10:59 A.M.

APPROVED:

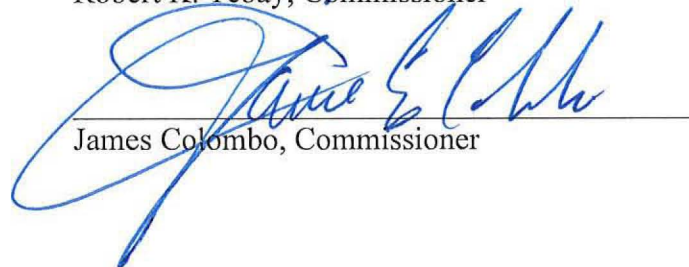
THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President



Robert K. Tebay, Commissioner



James Colombo, Commissioner

To listen to this meeting, please refer to DVD labeled July 20, 2017.



Wood County Commission Agenda

7/20/2017

1 Court Square, Suite 203
Parkersburg, WV 26101

9:30 A.M.	Consider Department of Homeland Security Grant Application for Safe School Mapping Project	Rick Woodyard, E-911 Director
	Gregory A. Myers estate – request to remove Administratrix	Richard Smith, Attorney
9:45 A.M.	Noel C. Mahaney estate – objection to the estate filing	Victoria Mahaney
10:00 A.M.	Kenneth Jones estate – request for Administratrix, Christina Jones, to pay what is owed to heir	Christina Jones, heir
10:15 A.M.	Herbert N. Furr estate – request to have claim disallowed	Terri L. Furr, Administratrix
	Announce vacancies on the Wood County Community Corrections Board	
	Discuss roof on building located at 328 Second Street	
	Consideration of and possible action on a Resolution and Order authorizing and directing the issuance of not more than \$5,000,000.00 aggregate principal amount of Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (the "Bonds"), to finance and reimburse the costs of design, acquisition, construction and equipping of certain infrastructure improvements related to the Emerson Commons Project and all necessary appurtenances and related facilities; authorizing the execution and delivery of all related bond documents; and authorizing the taking of all other actions relating to the project and issuance of the bonds.	

	Consideration of and possible action on a Resolution and Order authorizing the Commission to select the lowest responsible and qualified bidder and award, execute and deliver the construction contract (subject to the issuance of the bonds) with respect to the acquisition, construction and equipping of certain infrastructure improvements related to the Emerson Commons Project and all necessary appurtenances and related facilities and other expenses and costs related thereto	
	Administrator's Report	Marty Seuffer, County Administrator
	County Commission Reports	

Wood County Commission Meeting
Held July 20, 2017

Please Print

1.	Don Neely
2.	STEPHEN SMITH
3.	Andy Boyd
4.	Carrie Cecil
5.	Rick Worn
6.	Steven Cain CEC
7.	Hinton Mahoney
8.	Ken Furr
9.	Roger Hunter (Bowler Rice)
10.	Tom Pearcy (" ")
11.	Bob Kiss (" ")
12.	Joe Nassif (Piper, Jaffray + Co.)
13.	
14.	
15.	
16.	
17.	
18.	
19.	
20.	

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

TRANSACTION SUMMARY

THE COUNTY COMMISSION OF WOOD COUNTY

Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)



Issuer: The County Commission of Wood County (the "County")

Bonds: \$4,700,000 Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable) (the "Bonds")

Closing Date: July 21, 2017

Maturity: June 1, 2046

Interest Rate: 3.0% fixed rate commencing on the Closing Date through May 31, 2018
5.0% fixed rate commencing June 1, 2018 to Maturity

Method of Offering: Private placement with the Purchasers pursuant to an executed Bond Purchase Agreement and Investment Letters. There will be no secondary market for the Bonds.

Developer: Emerson Commons LLC, a West Virginia limited liability company (the "Developer")

Purchasers: Bond R-1 \$2,500,000 Emmerson Commons LLC and
Bond R-2 \$2,200,000 Pope Properties/Charleston Limited Liability Company (an affiliate of the Developer)

Bond Counsel: Bowles Rice LLP

Placement Agent: Piper Jaffray & Co.

Placement Agent Counsel: Spilman Thomas & Battle, PLLC

Trustee: WesBanco Bank, Inc.

Rating: Non-Rated

Denominations: \$100,000 denominations and \$0.01 increments in excess thereof

Purpose: The Bonds are being issued to (i) pay costs of the design, construction and equipping of the TIF Project (hereinafter defined), (ii) pay costs of issuance of the Bonds, and (iii) deposit funds in the Administrative Expense Fund.

Sources & Uses:	Sources of Funds	Amount (\$)
	Par Amount of Bonds	4,700,000
	Uses of Funds	Amount (\$)
	Project Fund	4,473,450
	Costs of Issuance Fund	216,550
	Administrative Expense Fund	10,000
	Total Uses of Funds	\$4,700,000

TIF Order: On December 19, 2016, the Issuer entered an Order (the "TIF Order") approving and creating a development district to be known as the "County Commission of Wood County Development District No. 1" (the "Development District"), approving a project plan (the "TIF Project") and establishing a tax increment financing fund for the Development District (the "TIF Fund"), wherein the regular levy property taxes attributable to the amount by which the current assessed value of real and tangible personal property having a tax situs in the Development District exceeds the base assessed value of the property (the "Tax Increment Revenues") will be deposited. The West Virginia Development Office approved the issuance of up to \$6,000,000 of tax increment revenue obligations by the Issuer for the Development District.

TRANSACTION SUMMARY

THE COUNTY COMMISSION OF WOOD COUNTY

Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)



- Security:** The Bonds will be special, limited obligations of the Issuer and are payable solely from the Tax Increment Revenues generated in the Development District and deposited in the TIF Fund, which are pledged for repayment of the Bonds as more fully described in the Indenture of Trust (the "Indenture"). The Issuer will covenant to transfer all Tax Increment Revenues to the Trustee on or before May 15 and November 15 of each year during the term of the Bonds. The Trustee shall deposit the Tax Increment Revenues upon receipt into the Revenue Fund for the payment of debt service on the Bonds (the "Pledged Revenues") and the payment of administrative expenses of the Development District. Pursuant to the West Virginia Tax Increment Financing Act and agreement of the Trustee and Bondholders, all principal and interest remaining due and payable with respect to the Bonds on the December 19, 2046 termination date of the Development District shall be discharged and deemed satisfied.
- Optional Redemption:** The Bonds are subject to redemption prior to maturity, at the option of the County, as a whole or in part at any time, at a Redemption Price equal to 100% of the principal amount redeemed plus accrued interest.
- Mandatory Redemption:** On June 1 of each Bond Year, or as soon as possible after, commencing June 1, 2021, the Trustee shall redeem principal of the Bonds in \$1,000 increments, if Pledged Revenues in excess of \$1,000 remain in the Revenue Fund after the payment of Administrative Expenses of the Development District and the scheduled debt service on the Bonds (as provided in the Indenture).
- Projected Payoff:** The projected payoff of the Bonds is on June 1, 2043 based on the Projection of Net Property Tax Increment and Mandatory Redemption of principal.
- Property Tax Increment:** The Projection of Net Property Tax Increment was prepared by Piper Jaffray & Co. based on certain information provided by the Developer including a detailed Development Schedule.

Projected Assessed Value and Net Property Tax Increment of the Development District (\$)¹

Description and Type of Development	Assessment Year Jul-1	Tax Year Jun-30	Tax Due Date Apr-1	Total Assessed Value	Incremental Assessed Value	Net Property Tax Increment
Base Assessed Value	2015	2016		3,034,800		
Projected Assessed Value	2018	2019	2020	6,049,942	3,015,142	33,360
Projected Assessed Value	2019	2020	2021	8,089,942	5,055,142	59,901
Projected Assessed Value	2020	2021	2022	9,049,942	6,015,142	72,143
Projected Assessed Value	2021	2022	2023	29,205,442	26,170,642	331,204
Projected Assessed Value	2022	2023	2024	36,555,442	33,520,642	425,607
Projected Assessed Value	2023	2024	2025	37,545,442	34,510,642	438,228

¹All projections are preliminary and subject to change. There can be no assurances, guarantees or expectations that the projected development within the Development District will be at levels sufficient to generate the Pledged Revenues to meet the Projected Payoff Date as the projections are subject to timing, construction and assessed valuation risk.

- Planned Development:** Approximately 23 acres of property in the Development District are in contract to a major, big box, home improvement retailer. Upon completion of the TIF Project, the Developer anticipates Menards will open in the Spring of 2021 prior to July 1, 2021 Assessment Date (as shown in the following table). Outlots represent approximately 14.6 acres of the property and include the additional planned development to be opened generally by July 1, 2021, such as a pharmacy, convenient store / gas station and fast

TRANSACTION SUMMARY

THE COUNTY COMMISSION OF WOOD COUNTY

Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)



food restaurants. Retail Building represents approximately 4.6 acres and includes the additional planned development to be opened generally by July 1, 2021, including small and medium retail stores. Future Development represents approximately 8.5 acres and includes the additional planned development to be opened beginning by July 1, 2021 through July 1, 2023, including restaurants, service and retail.

Development Description ¹	Assessment Date (July 1)	Tax Year (June 30)	Assessed Value (60% of Appraised)
Land Acquisition and Improvements	2018	2019	3,015,142
Menards	2021	2022	14,448,000
Outlots	2019	2020	2,040,000
Outlots	2020	2021	960,000
Outlots	2021	2022	1,267,500
Retail Building	2021	2022	3,390,000
Future Development	2021	2022	1,050,000
Future Development	2022	2023	7,350,000
Future Development	2023	2024	990,000
Projected Increase in Assessed Value			34,510,642

¹Prepared by the Developer. All figures are preliminary, subject to change.

Development District:

The Development 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 (Emmerson Avenue) to the North. The Development District is located 10 minutes north of the City of Parkersburg and east of the City of Vienna.

Parkersburg is the county seat of Wood County and the third largest city in West Virginia. Parkersburg is located at the confluence of the Ohio and Little Kanawha rivers and borders Marietta, Ohio. The Parkersburg-Vienna-Marietta (Ohio) MSA has a population of approximately 152,059. The top ten employers in the County are provided below.



Largest Employers in Wood County March 2016 (WORKFORCE West Virginia)

1. Wood County Board of Education
2. U.S. Department of the Treasury, Bureau of Public Debt
3. WVU Medicine
4. Wal-Mart Associates, Inc.
5. E. I. Du Pont De Nemours & Company
6. Chemours Company FC, LLC
7. Westbrook Health Services, Inc.
8. Highmark West Virginia (Blue Cross & Blue Shield)
9. Universal Cable Holdings Inc. (Suddenlink)
10. West Virginia University



TRANSACTION SUMMARY

THE COUNTY COMMISSION OF WOOD COUNTY

Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)



TIF Project:

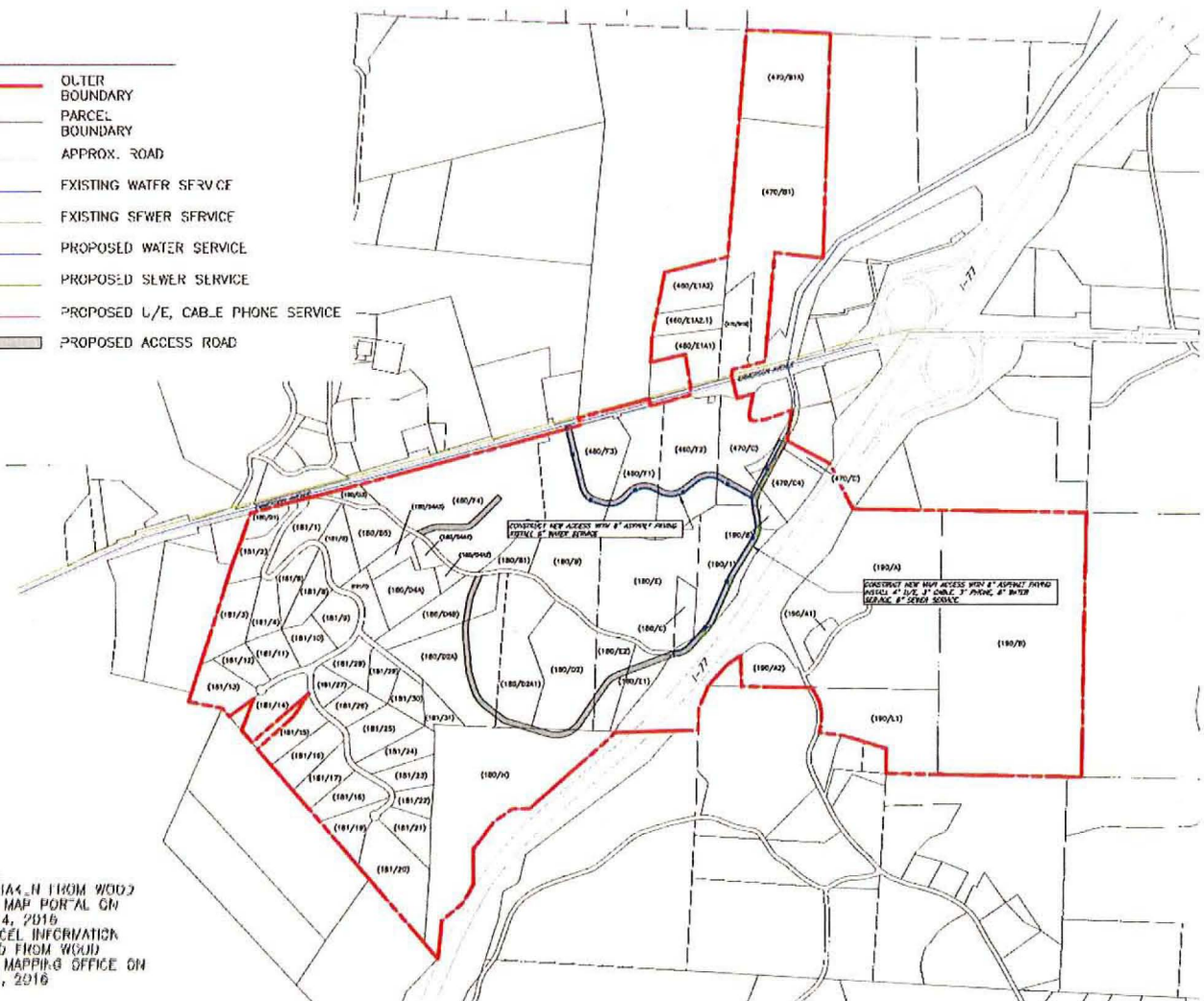
A portion of the proceeds of the Bonds in the approximate amount of \$4,473,450 are being used to finance certain public infrastructure projects including, water lines, sanitary sewer lines, gas lines, stormwater drainage, wetlands mitigation, land acquisition, new road construction and road improvements, including, without limitation, intersection improvements, curbing, traffic control, and lighting, and other related infrastructure and utilities improvements, and appurtenances and amenities relating thereto (the "TIF Project").

The TIF Project has been bid, and the Developer plans to commence construction following the closing of the Bonds with completion anticipated in Spring of 2018.

Project Budget ¹	Cost (\$) ¹
E & S	238,486
Earthwork	873,199
Development Roads	571,405
Emerson Ave	574,979
Misc. Site Features	138,800
Water	270,183
Sewer	102,332
Misc. Utilities	77,783
Storm Water	110,105
Subtotal Site Work	2,957,272
Engineering	349,008
Construction Mgmt	206,614
Environmental	75,000
Geo Tech	40,000
Legal	42,000
Project Management	75,000
Materials Testing	0
Wetland Mitigation	676,512
Project Contingency	20,748
Subtotal Fees	1,484,882
Miscellaneous	31,296
Total Costs	4,473,450

LEGEND

	OUTER BOUNDARY
	PARCEL BOUNDARY
	APPROX. ROAD
	EXISTING WATER SERVICE
	EXISTING SEWER SERVICE
	PROPOSED WATER SERVICE
	PROPOSED SEWER SERVICE
	PROPOSED L/E, CABLE PHONE SERVICE
	PROPOSED ACCESS ROAD



REFERENCES:

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

TRANSACTION SUMMARY

THE COUNTY COMMISSION OF WOOD COUNTY

Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)



Assessment Procedure:

West Virginia law provides that all property must be assessed annually as of the first day of July. Assessment on this day is the basis for the following year's property taxes. The assessor must complete the land and personal property books not later than January 30. The county commission, not later than February 1, must meet for the purpose of sitting as a board of equalization and review of such assessment books. After completion of the review and assessment, the county commission certifies and returns the property books to the assessor. Appeal of any assessment which was protested to the board of equalization and review may be made to the circuit court of the county within 30 days after adjournment of the county commission sitting as a board of equalization and review. A taxpayer can elect to have its protest of an assessment heard by the county commission sitting as a board of assessment appeals in October, rather than by the county commission sitting as a board of equalization and review in February. In order to utilize this option the taxpayer must pay the disputed taxes. The assessor annually, not later than March 3, must furnish a certified statement to certain governmental bodies in the county, including the board of education, showing the aggregate value of all real and personal property. During the month of March, the county commission, the county board of education and municipal governments prepare their budgets for the fiscal year beginning the following July. After these budgets are approved, these governments officially set the tax rate for the coming year sufficient to pay budgeted expenses not expected to be paid from other sources. For example, the 2016 assessment year valuations are made as of July 1, 2015, with taxes levied and collected during 2016 and 2017.

Tax Collection Procedure:

All taxes for real estate and personal property are collected by the Cabell County Sheriff (the "Sheriff") and are remitted by the Sheriff to the State and other local levying bodies. Public utility taxes are collected directly by the State Auditor (the "Auditor") and are remitted by the Auditor to the Sheriff for distribution. Tax statements are mailed by the Sheriff's office in July, and they may be paid in two installments. The first half of the tax is subject to a 2.5% discount if paid by September 1; thereafter, the amount payable is net until October 1, after which a 9% penalty is added. Likewise, the second half is subject to a 2.5% discount if paid by March 1, net to April 1, and 9% penalty thereafter. The Sheriff, after ascertaining which taxes are delinquent, shall on or before May 1 next succeeding the year for which taxes are assessed, prepare delinquent lists, which shall be posted at the front door of the courthouse and published as a legal advertisement at least two weeks prior to the presentation to the county commission for examination. After examination and correction, the county commissioners shall certify such lists pertaining to real property to the Auditor not later than July 1. On or before September 10, the Sheriff shall prepare a second list of delinquent taxes, as of September 1, together with a notice of sale for properties upon which such taxes are due. If not redeemed before, such properties shall be sold at public auction at the courthouse on any Monday after October 14, and before November 23. No such sale shall be made for any sum less than the total amount of taxes, interest and charges then due. The former owner of any real or personal property so purchased by the State, or any other person who is entitled to pay the taxes thereon, may redeem such real or personal property from the Auditor at any time within the eighteen months after the date of such purchase. The Auditor reports monthly to the Sheriff, the Assessor and the County Clerk all properties in the County which were redeemed in the Auditor's office during the preceding month. The Auditor, each month, draws a warrant upon the State treasury payable to the Sheriff for that part of the taxes, interest and charges received by the Sheriff upon the redemption of the property included in the Sheriff's report which was owing to any of the taxing units in the County. The Sheriff accounts for and pays over such money as if it had been paid to the Sheriff before sale and redemption. Under the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended, the Sheriff is required to deposit in the TIF Fund all Tax Increment Revenues generated in the Development District.

TRANSACTION SUMMARY

THE COUNTY COMMISSION OF WOOD COUNTY

Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)



Additional Information Regarding Documentation:

This Preliminary Transaction Summary, and any attachments hereto, are being sent to you for informational purposes only in connection with a private placement opportunity identified by Piper Jaffray & Co. or its affiliate. Piper Jaffray & Co. and its affiliates have not independently verified the information contained herein or otherwise made any further investigation of the Bonds, the credit of the Development District, the collateral and the Bond terms. Neither Piper Jaffray & Co. nor any of its affiliates, partners, officers, agents, employees or representatives makes any representation or warranty, express or implied, as to the accuracy or completeness of such information. All references to financial information of the County, the Development District or the Trust Estate shall not be considered as applicable for any period after the date they are referenced, unless expressly stated otherwise.

In addition, if you have interest as a prospective purchaser of the Bonds, you will be provided with or granted access to all of the available financial and other information requested and deemed by you to be necessary to enable you to make an independent and informed judgment with respect to the collateral, the Development District and its credit and the desirability of purchasing an interest in the prospective financing. As a prospective purchaser, you would agree to make a complete examination of all bond documents and approve of the form and content of the same prior to your funding and you would agree that Piper Jaffray & Co. and its affiliates shall have no responsibility to perform and have not independently performed an examination of or approved the bond documents or any specific bond terms and shall not have any duty to inspect the collateral or the books and records of the County or the Development District.

By accepting this Preliminary Transaction Summary, and any attachments thereto, and considering becoming a prospective purchaser, you hereby represent that you have the sophistication and knowledge required to evaluate the Bonds, the credit of the Development District, the collateral and the bond terms and that you will make your own independent credit analysis and decision to purchase your interest in the Bonds based upon your own independent examination and evaluation of the bond transaction and the information you have deemed appropriate, without reliance on Piper Jaffray & Co. or its affiliates, its directors, officers, employees, attorneys or agents.

Piper Jaffray & Co., its affiliates, directors, officers, employees, attorneys or agents make no representations or warranties, express or implied, as to the business wisdom or propriety of purchasing an interest in the Bonds, compliance with any lending or regulatory requirements, the credit worthiness of the Development District and the value and security of the collateral or with respect to the solvency, condition (financial or other) or future condition (financial or other) of the Development District, or the collateral securing any bond or for the due execution, legality, validity, enforceability, genuineness, sufficiency or collectability of the collateral or any bond document relative thereto. Piper Jaffray & Co. and its affiliates shall not be responsible for the performance or observance of any of the terms, covenants or conditions of the bond documents.

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Series 2017 (Taxable)*

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BOND PRICING

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Bond Component	Maturity Date	Amount	Rate	Yield	Price
Bond R-1 Emerson Commons LLC:					
	06/01/2046	2,500,000	5.000%	4.891%	100.000
Bond R-2 Pope Properties/Charleston LLC:					
	06/01/2046	2,200,000	5.000%	4.891%	100.000
		4,700,000			

Dated Date	07/21/2017	
Delivery Date	07/21/2017	
First Coupon	12/01/2017	
Par Amount	4,700,000.00	
Original Issue Discount		
Production	4,700,000.00	100.000000%
Underwriter's Discount		
Purchase Price	4,700,000.00	100.000000%
Accrued Interest		
Net Proceeds	4,700,000.00	

Note: Final

SOURCES AND USES OF FUNDS

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Dated Date 07/21/2017
Delivery Date 07/21/2017

Sources:

Bond Proceeds:	
Par Amount	4,700,000.00
	<hr/>
	4,700,000.00
	<hr/>

Uses:

Project Fund Deposits:	
Project Fund	4,473,450.00
Cost of Issuance:	
Issuer's Counsel	5,000.00
Bond Counsel	47,500.00
Placement Agent	105,750.00
Placement Agent Counsel	37,500.00
Developer's Counsel	14,800.00
Trustee	3,500.00
Trustee Counsel	2,500.00
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	216,550.00
Other Uses of Funds:	
Administrative Expense Fund	10,000.00
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	4,700,000.00
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PROJECTED DEBT SERVICE WITH MANDATORY REDEMPTION OF BONDS

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Dated Date 07/21/2017
Delivery Date 07/21/2017

Period Ending	Projected Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2017			50,916.67	50,916.67	
06/01/2018			70,500.00	70,500.00	121,416.67
12/01/2018			117,500.00	117,500.00	
06/01/2019			117,500.00	117,500.00	235,000.00
12/01/2019			117,500.00	117,500.00	
06/01/2020			117,500.00	117,500.00	235,000.00
12/01/2020			117,500.00	117,500.00	
06/01/2021			117,500.00	117,500.00	235,000.00
12/01/2021			117,500.00	117,500.00	
06/01/2022			117,500.00	117,500.00	235,000.00
12/01/2022			117,500.00	117,500.00	
06/01/2023			117,500.00	117,500.00	235,000.00
12/01/2023			117,500.00	117,500.00	
06/01/2024			117,500.00	117,500.00	235,000.00
12/01/2024			117,500.00	117,500.00	
06/01/2025			117,500.00	117,500.00	235,000.00
12/01/2025			117,500.00	117,500.00	
06/01/2026			117,500.00	117,500.00	235,000.00
12/01/2026			117,500.00	117,500.00	
06/01/2027			117,500.00	117,500.00	235,000.00
12/01/2027			117,500.00	117,500.00	
06/01/2028	203,000	5.000%	117,500.00	320,500.00	438,000.00
12/01/2028			112,425.00	112,425.00	
06/01/2029	213,000	5.000%	112,425.00	325,425.00	437,850.00
12/01/2029			107,100.00	107,100.00	
06/01/2030	223,000	5.000%	107,100.00	330,100.00	437,200.00
12/01/2030			101,525.00	101,525.00	
06/01/2031	235,000	5.000%	101,525.00	336,525.00	438,050.00
12/01/2031			95,650.00	95,650.00	
06/01/2032	246,000	5.000%	95,650.00	341,650.00	437,300.00
12/01/2032			89,500.00	89,500.00	
06/01/2033	258,000	5.000%	89,500.00	347,500.00	437,000.00
12/01/2033			83,050.00	83,050.00	
06/01/2034	271,000	5.000%	83,050.00	354,050.00	437,100.00
12/01/2034			76,275.00	76,275.00	
06/01/2035	285,000	5.000%	76,275.00	361,275.00	437,550.00
12/01/2035			69,150.00	69,150.00	
06/01/2036	298,000	5.000%	69,150.00	367,150.00	436,300.00
12/01/2036			61,700.00	61,700.00	
06/01/2037	314,000	5.000%	61,700.00	375,700.00	437,400.00
12/01/2037			53,850.00	53,850.00	
06/01/2038	329,000	5.000%	53,850.00	382,850.00	436,700.00
12/01/2038			45,625.00	45,625.00	
06/01/2039	345,000	5.000%	45,625.00	390,625.00	436,250.00
12/01/2039			37,000.00	37,000.00	
06/01/2040	362,000	5.000%	37,000.00	399,000.00	436,000.00
12/01/2040			27,950.00	27,950.00	
06/01/2041	380,000	5.000%	27,950.00	407,950.00	435,900.00
12/01/2041			18,450.00	18,450.00	
06/01/2042	399,000	5.000%	18,450.00	417,450.00	435,900.00
12/01/2042			8,475.00	8,475.00	
06/01/2043	339,000	5.000%	8,475.00	347,475.00	355,950.00
	4,700,000		4,446,866.67	9,146,866.67	9,146,866.67

Notes:

Final

Mandatory Redemption of Principal from Surplus Funds each June 1 in \$1,000 increments.

BREAKDOWN OF PROJECTED DEBT SERVICE WITH MANDATORY REDEMPTION OF BONDS

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Dated Date 07/21/2017
Delivery Date 07/21/2017

Bond R-1 Emerson Commons LLC

Period Ending	Projected Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2017			27,083.33	27,083.33	
06/01/2018			37,500.00	37,500.00	64,583.33
12/01/2018			62,500.00	62,500.00	
06/01/2019			62,500.00	62,500.00	125,000.00
12/01/2019			62,500.00	62,500.00	
06/01/2020			62,500.00	62,500.00	125,000.00
12/01/2020			62,500.00	62,500.00	
06/01/2021			62,500.00	62,500.00	125,000.00
12/01/2021			62,500.00	62,500.00	
06/01/2022			62,500.00	62,500.00	125,000.00
12/01/2022			62,500.00	62,500.00	
06/01/2023			62,500.00	62,500.00	125,000.00
12/01/2023			62,500.00	62,500.00	
06/01/2024			62,500.00	62,500.00	125,000.00
12/01/2024			62,500.00	62,500.00	
06/01/2025			62,500.00	62,500.00	125,000.00
12/01/2025			62,500.00	62,500.00	
06/01/2026			62,500.00	62,500.00	125,000.00
12/01/2026			62,500.00	62,500.00	
06/01/2027			62,500.00	62,500.00	125,000.00
12/01/2027			62,500.00	62,500.00	
06/01/2028	108,000	5.000%	62,500.00	170,500.00	233,000.00
12/01/2028			59,800.00	59,800.00	
06/01/2029	114,000	5.000%	59,800.00	173,800.00	233,600.00
12/01/2029			56,950.00	56,950.00	
06/01/2030	119,000	5.000%	56,950.00	175,950.00	232,900.00
12/01/2030			53,975.00	53,975.00	
06/01/2031	125,000	5.000%	53,975.00	178,975.00	232,950.00
12/01/2031			50,850.00	50,850.00	
06/01/2032	131,000	5.000%	50,850.00	181,850.00	232,700.00
12/01/2032			47,575.00	47,575.00	
06/01/2033	138,000	5.000%	47,575.00	185,575.00	233,150.00
12/01/2033			44,125.00	44,125.00	
06/01/2034	144,000	5.000%	44,125.00	188,125.00	232,250.00
12/01/2034			40,525.00	40,525.00	
06/01/2035	151,000	5.000%	40,525.00	191,525.00	232,050.00
12/01/2035			36,750.00	36,750.00	
06/01/2036	159,000	5.000%	36,750.00	195,750.00	232,500.00
12/01/2036			32,775.00	32,775.00	
06/01/2037	167,000	5.000%	32,775.00	199,775.00	232,550.00
12/01/2037			28,600.00	28,600.00	
06/01/2038	175,000	5.000%	28,600.00	203,600.00	232,200.00
12/01/2038			24,225.00	24,225.00	
06/01/2039	183,000	5.000%	24,225.00	207,225.00	231,450.00
12/01/2039			19,650.00	19,650.00	
06/01/2040	192,000	5.000%	19,650.00	211,650.00	231,300.00
12/01/2040			14,850.00	14,850.00	
06/01/2041	202,000	5.000%	14,850.00	216,850.00	231,700.00
12/01/2041			9,800.00	9,800.00	
06/01/2042	212,000	5.000%	9,800.00	221,800.00	231,600.00
12/01/2042			4,500.00	4,500.00	
06/01/2043	180,000	5.000%	4,500.00	184,500.00	189,000.00
	2,500,000		2,364,483.33	4,864,483.33	4,864,483.33

BREAKDOWN OF PROJECTED DEBT SERVICE WITH MANDATORY REDEMPTION OF BONDS

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Bond Variable Rate Table

Begin Date	End Date	Interest Rate
07/21/2017	06/01/2018	3.000%
06/01/2018	06/01/2046	5.000%

Notes:

Final

Mandatory Redemption of Principal from Surplus Funds each June 1 in \$1,000 increments.

BREAKDOWN OF PROJECTED DEBT SERVICE WITH MANDATORY REDEMPTION OF BONDS

The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)

Dated Date 07/21/2017
Delivery Date 07/21/2017

Bond R-2 Pope Properties/Charleston LLC

Period Ending	Projected Principal	Coupon	Interest	Debt Service	Annual Debt Service
12/01/2017			23,833.33	23,833.33	
06/01/2018			33,000.00	33,000.00	56,833.33
12/01/2018			55,000.00	55,000.00	
06/01/2019			55,000.00	55,000.00	110,000.00
12/01/2019			55,000.00	55,000.00	
06/01/2020			55,000.00	55,000.00	110,000.00
12/01/2020			55,000.00	55,000.00	
06/01/2021			55,000.00	55,000.00	110,000.00
12/01/2021			55,000.00	55,000.00	
06/01/2022			55,000.00	55,000.00	110,000.00
12/01/2022			55,000.00	55,000.00	
06/01/2023			55,000.00	55,000.00	110,000.00
12/01/2023			55,000.00	55,000.00	
06/01/2024			55,000.00	55,000.00	110,000.00
12/01/2024			55,000.00	55,000.00	
06/01/2025			55,000.00	55,000.00	110,000.00
12/01/2025			55,000.00	55,000.00	
06/01/2026			55,000.00	55,000.00	110,000.00
12/01/2026			55,000.00	55,000.00	
06/01/2027			55,000.00	55,000.00	110,000.00
12/01/2027			55,000.00	55,000.00	
06/01/2028	95,000	5.000%	55,000.00	150,000.00	205,000.00
12/01/2028			52,625.00	52,625.00	
06/01/2029	99,000	5.000%	52,625.00	151,625.00	204,250.00
12/01/2029			50,150.00	50,150.00	
06/01/2030	104,000	5.000%	50,150.00	154,150.00	204,300.00
12/01/2030			47,550.00	47,550.00	
06/01/2031	110,000	5.000%	47,550.00	157,550.00	205,100.00
12/01/2031			44,800.00	44,800.00	
06/01/2032	115,000	5.000%	44,800.00	159,800.00	204,600.00
12/01/2032			41,925.00	41,925.00	
06/01/2033	120,000	5.000%	41,925.00	161,925.00	203,850.00
12/01/2033			38,925.00	38,925.00	
06/01/2034	127,000	5.000%	38,925.00	165,925.00	204,850.00
12/01/2034			35,750.00	35,750.00	
06/01/2035	134,000	5.000%	35,750.00	169,750.00	205,500.00
12/01/2035			32,400.00	32,400.00	
06/01/2036	139,000	5.000%	32,400.00	171,400.00	203,800.00
12/01/2036			28,925.00	28,925.00	
06/01/2037	147,000	5.000%	28,925.00	175,925.00	204,850.00
12/01/2037			25,250.00	25,250.00	
06/01/2038	154,000	5.000%	25,250.00	179,250.00	204,500.00
12/01/2038			21,400.00	21,400.00	
06/01/2039	162,000	5.000%	21,400.00	183,400.00	204,800.00
12/01/2039			17,350.00	17,350.00	
06/01/2040	170,000	5.000%	17,350.00	187,350.00	204,700.00
12/01/2040			13,100.00	13,100.00	
06/01/2041	178,000	5.000%	13,100.00	191,100.00	204,200.00
12/01/2041			8,650.00	8,650.00	
06/01/2042	187,000	5.000%	8,650.00	195,650.00	204,300.00
12/01/2042			3,975.00	3,975.00	
06/01/2043	159,000	5.000%	3,975.00	162,975.00	166,950.00
	2,200,000		2,082,383.33	4,282,383.33	4,282,383.33

BREAKDOWN OF PROJECTED DEBT SERVICE WITH MANDATORY REDEMPTION OF BONDS

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Bond Variable Rate Table

Begin Date	End Date	Interest Rate
07/21/2017	06/01/2018	3.000%
06/01/2018	06/01/2046	5.000%

Notes:

Final

Mandatory Redemption of Principal from Surplus Funds each June 1 in \$1,000 increments.

PROJECTED PAYOFF WITH MANDATORY REDEMPTION OF BONDS

The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)

Period Ending	Projected Principal	Projected Principal+ Interest	Total Adj Debt Service	Projected Revenue	Projected Annual Surplus	Cumulative Projected Annual Surplus
06/01/2017						
06/01/2018		121,417	121,417		-121,417	-121,417
06/01/2019		235,000	235,000		-235,000	-356,417
06/01/2020		235,000	235,000	33,770	-201,230	-557,647
06/01/2021		235,000	235,000	59,901	-175,099	-732,746
06/01/2022		235,000	235,000	72,143	-162,857	-895,604
06/01/2023		235,000	235,000	331,204	96,204	-799,399
06/01/2024		235,000	235,000	425,607	190,607	-608,792
06/01/2025		235,000	235,000	438,228	203,228	-405,564
06/01/2026		235,000	235,000	438,118	203,118	-202,446
06/01/2027		235,000	235,000	438,005	203,005	560
06/01/2028	203,000	438,000	438,000	437,891	-109	450
06/01/2029	213,000	437,850	437,850	437,773	-77	374
06/01/2030	223,000	437,200	437,200	437,654	454	828
06/01/2031	235,000	438,050	438,050	437,532	-518	310
06/01/2032	246,000	437,300	437,300	437,408	108	417
06/01/2033	258,000	437,000	437,000	437,281	281	698
06/01/2034	271,000	437,100	437,100	437,151	51	750
06/01/2035	285,000	437,550	437,550	437,020	-530	219
06/01/2036	298,000	436,300	436,300	436,885	585	804
06/01/2037	314,000	437,400	437,400	436,748	-652	152
06/01/2038	329,000	436,700	436,700	436,608	-92	59
06/01/2039	345,000	436,250	436,250	436,465	215	274
06/01/2040	362,000	436,000	436,000	436,319	319	593
06/01/2041	380,000	435,900	435,900	436,171	271	864
06/01/2042	399,000	435,900	435,900	436,019	119	983
06/01/2043	339,000	355,950	355,950	435,864	79,914	80,897
06/01/2044				435,707	435,707	516,604
06/01/2045				435,546	435,546	952,150
06/01/2046				435,382	435,382	1,387,532
	4,700,000	9,146,867	9,146,867	10,534,398	1,387,532	

Notes:

Final

See Projection of Net Property Tax Increment for Projected Revenue.

Mandatory Redemption of Principal from Surplus Funds each June 1 in \$1,000 increments.

DISCLAIMER

*The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)*

Piper Jaffray is providing the information contained herein for discussion purposes only in anticipation of being engaged to serve as underwriter or placement agent on a future transaction and not as a financial advisor or municipal advisor. In providing the information contained herein, Piper Jaffray is not recommending an action to you and the information provided herein is not intended to be and should not be construed as a 'recommendation' or 'advice' within the meaning of Section 15B of the Securities Exchange Act of 1934. Piper Jaffray is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act or under any state law to you with respect to the information and material contained in this communication. As an underwriter or placement agent, Piper Jaffray's primary role is to purchase or arrange for the placement of securities with a view to distribution in an arm's-length commercial transaction, is acting for its own interests and has financial and other interests that differ from your interests. You should discuss any information and material contained in this communication with any and all internal or external advisors and experts that you deem appropriate before acting on this information or material.

The information contained herein may include hypothetical interest rates or interest rate savings for a potential refunding. Interest rates used herein take into consideration conditions in today's market and other factual information such as credit rating, geographic location and market sector. Interest rates described herein should not be viewed as rates that Piper Jaffray expects to achieve for you should we be selected to act as your underwriter or placement agent. Information about interest rates and terms for SLGs is based on current publically available information and treasury or agency rates for open-market escrows are based on current market interest rates for these types of credits and should not be seen as costs or rates that Piper Jaffray could achieve for you should we be selected to act as your underwriter or placement agent. More particularized information and analysis may be provided after you have engaged Piper Jaffray as an underwriter or placement agent or under certain other exceptions as described in Section 15B of the Exchange Act.

Note: Final

Jul 19, 2017 5:37 pm

**The County Commission of Wood County
Development District No. 1 - Emerson Commons Project No. 1
Projection of Net Property Tax Increment***

Assessment Year (July 1)	Tax Year (June 30)	Tax Due Date (April 1)	ASSESSED VALUE		INCREMENTAL ASSESSED VALUE		PROPERTY TAX INCREMENT				
			Class II/III Real/Personal ¹	Class II/III Total	Class III Real/Personal ¹	Class III Total	Levy Rate ²	Gross Total	Discount ³ 3.0%	Admin Expense ⁴	Net Total
2015	2016	Base Year	3,034,800	3,034,800							
2016	2017	2018	3,034,800	3,034,800	0	0	1.326%	0	0	0	0
2017	2018	2019	3,034,800	3,034,800	0	0	1.326%	0	0	0	0
2018	2019	2020	6,049,942	6,049,942	3,015,142	3,015,142	1.326%	39,969	(1,199)	(5,000)	33,770
2019	2020	2021	8,089,942	8,089,942	5,055,142	5,055,142	1.326%	67,011	(2,010)	(5,100)	59,901
2020	2021	2022	9,049,942	9,049,942	6,015,142	6,015,142	1.326%	79,737	(2,392)	(5,202)	72,143
2021	2022	2023	29,205,442	29,205,442	26,170,642	26,170,642	1.326%	346,918	(10,408)	(5,306)	331,204
2022	2023	2024	36,555,442	36,555,442	33,520,642	33,520,642	1.326%	444,350	(13,330)	(5,412)	425,607
2023	2024	2025	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(5,520)	438,228
2024	2025	2026	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(5,631)	438,118
2025	2026	2027	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(5,743)	438,005
2026	2027	2028	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(5,858)	437,891
2027	2028	2029	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(5,975)	437,773
2028	2029	2030	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,095)	437,654
2029	2030	2031	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,217)	437,532
2030	2031	2032	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,341)	437,408
2031	2032	2033	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,468)	437,281
2032	2033	2034	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,597)	437,151
2033	2034	2035	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,729)	437,020
2034	2035	2036	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(6,864)	436,885
2035	2036	2037	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,001)	436,748
2036	2037	2038	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,141)	436,608
2037	2038	2039	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,284)	436,465
2038	2039	2040	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,430)	436,319
2039	2040	2041	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,578)	436,171
2040	2041	2042	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,730)	436,019
2041	2042	2043	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(7,884)	435,864
2042	2043	2044	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(8,042)	435,707
2043	2044	2045	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(8,203)	435,546
2044	2045	2046	37,545,442	37,545,442	34,510,642	34,510,642	1.326%	457,473	(13,724)	(8,367)	435,382

NOTES TO THE PROJECTIONS:

(1) Development Schedule Summary⁵

Description	Tax Year	Appraised Real/Personal	Assessed (60% of Appraised)
Land Acquisition and Improvements	2019	5,025,237	3,015,142
Big Box Retail Store	2022	24,080,000	14,448,000
Outlots	2020	3,400,000	2,040,000
Outlots	2021	1,600,000	960,000
Outlots	2022	2,112,500	1,267,500
Retail Building	2022	5,650,000	3,390,000
Future Development	2022	1,750,000	1,050,000
Future Development	2023	12,250,000	7,350,000
Future Development	2024	1,650,000	990,000
Totals		57,517,737	34,510,642

(2) Current Tax Levy Rates for Tax Year 2017:

Levy	Class II	Class III
State	0.500	1.000
City	n/a	n/a
County	26.980	53.960
School	<u>38.800</u>	<u>77.600</u>
Total	66.280	132.560

(3) Estimated Property Tax Discount:

Early payment discount and Assessor's fees, if any.

(4) Estimated Administrative Expenses:

Annual expenses of the TIF District.

⁵See Development Schedule prepared by the Developer.

*All figures are preliminary, subject to change.

PiperJaffray

**The County Commission of Wood County
(Development District No. 1- Emerson Commons Project No. 1)**

Development Schedule¹

Completion Date	Assessment Year (July 1)	Tax Year (June 30)	Preliminary Tenant Description	Leased Area	Construction per Sq Ft	Cost Total	Estimated Increase in Appraised Values		
							Real	Personal	Total
Land Improvements									
5/31/2018	2018	2019	Land Acquisition			\$2,000,000	\$2,000,000	\$0	\$2,000,000
5/31/2018	2018	2019	Estimated TIF Improvements			\$3,025,237	\$3,025,237	\$0	\$3,025,237
Big Box Retail 18.78 Acres									
3/1/2021	2021	2022	Menards	176,000	\$80	\$14,080,000	\$14,080,000	\$10,000,000	\$24,080,000
Outlots - 14.6 Acres									
3/1/2019	2019	2020	Outlot A - Pharmacy	6,000	\$125	\$750,000	\$750,000	\$350,000	\$1,100,000
3/1/2021	2021	2022	Outlot A2 - Service	2,500	\$125	\$312,500	\$312,500	\$200,000	\$512,500
3/1/2019	2019	2020	Outlot B - Conv / Gas	6,500	\$300	\$1,950,000	\$1,950,000	\$350,000	\$2,300,000
3/1/2020	2020	2021	Outlot G- Fast Food	2,000	\$300	\$600,000	\$600,000	\$200,000	\$800,000
3/1/2020	2020	2021	Outlot H - Fast Food	2,000	\$300	\$600,000	\$600,000	\$200,000	\$800,000
3/1/2021	2021	2022	Outlot I - Fast Food	2,000	\$300	\$600,000	\$600,000	\$200,000	\$800,000
3/1/2021	2021	2022	Outlot J - Fast Food	2,000	\$300	\$600,000	\$600,000	\$200,000	\$800,000
Retail Building - 4.6 Acres									
3/1/2021	2021	2022	Medium Retail	10,000	\$100	\$1,000,000	\$1,000,000	\$500,000	\$1,500,000
3/1/2021	2021	2022	Small Retail	5,000	\$125	\$625,000	\$625,000	\$350,000	\$975,000
3/1/2021	2021	2022	Small Retail	5,000	\$125	\$625,000	\$625,000	\$350,000	\$975,000
3/1/2021	2021	2022	Small Retail	4,000	\$125	\$500,000	\$500,000	\$350,000	\$850,000
3/1/2021	2021	2022	Small Retail	4,000	\$125	\$500,000	\$500,000	\$350,000	\$850,000
3/1/2021	2021	2022	Small Retail	2,000	\$125	\$250,000	\$250,000	\$250,000	\$500,000
Future Development 8.5 Acres									
3/1/2021	2021	2022	Emerson Road 1 - Restaurant	5,000	\$300	\$1,500,000	\$1,500,000	\$250,000	\$1,750,000
3/1/2022	2022	2023	Emerson Road 2- Restaurant	5,000	\$300	\$1,500,000	\$1,500,000	\$250,000	\$1,750,000
3/1/2023	2023	2024	Rear Parcel - Service	10,000	\$125	\$1,250,000	\$1,250,000	\$400,000	\$1,650,000
3/1/2022	2022	2023	Emerson Tract - 8 useable	60,000	\$125	\$7,500,000	\$7,500,000	\$3,000,000	\$10,500,000
				309,000		\$39,767,737	\$39,767,737	\$17,750,000	\$57,517,737

¹Preliminary, subject to change. Prepared by the Developer.

DISCLAIMER

Piper Jaffray is providing the information contained herein for discussion purposes only in anticipation of being engaged to serve as underwriter or placement agent on a future transaction and not as a financial advisor or municipal advisor. In providing the information contained herein, Piper Jaffray is not recommending an action to you and the information provided herein is not intended to be and should not be construed as a 'recommendation' or 'advice' within the meaning of Section 15B of the Securities Exchange Act of 1934. Piper Jaffray is not acting as an advisor to you and does not owe a fiduciary duty pursuant to Section 15B of the Exchange Act or under any state law to you with respect to the information and material contained in this communication. As an underwriter or placement agent, Piper Jaffray's primary role is to purchase or arrange for the placement of securities with a view to distribution in an arm's-length commercial transaction, is acting for its own interests and has financial and other interests that differ from your interests. You should discuss any information and material contained in this communication with any and all internal or external advisors and experts that you deem appropriate before acting on this information or material.

The information contained herein may include hypothetical interest rates or interest rate savings for a potential refunding. Interest rates used herein take into consideration conditions in today's market and other factual information such as credit rating, geographic location and market sector. Interest rates described herein should not be viewed as rates that Piper Jaffray expects to achieve for you should we be selected to act as your underwriter or placement agent. Information about interest rates and terms for SLGs is based on current publically available information and treasury or agency rates for open-market escrows are based on current market interest rates for these types of credits and should not be seen as costs or rates that Piper Jaffray could achieve for you should we be selected to act as your underwriter or placement agent. More particularized information and analysis may be provided after you have engaged Piper Jaffray as an underwriter or placement agent or under certain other exceptions as describe in the Section 15B of the Exchange Act.

The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)

Distribution List

ISSUER:

Wood County Commission

1 Court Square | Suite 205 | Parkersburg, WV 26101

Marty Seufer, County Administrator

Phone: (304) 424-1976

Email: Seufer@woodcountywv.com

**BOND COUNSEL:**

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600 Quarrier Street | Charleston, WV 25301

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Phone: (304) 347-1101

Fax: (304) 343-3058

Email: rhunter@bowlesrice.com



Robert Kiss, Esq.

Phone: (304) 347-1736

Fax: (304) 343-3058

Email: rkiss@bowlesrice.com

Tom Percy, Esq.

Phone: (304) 347-2117

Fax: (304) 343-3058

Email: tpercy@bowlesrice.com

TRUSTEE:

WesBanco Bank, Inc.

One Bank Plaza | Wheeling, WV 26003

Janet Shelburne, Senior Vice President

Phone: (304) 234-9436

Fax: (304) 234-9431

Email: shelburnej@wesbanco.com



Janet Kendzierski, Assistant Trust Officer

Phone: (304) 234-9444

Fax: (304) 234-9431

Email: kendzierski@wesbanco.com

PLACEMENT AGENT:

Piper Jaffray & Co.

405 Capitol Street, Suite 613 | Charleston WV 25301

Fax: (304) 551-0229

PiperJaffray

Joe Nassif, Managing Director

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Cell: (304) 807-1983

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300 Kanawha Boulevard, East | Charleston, WV 25301

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Cel: (304) 951-3233

Email: ccecil@spilmanlaw.com

TRUSTEE COUNSEL:

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61 14th Street | Wheeling, WV 26003

Fax: (304) 232-4918

Chris Gardill

Phone: (304) 232-6810

Email: chrisgardill@pgka.com

DEVELOPER:

Emerson Commons LLC

101 Wyndham knob | Parkersburg, WV 26104

Joe Pope

Phone: (304) 483-7368

Email: manager@apt4lease.com

PiperJaffray

REALIZE THE POWER
OF PARTNERSHIP.

Last Updated: July 19, 2017

The County Commission of Wood County
Tax Increment Revenue Bonds (Emerson Commons Project No. 1)
Series 2017 (Taxable)

Distribution List

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Andrew Boyd

Email: Aboydwvu304@gmail.com

Phone: (314) 378-9113

DEVELOPER TEAM:

Civil & Environmental Consultants, Inc.

600 Marketplace Ave, Ste 200 | Bridgeport, WV 26330

Steve Cain

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Email: scain@cecinc.com

Dennis Miller

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Email: dmiller@cecinc.com

DEVELOPER TEAM:

First American Title Insurance Company

801 Nicollet Mall, Ste 1900 | Minneapolis, MN 55402

Kathy Estenson, Escrow Officer

Phone: (612) 305-2510

Fax: (714) 689- 7109

Email: kestenson@firstam.com



First American

DEVELOPER TEAM:

Menards, Inc.

5101 Menard Drive | Eau Claire, WI 54703



Josh Melder, Corporate Counsel

Phone: 715-876-2309

Fax: 715-876-5998

Email: jmelder@menard-inc.com

ORDERS—Wood County Commission, West Virginia

69

JULY Term, THURSDAY, JULY 20, 2017
FIFTH Day JULY 20 17

JULY TERM

THURSDAY, JULY 20, 2017
FIFTH DAY

JULY 2017

At a Regular Session of the County Commission, continued and held for the County of Wood, at the Courthouse thereof, Thursday 20, 2017, Present, David Blair Couch, President of said Commission, and Robert K. Tebay and James E. Colombo, Commissioners.

The orders and proceedings of the previous session of this Commission, held on Monday, July 17, 2017, were read before the County Commission, approved and ordered signed.

IN RE: ESTATE OF GREGORY ALLEN MYERS, DECEASED

AGREED ORDER FOR CONTINUANCE

This day came Kristen Myers, by her counsel, Richard D. Smith, Jr., and Deborah L. Beitzel, Estate of Gregory Allen Myers, Administratrix, by her counsel, Debra L. Steed and jointly represented that both parties are actively discussing the matters relating to Kristen Myers' previously filed petition to remove Administratrix. The discussions between the parties have not concluded. For the reasons stated above, the Parties agree that the hearing in this matter scheduled for July 20, 2017 should be continued to August 17, 2017 at 9:30 a.m. which is the next available hearing.

WHEREFORE, for good cause shown, it is hereby ORDERED that the hearing of this matter is CONTINUED from July 20, 2017 until August 17, 2017.

Entered this 20th day of July 2017.

s/ David Blair Couch, Commissioner

Inspected and Approved by:

s/ Richard D. Smith, Jr.

Richard D. Smith, Jr.

Counsel for Petitioner

s/ Debra L. Steed, by Richard D. Smith, Jr., with permission

Debra L. Steed

Counsel for Respondent

IN RE: ESTATE OF NOEL MAHANEY, DECEASED (ORDER COUNTY COMMISSION-HEARIN CONTINUED 30
30 DAYS)

This day came VICTORIA C. S. MAHANEY, before the County Commission, for a hearing objecting to the appraisal and inventory that was recorded by NICHOLAS S. MOREY, III, ADMINISTRATOR of the Estate of NOEL C. MAHANEY, deceased. The County Commission after reviewing said estate filing, ruled that a 30 day extension be given to VICTORIA C. S. MAHANEY, heir to the Estate of NOEL C. MAHANEY, deceased, to produce a Will for NOEL C. MAHANEY, deceased.

IN RE: ESTATE OF KENNETH JONES, DECEASED (DID NOT SHOW FOR HEARING)

IN RE: ESTATE OF HERBERT NORFE FURR, DECEASED (ORDER COUNTY COMMISSION-CLAIM DISALLOWED)

This day came TERRI L. FURR, ADMINISTRATRIX of the Estate of HERBERT NORFE FURR, deceased, before the County Commission, in a hearing asking that the claim that was filed by Rosalie J. Cross, in the amount of One Thousand One Hundred (\$1,100.00) dollars and had no evidence provided to support said claim, be disallowed. The County Commission after reviewing said estate, ruled that said claim be disallowed. The County Commission ordered that if additional funds come into estate, that the estate will need to be reopened.

There appearing no further business to claim the attention of this Commission, it is hereby ordered that this Commission, do now adjourn to meet in Regular Session, Monday, July 24, 2017, at 9:30 o'clock A. M.


President

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION ANNOUNCED THAT VACANCIES
EXIST ON THE WOOD COUNTY COMMUNITY CORRECTIONS
BOARD.

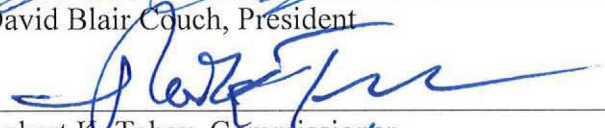
ORDER

On this date, the County Commission of Wood County, upon a motion made by David Blair Couch, seconded by Robert K. Tebay and made unanimous by James E. Colombo, announced that vacancies exist on the Wood County Community Corrections Board due to Christina Smith, Emily Larkins and Kevin Postlewait no longer being on said Board. The County Commission, upon a motion made by David Blair Couch, seconded by Robert K. Tebay and made unanimous by James E. Colombo, placed Michelle Rusen, representing a public defender, in nomination.

APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President

Robert K. Tebay, Commissioner

James E. Colombo, Commissioner

A/1789

Mark Rhodes
WOOD County 08:45:08 AM
Instrument No 8758332
Date Recorded 07/20/2017
Document Type CCO
Pages Recorded 1
Book-Page 73-445

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION WAS IN RECEIPT OF A CHECK
FROM THE STATE OF WV IN THE AMOUNT OF \$5,830.50
WHICH REPRESENTS REIMBURSEMENT IN REGARD TO THE
VICTIMS OF CRIME ASSISTANCE GRANT NUMBER 15-VA-075.

ORDER

On this date, the County Commission of Wood County was in receipt of a check from the State of West Virginia in the amount of five thousand eight hundred thirty-cents (\$5,830.50) which represents reimbursement to Wood County for expenses incurred during the month of March, 2017, in regard to the Victims of Crime Assistance Grant Number 15-VA-075. Receipt of the aforementioned check is pursuant to an Order appearing in Order Book 73, at Page 12 and bearing the date of May 18, 2017, at which time David Blair Couch, in his official capacity as President, and on behalf of the County Commission, was AUTHORIZED to EXECUTE the Request for Reimbursement.

Documentation pertaining to the WVDCJS Victims of Crime Advocate Grant is on file in the Office of the County Administrator.

APPROVED:

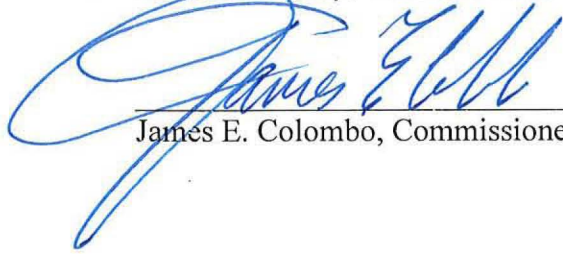
THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President



Robert K. Tebay, Commissioner



James E. Colombo, Commissioner

Mark Rhodes
WOOD County 08:41:20 AM
+ Instrument No 8758330
Date Recorded 07/20/2017
Document Type CDO
Pages Recorded 1
Book-Page 73-443

M/3710

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION WAS IN RECEIPT OF A CHECK FROM THE STATE OF WV IN THE AMOUNT OF \$5,502.67 WHICH REPRESENTS REIMBURSEMENT IN REGARD TO THE GOVERNOR'S HIGHWAY SAFETY PROGRAM GRANT NUMBER F17-HS-03-402.


ORDER


On this date, the County Commission of Wood County was in receipt of a check from the State of West Virginia in the amount of five thousand five hundred two dollars and sixty-seven cents (\$5,502.67) which represents reimbursement to Wood County for expenses incurred during the month of April, 2017, in regard to the Governor's Highway Safety Program Grant Number F17-HS-03-402. Receipt of the aforementioned check is pursuant to an ORDER appearing in Order Book 73, at Page 95 and bearing the date of May 15, 2017, at which time David Blair Couch, in his official capacity as President and on behalf of the County Commission, was AUTHORIZED to EXECUTE the Request for Reimbursement.


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


David Blair Couch, President


Robert K. Tebay, Commissioner


James E. Colombo, Commissioner

Mark Rhodes
+WOOD County 08:39:12 AM
Instrument No 8758329
Date Recorded 07/20/2017
Document Type 000
Pages Recorded 1
Book-Page 73-442

M/3711

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY EXECUTE A
RESOLUTION AWARDING THE CONSTRUCTION BID FOR
EMERSON COMMONS TIF ZONE

ORDER

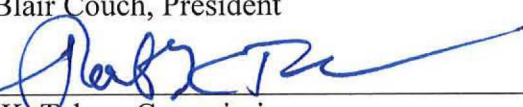
On this date, upon a motion made by James E. Colombo, seconded by Robert K. Tebay and passed, did hereby EXECUTE a Resolution awarding the construction bid for Emerson Commons Tax Increment Financing (TIF) Zone.

A copy of said Resolution is attached to this Order and should be made a part thereof.

APPROVED:

THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President

Robert K. Tebay, Commissioner

James E. Colombo, Commissioner

M/3712

**RESOLUTION AND ORDER OF
THE COUNTY COMMISSION OF WOOD COUNTY**

A RESOLUTION AND ORDER AUTHORIZING, RATIFYING, CONFIRMING AND APPROVING THE NOTICE OF AWARD, AND THE SUBSEQUENT EXECUTION AND DELIVERY OF, CONSTRUCTION CONTRACT TO LOWEST RESPONSIBLE AND QUALIFIED BIDDER, SUBJECT TO THE ISSUANCE AND SALE OF NOT MORE THAN \$5,000,000 AGGREGATE PRINCIPAL AMOUNT OF TAX INCREMENT REVENUE BONDS (EMERSON COMMONS PROJECT NO. 1), SERIES 2017 (THE "BONDS"), OF THE COUNTY COMMISSION OF WOOD COUNTY, FOR THE ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN INFRASTRUCTURE IMPROVEMENTS RELATED TO THE EMERSON COMMONS PROJECT AND AUTHORIZING THE EXECUTION AND DELIVERY OF SUCH OTHER DOCUMENTS AND TAKING OF SUCH OTHER ACTIONS AS MAY BE NECESSARY OR CONVENIENT TO CARRY OUT THE INTENT OF THESE RESOLUTIONS AND/OR SUCH CONSTRUCTION CONTRACT UPON THE ADVICE OF COUNSEL.

WHEREAS, The County Commission of Wood County, a public corporation and governing body of Wood County, West Virginia, a political subdivision of the State of West Virginia (the "Issuer"), under the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), on December 19, 2016, following all necessary actions, publications, public hearings, submissions and approvals, entered an Order (the "District and Project Approval Order") approving and creating a development district to be known as the "County Commission of Wood County Development District No. 1" (the "Development District") as a development district under the provisions of the Act and, approving a project plan (the "Project Plan") and establishing a tax increment financing fund for the Development District (the "TIF Fund"), wherein the regular levy property taxes attributable to the amount by which the current assessed value of real and tangible personal property having a tax situs in the Development District exceeds the base assessed value of the property (the "Tax Increment Revenues") shall be deposited;

WHEREAS, the Project Plan provides for the use of tax increment financing for certain public infrastructure projects 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, and appurtenances and amenities relating thereto, all within or benefiting the Development District (the "Project"), through the issuance of tax increment revenue bonds to be designated "The County Commission of

Wood County Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)" (the "Bonds");

WHEREAS, the Issuer previously entered into a memorandum of understanding with Emerson Commons LLC, a West Virginia limited liability company, as Developer for the Project (in such capacity, the "Developer") relating to obtaining bids for construction for the Project;

WHEREAS, the Issuer previously authorized and approved the publication of legal advertisement soliciting sealed bids relating to construction of the Project, and on June 26, 2017, the Issuer opened such sealed bids, and, the lowest responsible qualified bidder was Capitol Valley Contracting, Inc. (the "Lowest Qualified and Responsible Bidder"); and

WHEREAS, the Issuer desires to award the construction contract for Project construction to the Lowest Qualified and Responsible Bidder authorize, approve and take all steps necessary for the financing of the Project as soon as feasible.

NOW, THEREFORE, BE IT RESOLVED AND ORDERED AND ENTERED OF RECORD BY THE COUNTY COMMISSION OF WOOD COUNTY, AS FOLLOWS:

Section 1. The Issuer hereby ratifies, approves and consents to issuance of a Notice of Award to the Lowest Qualified and Responsible Bidder. The President of the Issuer and the County Administrator are each hereby authorized and directed to execute and deliver such documents as counsel to the Issuer (Bowles Rice LLP) advises and approves in order to carry out such approval, ratification and consent as to the Notice of Award, which may include, without limitation, execution or acknowledgment of a Notice of Award signed by the Developer.

Section 2. The President of the Issuer and the County Administrator are each authorized and directed to approve, execute, consent to and deliver a construction contract by and among the Developer, the Issuer and the Lowest Qualified and Responsible Bidder in such form as shall be reasonably satisfactory to the Developer and its legal counsel and to the Issuer's counsel with such further changes, additions, deletions and modifications, which may include, without limitation, change orders, thereto as may be approved by such Issuer's counsel and the Developer.

Section 3. The President, the President pro tempore (in the absence of the President), the Clerk (and in the absence of the Clerk, the Deputy Clerk) and any other proper officers and employees of the Issuer (including, but not limited to, the County Administrator), together with all other members and employees thereof, (collectively, hereinafter referred to as the "Authorized Representatives", and each an "Authorized Representative") are each hereby authorized and directed to execute, acknowledge, if necessary, and deliver any and all other papers, documents, agreements, certificates and instruments, to affix the seal of the Issuer and attest the same for and on behalf of the Issuer and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Resolution and Order, and/or the Notice of Award and above-authorized construction contract. All prior actions taken by any Authorized Representative and any person or persons designated and authorized to act by any such Authorized Representative, which acts would have been authorized by this Resolution and Order, except that such acts were taken prior to the adoption of such Resolution and Order, shall

be, and hereby are, severally ratified, confirmed, authorized, approved and adopted as the official acts of the Issuer.

[Signature page follows this page.]

Adopted and entered of record this July 20, 2017.

THE COUNTY COMMISSION OF
WOOD COUNTY

By:


Its:  

CERTIFICATION

The undersigned, being the duly qualified, elected and acting County Clerk of The County Commission of Wood County, does hereby certify that the foregoing Resolution and Order was duly entered by The County Commission of Wood County at a regular meeting duly held, pursuant to proper notice thereof, on July 20, 2017, a quorum being present and acting throughout, and which Resolution and Order has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this July 20, 2017.

By: Mark Rhodes
County Clerk

Mark Rhodes
Wood County 08:46:36 AM
Instrument No 8758333
Date Recorded 07/20/2017
Document Type CDD
Pages Recorded 6
Book-Page 73-446

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY EXECUTE A
RESOLUTION AUTHORIZING THE ISSUANCE OF TIF ZONE
BONDS

ORDER

On this date, upon a motion made by James E. Colombo, seconded by Robert K. Tebay and passed, did hereby EXECUTE a Resolution Authorizing the issuance of Tax Increment Financing (TIF) bonds for Emerson Commons Project.

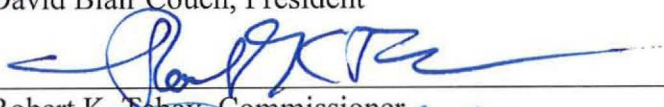
A copy of said Resolution is attached to this Order and should be made a part thereof.

APPROVED:

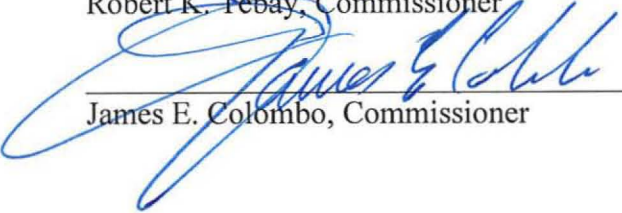
THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President



Robert K. Tebay, Commissioner



James E. Colombo, Commissioner

M/3713

**BOND AUTHORIZING RESOLUTION AND ORDER OF
THE COUNTY COMMISSION OF WOOD COUNTY**

A RESOLUTION AND ORDER AUTHORIZING AND DIRECTING THE ISSUANCE OF NOT MORE THAN \$5,000,000 AGGREGATE PRINCIPAL AMOUNT OF TAX INCREMENT REVENUE BONDS (EMERSON COMMONS PROJECT NO. 1), SERIES 2017 (THE "BONDS"), OF THE COUNTY COMMISSION OF WOOD COUNTY, TO FINANCE COSTS OF DESIGN, ACQUISITION, CONSTRUCTION AND EQUIPPING OF CERTAIN INFRASTRUCTURE IMPROVEMENTS RELATED TO THE EMERSON COMMONS PROJECT AND ALL NECESSARY APPURTENANCES AND RELATED FACILITIES, AND OTHER EXPENSES AND COSTS RELATED THERETO AND TO THE BONDS; AUTHORIZING THE EXECUTION AND DELIVERY OF TRUST INDENTURE, A DEVELOPMENT AGREEMENT, A BOND PURCHASE AGREEMENT, AND OTHER DOCUMENTS RELATING TO THE BONDS; AUTHORIZING EXECUTION AND DELIVERY OF OTHER DOCUMENTS, INSTRUMENTS, AGREEMENTS AND CERTIFICATES; AUTHORIZING AND DIRECTING THE EXECUTION AND DELIVERY OF THE BONDS; PROVIDING PARAMETERS FOR THE PRINCIPAL AMOUNTS, PROVISIONS FOR REDEMPTION, MATURITIES, INTEREST RATES AND OTHER TERMS OF THE BONDS; AUTHORIZING THE PRESIDENT OF THE COUNTY COMMISSION TO APPROVE, EXECUTE AND DELIVER A CERTIFICATE OF DETERMINATIONS RELATING TO THE FINAL TERMS OF THE BONDS; APPOINTING A TRUSTEE, REGISTRAR, PAYING AGENT AND OTHER PARTICIPANTS IN THE FINANCING; AND AUTHORIZING THE TAKING OF ALL OTHER ACTIONS RELATING TO THE PROJECT AND ISSUANCE OF THE BONDS.

WHEREAS, The County Commission of Wood County, a public corporation and governing body of Wood County, West Virginia, a political subdivision of the State of West Virginia (the "Issuer"), under the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the "Act"), has plenary power and authority to create development or redevelopment project areas or districts, cause project plans to be prepared and establish a special tax increment financing fund with respect to a development or redevelopment district, into which certain incremental real and personal property tax revenues generated therein are deposited for the purpose of providing funds for the development, redevelopment, revitalization and renovation of such development or redevelopment district;

WHEREAS, the Act also authorizes the Issuer to issue tax increment financing obligations from time to time to fulfill one or more purposes of the Act;

WHEREAS, pursuant to the Act, the Issuer on December 19, 2016, following all necessary actions, publications, public hearings, submissions and approvals, entered an Order (the "District and Project Approval Order") approving and creating a development district to be known as the "County Commission of Wood County Development District No. 1" (the "Development District") as a development district under the provisions of the Act and, approving a project plan (the "Project Plan") and establishing a tax increment financing fund for the Development District (the "TIF Fund"), wherein the regular levy property taxes attributable to the amount by which the current assessed value of real and tangible personal property having a tax situs in the Development District exceeds the base assessed value of the property (the "Tax Increment Revenues") shall be deposited;

WHEREAS, the Project Plan provides for the use of tax increment financing for certain public infrastructure projects 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, and appurtenances and amenities relating thereto, all within or benefiting the Development District (the "Project"), through the issuance of tax increment revenue bonds to be designated "The County Commission of Wood County Tax Increment Revenue Bonds (Emerson Commons Project No. 1), Series 2017 (Taxable)" (the "Bonds");

WHEREAS, the financing of the Project by the Issuer will benefit the inhabitants of Wood County, will increase opportunities for employment in the County and will help in establishing a balanced economy within the County, and the health, happiness, right of gainful employment and general welfare of the citizens and residents of the County will be promoted by the Project as aforesaid, and the financing of the Project is a public purpose of the Issuer under the Act; and

WHEREAS, the Issuer desires to take all steps necessary for the financing of the Project as soon as feasible.

NOW, THEREFORE, BE IT ORDERED AND ENTERED OF RECORD BY THE COUNTY COMMISSION OF WOOD COUNTY, AS FOLLOWS:

Section 1. It is hereby found and determined that the Bonds should be issued, and that the financing of the Project is a public purpose of the Issuer, promotes the public purposes under the Act and is in the public interest, and that the financing of the Project in conformance with the terms and provisions hereof complies in all respects with the Act.

Section 2. To accomplish the purpose of the Act and to provide for the payment or reimbursement of costs of the Project, pay the costs directly related to the administration of the Development District or the Bonds, pay costs of issuance of the Bonds and other costs permitted

by the Act, the issuance of the Bonds by the Issuer in an aggregate principal amount not to exceed \$5,000,000 is hereby authorized and approved. The Bonds shall be dated such date or dates, shall bear interest payable at such times and at such rates (not to exceed 5.00%), shall mature on such dates and in such principal amounts (with final maturity no later than June 1, 2046), shall be issued in such denominations, shall have such provisions for draw-down and redemption and shall have such other provisions as are set forth in the Indenture and the Certificate of Determinations, each as defined below. The Bonds shall be sold to Emerson Commons LLC, a West Virginia limited liability company, and Pope Properties/Charleston Limited Liability Company, a West Virginia limited liability company (together, the "Purchasers"), at a price not less than 100% of the principal amount thereof.

Section 3. The Issuer hereby authorizes and approves the issuance of the Bonds within the parameters set forth in Section 2 above, and hereby further authorizes the President of the Issuer to approve the final terms thereof and of the documents hereinafter described as shall be set forth in a Certification of Determinations to be executed thereby for the Bonds (the "Certificate of Determinations"), which Bonds may be issued in additional series or with different designations, all as may be set forth in the Certificate of Determinations.

Section 4. The Bonds, together with the interest thereon and other costs incidental thereto, shall be secured solely by the pledges effected by the Indenture herein authorized and defined, and by the tax increment and other revenues pledged for their payment. The Bonds, together with the interest thereon and other costs incidental thereto, shall not be deemed to be and shall not constitute an indebtedness of the Issuer, but shall be special and limited obligations of the Issuer, payable solely from the tax increment and other revenues pledged for its payment under the Indenture. Neither the Bonds nor the interest thereon, nor any other cost or charge in connection therewith, shall be a charge against or pledge of the property, faith and credit or taxing power, if any, of the State of West Virginia or the Issuer, except as to such property expressly provided therefor in the Indenture, nor shall the same ever constitute an indebtedness of the State of West Virginia or the Issuer within the meaning of any constitutional provision or statutory limitation or constitute or give rise to a pecuniary liability of the State of West Virginia or the Issuer. No recourse shall be had for the payment of the principal of and interest on the Bonds against the Issuer or any official or member of the Issuer. The holders of the Bonds shall have no right to have taxes levied by the legislature of the State of West Virginia or the taxing authority of the Issuer for the payment of the principal of, premium, if any, or interest on the Bonds, but the Bonds shall be payable solely from the Tax Increment Revenues deposited into the TIF Fund and other revenues pledged therefor under the Indenture.

Section 5. The Development Agreement (the "Development Agreement") to be dated on or prior to the date of delivery of the Bonds, by and between the Issuer and Emerson Commons LLC, a West Virginia liability company (in such capacity, the "Developer"), in substantially the form attached hereto, with such changes, insertions, variations and omissions as may be approved by the President, shall be and the same hereby is approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the Development Agreement, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is hereby authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the Development Agreement by the

President shall be conclusive evidence of the President's approval of such changes, insertions, variations and omissions.

Section 6. The Trust Indenture (the "Indenture") to be dated on or prior to the date of delivery of the Bonds, by and between the Issuer and WesBanco Bank, Inc. as trustee, registrar and paying agent (the "Trustee"), in substantially the form attached hereto, with such changes, insertions, variations and omissions as may be approved by the President, shall be and the same hereby is approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the Indenture, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is hereby authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the Indenture by the President shall be conclusive evidence of the President's approval of such changes, insertions, variations and omissions.

Section 7. The Bond Purchase Agreement (the "Bond Purchase Agreement") to be dated the date of purchase and sale of the Bonds to the Purchasers, by and between the Purchasers and the Issuer, in substantially the form attached hereto, with such changes, insertions, variations and omissions as may be approved by the President, shall be and the same hereby is approved. The President of the Issuer is hereby authorized and directed to execute, acknowledge, if necessary, and deliver the Bond Purchase Agreement, with such changes, insertions, variations and omissions as may be approved by the President, and the Clerk is hereby authorized and directed to affix the seal of the Issuer thereto and to attest the same. The execution of the Bond Purchase Agreement by the President shall be conclusive evidence of the President's approval of such changes, insertions, variations and omissions.

Section 8. The Bonds shall be issued in fully registered form in accordance with the provisions of the Indenture and shall be delivered to the Trustee to be authenticated, registered and delivered to the Purchasers, in accordance with the terms of the Indenture. The President and Clerk of the Issuer shall execute the Bonds as necessary and affix, imprint or otherwise reproduce the official seal of the Issuer thereto and the Bonds shall contain a recital to the effect that the Bonds are issued pursuant to the Act.

Section 9. The President, the President pro tempore (in the absence of the President), the Clerk (and in the absence of the Clerk, the Deputy Clerk) and any other proper officers and employees of the Issuer (including, but not limited to, the County Administrator), together with all other members and employees thereof, (collectively, hereinafter referred to as the "Authorized Representatives", and each an "Authorized Representative") are each hereby authorized and directed to execute, acknowledge, if necessary, and deliver any and all other papers, documents, agreements, certificates and instruments, to affix the seal of the Issuer and attest the same for and on behalf of the Issuer and to do and cause to be done any and all acts and things necessary or proper for carrying out the transactions contemplated by this Order, the Development Agreement, the Indenture, the Bond Purchase Agreement and other documents relating thereto. All prior actions taken by any Authorized Representative and any person or persons designated and authorized to act by any such Authorized Representative, which acts would have been authorized by these resolutions except that such acts were taken prior to the adoption of such resolutions, shall

be, and hereby are, severally ratified, confirmed, authorized, approved and adopted as the official acts of the Issuer.

Section 10. All covenants, stipulations, obligations and agreements of the Issuer contained herein and contained in the Indenture, the Development Agreement, the Bond Purchase Agreement and other documents relating thereto shall be deemed to be the special and limited covenants, stipulations, obligations and agreements of the Issuer to the full extent permitted by law, and such covenants, stipulations, obligations and agreements shall be binding upon the Issuer and its successors from time to time and upon any board or body to which any powers or duties affecting such covenants, stipulations, obligations and agreements, shall be transferred by or in accordance with law. Except as otherwise provided herein, all rights, powers and privileges conferred and duties and liabilities imposed upon the Issuer or the officials thereof by the provisions hereof and by the Indenture and the Development Agreement shall be exercised or performed by the Issuer or by such officers, board or body as may be required or permitted by law to exercise such powers and to perform such duties.

Section 11. No covenant, stipulation, obligation or agreement herein contained or contained in the Indenture, the Development Agreement or other documents relating thereto shall be deemed to be a covenant, stipulation, obligation or agreement of any officer, agent or employee of the Issuer in his or her individual capacity and neither the members of the Issuer nor any officer executing the Bonds shall be subject to any personal liability or accountability by reason of the issuance of the Bonds. No member of the Issuer or officer or employee of the Issuer shall be individually or personally liable for the payment of the principal of or the interest on any of the Bonds, but nothing herein contained shall relieve any such member, official or employee from the performance of any official duty provided by law or this Order.

Section 12. Bowles Rice LLP is hereby ratified, appointed and confirmed as bond counsel for the Bonds and counsel to the Issuer; Emerson Commons LLC and Pope Properties/Charleston Limited Liability Company are hereby approved as Purchasers of the Bonds; Piper Jaffray & Co. is hereby ratified, appointed and confirmed as Placement Agent for the Bonds; and WesBanco Bank, Inc. is hereby appointed as Trustee, Registrar and Paying Agent for the Bonds. The engagement letter by and between the Issuer and Bowles Rice LLP regarding its role as bond counsel for the Bonds, including, without limitation, the terms, conditions and compensation arrangements set forth therein, is hereby approved, ratified and confirmed. The engagement letter by and between the Issuer and Piper Jaffray & Co. regarding its role as Placement Agent for the Bonds, including, without limitation, the terms, conditions and compensation arrangements set forth therein, is hereby approved, ratified and confirmed. The President of the Issuer is hereby authorized to execute and deliver such other engagement letters for the retention of the services of such other parties under such terms and conditions and with such compensation arrangements as may be set forth therein.

Section 13. The laws of the State of West Virginia shall govern the construction of this Order and all Bonds issued hereunder.

Section 14. If any section, paragraph, clause or provision of this Order shall be held invalid, such invalidity shall not affect any of the remaining provisions of this Order.

Section 15. The designation of any of the Bonds may be modified without further action by the Issuer to reflect issuance dates or other matters.

Section 16. All previous ordinances, orders, resolutions or parts thereof in conflict with the provisions of this Order are, to the extent of such conflict, hereby repealed.

Section 17. The Issuer covenants that all acts, conditions, things and procedures required to exist, to happen, to be performed or to be taken precedent to and in the adoption and entry of this Order do exist, have happened, have been performed and have been taken in regular and due time, form and manner as required by and in full compliance with the laws and Constitution of the State of West Virginia applicable thereto; and that the President, Clerk and Commissioners of the Issuer were at all times when any actions in connection with this Order occurred and are duly in office and duly qualified for such office.

Section 18. This Order shall take effect immediately upon adoption and entry thereof.

[Signature page follows this page.]

Adopted and entered of record this July 20, 2017.

THE COUNTY COMMISSION OF
WOOD COUNTY

By: 
Its 

CERTIFICATION

The undersigned, being the duly qualified, elected and acting County Clerk of The County Commission of Wood County, does hereby certify that the foregoing Resolution and Order was duly entered by The County Commission of Wood County at a regular meeting duly held, pursuant to proper notice thereof, on July 20, 2017, a quorum being present and acting throughout, and which Resolution and Order has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this July 20, 2017.

By: _____

Mark Rhodes
County Clerk

Mark Rhodes
Wood County 08:48:50 AM
Instrument No 8758335
Date Recorded 07/20/2017
Document Type CDD
Pages Recorded 9
Book-Page 73-452

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION WAS IN RECEIPT OF A CHECK FROM THE STATE OF WV IN THE AMOUNT OF \$2,999.03 WHICH REPRESENTS REIMBURSEMENT IN REGARD TO THE GOVERNOR'S HIGHWAY SAFETY PROGRAM GRANT NUMBER F17-HS-03-DOHDD.

ORDER


On this date, the County Commission of Wood County was in receipt of a check from the State of West Virginia in the amount of two thousand nine hundred ninety-nine dollars and three cents (\$2,999.03) which represents reimbursement to Wood County for expenses incurred during the month of April, 2017, in regard to the Governor's Highway Safety Program Grant Number F17-HS-03-DOHDD. Receipt of the aforementioned check is pursuant to an Order appearing in Order Book 73, at Page 99 and bearing the date of May 15, 2017, at which time David Blair Couch, in his official capacity as President, and on behalf of the County Commission, was AUTHORIZED to EXECUTE the Request for Reimbursement.

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


David Blair Couch, President


Robert K. Tebay, Commissioner


James E. Colombo, Commissioner

M/3714

Mark Rhodes
Wood County 08:43:15 AM
Instrument No 8758331
Date Recorded 07/20/2017
Document Type CDO
Pages Recorded 1
Book-Page 73-444

JULY 20, 2017

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: THE COUNTY COMMISSION DID HEREBY AUTHORIZE
DAVID BLAIR COUCH, AS PRESIDENT, TO EXECUTE A
CONTRACTUAL AGREEMENT FOR A HOMELAND SECURITY
GRANT.

ORDER

On this date, the County Commission of Wood County, upon a motion made by James E. Colombo, seconded by Robert K. Tebay, and passed, did hereby AUTHORIZE David Blair Couch, in his official capacity as President and on behalf of the County Commission, to EXECUTE a Contractual Agreement for a Homeland Security Grant with the West Virginia Division of Military Affairs and Public Safety. Said grant application is in the maximum amount of one thousand eighty dollars and zero cents (\$1,080.00).

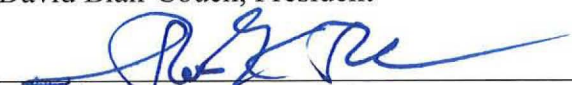
A copy of said Agreement is attached to this Order and should be made a part thereof.

APPROVED:

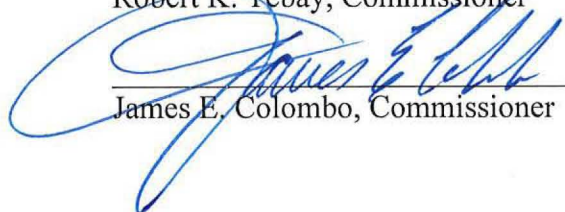
THE COUNTY COMMISSION OF WOOD COUNTY



David Blair Couch, President



Robert K. Tebay, Commissioner



James E. Colombo, Commissioner

M/3715

AGREEMENT

This Agreement is made and entered into this 24th day of July 2017 by and between the Wood County Commission of Wood County, West Virginia (hereinafter "Commission"), Wood County Homeland Security and Emergency Management (WDHSEM) and Jacob Dailey (hereinafter "Contractor").

RECITALS

1. Whereas the Commission is the recipient of grant funds from the State of West Virginia's Division of Military Affairs and Public Safety - Division of Homeland Security and Emergency Management EMPG funding for the purpose of safe schools mapping project

2. Whereas this agreement is for the purpose of providing detailed mapping of Wood County Schools which will be utilized and placed in the HSIN network; and

3. Whereas, the Contractor has the expertise, knowledge, educational background, and previous experience necessary to conduct this Program through the Wood County Homeland Security and Emergency Management; and

4. Whereas, the parties desire that the Contractor provide these services for the Commission to benefit the efforts regarding the aforementioned program.

NOW THEREFORE, in consideration of the promises made each to the other and other good and valuable consideration, the Commission and the Contractor hereby agree as follows:

SERVICES

The Contractor shall provide and be involved with the following activities:

1. Detailed mapping of Wood County schools as specified by the Wood County Board of Education School Safety Officer
2. Wood County Schools will ensure all data is placed in the Homeland Security Information Network (HSIN)

7. Any books, documents, papers, and records of the Contractor directly pertaining to this Agreement shall be made available to the Commission, Homeland Security and Emergency Management, Federal awarding agency, the Inspector General, Comptroller General of the United States, State Auditors, program monitors,

or any duly authorized representative for the purpose of making audit, examination, excerpts, transcripts, and copies of such documents.

This right also includes timely and reasonable access to the Contractor's personnel for the purpose of interview and discussion related to such documents. The rights of access are not limited to the required retention period, but shall last as long as records are retained.

ASSURANCES

1. The Contractor shall retain all financial records, supporting documents, statistical records, and all other records pertinent to this Agreement for a period of three years from the date of submission of the final report.

2. The Contractor shall obtain and keep confidentiality statements outlining the confidentiality requirements of Chapters 49 and 9 of the WV Code. These signed statements must be maintained in personnel files. The Contractor shall insure that any information regarding a current or former recipient of services shall remain confidential except as disclosure is permitted by law or as requested by WCHSEM.

8. The Contractor shall comply with all state and federal statutes and regulations, including the following:

Social Security Act, Title XX, as amended, Omnibus Budget Reconciliation Act of 1981, as amended, Public Law 97-35; Jobs Training Bill, Public Law 98-8; Public Law 98-473; Medicaid and Medicare Patient and Program Act of 1987; Omnibus Budget Reconciliation Act of 1987, Public Law 100-203; Family Support Act of 1988, Public Law 100-485; Omnibus Budget Reconciliation Act of 1993, Public Law 103-66; 42 U.S.C. 1397 et seq. Codified at 45 CFR 96; WV Department of Health and Human Resources, Office of Social Services, Child Protective or Adult Protective Services Policy; WV State Code - Chapter 49.

Page Five

9. The Contractor certifies:

- Compliance with the specific requirements of the Drug-Free Workplace Act of 1988

- No entity, agency, or person associated with the Contractor is debarred, suspended, or otherwise excluded from or ineligible for participation in federal assistance programs under Executive Order 12549 (Disbarment and Suspension).
- Compliance with Public Law 103-227, Part C, Environmental Tobacco Smoke (Pro-Children Act of 1994).

11. Any informational pamphlets, press releases, research reports, and other public notices prepared and released by the Contractor relating to services performed under this Agreement shall include this statement:

"This program is being presented with financial assistance as a grant from the West Virginia Department of Military Affairs and Public Safety, Division of Homeland Security and Emergency Management."

12. The Contractor shall not endorse or support any candidate for partisan political office. No funds under this Agreement shall be expended to support legislative lobbying efforts related to specific legislation or in connection with the awarding, continuation, renewal, amendment or modification of any federal contract, grant, loan, or cooperative agreement.

COMPENSATION

The Commission shall compensate the Contractor at the rate of \$9.00 per hour. The maximum amount that will be compensated to the Contractor under this Agreement will be \$1,080. This amount is to be divided by 50% paid for by the EMPG grant as part of the WVDHSEM, with the remaining match being made by and for the Wood County Board of Educations.

The Contractor shall submit weekly time sheets, invoices, and appropriate grant reports to the WDHSEM for payment purposes. Upon review of these documents, they will be forwarded to the Commission for their approval and payment. This information shall be submitted to the WCHSEM by the end of each work week. These invoices shall be paid in accordance with the Grant Program guidelines. Information which shall be included in these reports is as follows:

- Summary of activities for the month on a weekly basis
- Monthly calendar outlining events, meetings, etc.
- Attendance records
- Demographics report
- Any other information which may be beneficial or requested.

TERMS OF AGREEMENT

This Agreement shall begin July 31st 2017 and terminate on 11th day of August 2017 if, however, any of the following circumstances arise, this Agreement may be terminated at an earlier date.

1. This Agreement may be terminated for just cause by either party upon thirty (30) days written notice given by one party to the other.
2. If for any reason the Commission shall lose the funding provided for this Program from the WVDHSEM, this contract shall terminate immediately.
3. If the Contractor does not fully comply with the mandated services of this Agreement, the Commission shall terminate this Agreement immediately upon written notice provided to the Contractor by the Commission of such reason.
4. This Agreement may also be terminated upon circumstances beyond the control of the Contractor such as his/her death or disability precluding continuation of services to be provided.
5. In any of the above circumstances, damages shall be limited to payment for services rendered as of the date of termination.
6. The Contractor fully understands that no other benefits of any type will be included as part of this agreement.

If for any reason the conditions or provisions of this Agreement are not carried out by the Contractor, the Commission shall pursue all administrative, contractual, and legal remedies available by law, including such sanctions and penalties which may be available through these remedies.

MODIFICATIONS TO AGREEMENT

The terms contained in this Agreement may be modified or amended at any time by mutual consent of the Commission, Contractor, and WDHSEM. Any change or amendment shall be reduced to writing and signed by all parties and be made a part of this Agreement.

IN WITNESS WHEREOF, the parties hereto have signed this Agreement on this the 17th day of July 2017 following receipt of grant approval from the WVDHSEM.

The authorized official signing for the Contractor certifies that the statements herein are true, complete, and accurate to the best of his or her knowledge, and that he or she is aware that any false, fictitious, or fraudulent statement or claims may subject him or her to criminal, civil, or administrative penalties. The undersigned agrees the Contractor will comply with all terms and conditions of this Agreement.

By Its President: Blair Coach
County Commission of Wood County,
West Virginia

Rick Woodyard: Director
Wood County Homeland Security and
Emergency Management

Jacob Daily, Contractor

4
Mark Rhodes
WOOD County 08:52:07 AM
Instrument No 8758336
Date Recorded 07/20/2017
Document Type CDD
Pages Recorded 6
Book-Page 73-461

Wood County Commission

Erroneous Assessment Application

Tax Type: **Supplemental**

Tax Ticket: **80007177**

Tax Year: **2015**

RECEIVED

JUL 14 2017

County Administrator

Upon the application of **AUGUSTINE BARBARA** whose address is **122 PINE TREE RD PARKERSBURG, WV 26101-7562** aggrieved by an erroneous assessment in **LUBECK District (03)**, in the County of Wood, for the **2015** tax year.

The County Commission therefore, orders that the said applicant be and hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed in and for the **2015** tax year.

If the taxes have been paid the Sheriff shall refund the same to them; or if more than a year from the time the property books were delivered to the Sheriff for the the affected tax year, the Sheriff shall allow a credit on future taxes payable.

Due to a clerical error the above-mentioned taxpayer was assessed twice for tax year 2015.

As of July 1, 2014, the taxpayer owned a 2007 KIA Optima (ticket #80017320) not a 2007 Honda Accord (ticket # 80007177).

All of which is ordered to be certified to the Auditor of the State of West Virginia and the Sheriff of WOOD County

Date	Transaction Type	Class	Amount	Tax Rate	Tax Class	Net Value
05/26/2016	BILLING	3	103.68	2.208400	3	4,695
06/01/2017	PENDING EXONERATION	3	-103.68	2.208400	3	0
			Adjusted Net Taxes			Adjusted Net Value
			0.00			4,695

Barbara L. Augustine
Taxpayer

Phone # 304-482-8491

[Signature]

Prosecutor

David [Signature]
Assessor

[Signature]
Commissioner

absent

County Commission President

[Signature]
Commissioner

At a regular session of the County Commission of Wood County, West Virginia, held at the Courthouse of said County, The County Commission did approve this exoneration on July 20, 2017

RECEIVED

JUL 18 2017

Cour...

Mark Rhodes
WOOD County 08:55:39 AM
Instrument No 8758338
Date Recorded 07/20/2017
Document Type COO
Pages Recorded 1
Book-Page 73-467

By: Don Grimm

Application Printed On

Thursday, June 1, 2017 10:58 am

Wood County Commission

Erroneous Assessment Application

RECEIVED

JUL 14 2017

Tax Type: Supplemental

County Administrator

Tax Ticket: 80009887/

Tax Year: 2016 /

Upon the application of **PERKINS WILLIAM A** whose address is **68 PERKINS LN WASHINGTON, WV 26181-5293** aggrieved by an erroneous assessment in **LUBECK District (03)**, in the County of Wood, for the **2016** tax year.

The County Commission therefore, orders that the said applicant be and hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed in and for the **2016** tax year.

If the taxes have been paid the Sheriff shall refund the same to them; or if more than a year from the time the property books were delivered to the Sheriff for the the affected tax year, the Sheriff shall allow a credit on future taxes payable.

DUE TO A TAXPAYER CLERICAL ERROR THE 2003 FORD FOCUS WAS REPORTED WHEN IN FACT HE OWNED A 1998 BUICK LESABRE ON 7/1/2015. SEE ATTACHED.

All of which is ordered to be certified to the Auditor of the State of West virginia and the Sheriff of WOOD County

Date	Transaction Type	Class	Amount	Tax Rate	Tax Class	Net Value
07/11/2017	BILLING	3	19.20	2.206800	3	870
07/12/2017	PENDING EXONERATION	3	-19.20	2.206800	3	-870
Adjusted Net Taxes			0.00	Adjusted Net Value		

William Perkins

Taxpayer
(301) 494-1648

Prosecutor

Assessor

Commissioner

absent
County Commission President

Commissioner

At a regular session of the County Commission of Wood County, West Virginia, held at the Courthouse of said County, The County Commission did approve this exoneration on July 20, 2017.

RECEIVED

JUL 18 2017

County Administrator

Mark Rhodes
WOOD County 08:58:07 AM
Instrument No 8758339
Date Recorded 07/20/2017
Document Type 000
Pages Recorded 1
Book-Page 73-468

By: Erica Mercer

Application Printed On

Wednesday, July 12, 2017 1:46 pm

Wood County Commission

Erroneous Assessment Application

Tax Type: **Personal Property**

Tax Ticket: **701440** /

Tax Year: **2017** /

Upon the application of **WARNER AUTOMOTIVE GROUP INC** whose address is **501 7TH ST PARKERSBURG, WV 26101**- aggrieved by an erroneous assessment in **PARKERSBURG District (05)**, in the County of Wood, for the **2017** tax year.

The County Commission therefore, orders that the said applicant be and hereby exonerated from the said erroneous assessment and from the payment of the taxes so assessed in and for the **2017** tax year.

If the taxes have been paid the Sheriff shall refund the same to them; or if more than a year from the time the property books were delivered to the Sheriff for the the affected tax year, the Sheriff shall allow a credit on future taxes payable.

(WILL HAVE 2 TAX TICKETS)
DUE TO A CLERICAL ERROR 20,222,228 WAS ENTERED IN FOR INVENTORY WHEN IT SHOULD HAVE BEEN 2,022,228. PLEASE EXONERATE. SUPPLEMENTAL TAX TICKET #80000100 HAS BEEN CREATED. SEE ATTCHED.

All of which is ordered to be certified to the Auditor of the State of West Virginia and the Sheriff of WOOD County

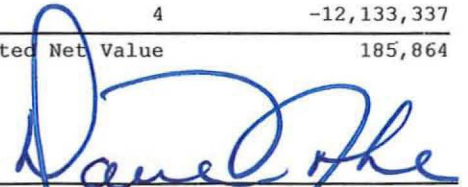
Date	Transaction Type	Class	Amount	Tax Rate	Tax Class	Net Value
07/01/2017	BILLING	4	385,433.32	3.128720	4	12,319,201.6
07/06/2017	PENDING EXONERATION	4	-379,618.14	3.128720	4	-12,133,337
Adjusted Net Taxes			5,815.18	Adjusted Net Value		185,864



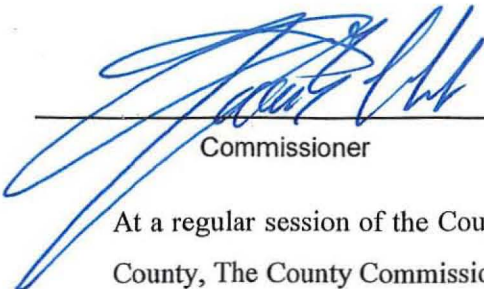
Taxpayer



Prosecutor



Assessor



Commissioner

absent

County Commission President



Commissioner

At a regular session of the County Commission of Wood County, West Virginia, held at the Courthouse of said County, The County Commission did approve this exoneration on July 20, 2017.

JUL 07 2017

County Administrator

RECEIVED

JUL 18 2017

County Administrator

Mark Rhodes
WOOD County 08:59:06 AM
Instrument No 8758340
Date Recorded 07/20/2017
Document Type CDD
Pages Recorded 1
Book-Page 73-469

By: Sarah Edelen

Application Printed On
Thursday, July 6, 2017 11:13 am

Check Register Report for Wood County Commission

Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
6884	TERMINIX	TERMINIX	REGULAR	07/18/2017	15.00	
6885	VERIZONW	VERIZON WIRELESS	REGULAR	07/18/2017	490.58	
E-911 FUND Bank Id 107 Totals					505.58	
Report Totals					505.58	

Check Register Report for Wood County Commission

Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
628	TIBURON	TIBURON INC	REGULAR	07/18/2017	40,770.00	

CAPITAL RESERVE Bank Id 247 Totals

40,770.00

Report Totals

40,770.00



Check Register Report for Wood County Commission

Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
2338	DENTAL	RENAISSANCE	REGULAR	07/18/2017	4,910.83	
163404	AAP	ADVANCE AUTO PARTS	REGULAR	07/18/2017	473.36	
163405	ACTIVE911	ACTIVE911 INC	REGULAR	07/18/2017	117.50	
163406	BLOWLESR	BOWLES RICE LLP	REGULAR	07/18/2017	1,610.00	
163407	DEEMMACK	DEEM MACKENZIE L	REGULAR	07/18/2017	194.74	
163408	IKE WALKER	IKE WALKER ORGANIZATION	REGULAR	07/18/2017	360.00	
163409	KINCHELOE	KINCHELOE MOTORS INC.	REGULAR	07/18/2017	245.00	
163410	LAMP	LAMP PESTPROOF	REGULAR	07/18/2017	260.00	
163411	MEDEXPRESS	MEDEXPRESS URGENT CARE INC WV	REGULAR	07/18/2017	85.00	
163412	MID-OHIOVRA	MID-OHIO VALLEY REGIONAL AIRPORT	REGULAR	07/18/2017	850.00	
163413	RESULT R	RESULTS RADIO	REGULAR	07/18/2017	1,100.00	
163414	SEVEN	SEVEN RANGES RADIO INC	REGULAR	07/18/2017	450.00	
163415	SHAWLIND	SHAWVER LINDSEY A	REGULAR	07/18/2017	256.02	
163416	SMITH JODI	JODI SMITH	REGULAR	07/18/2017	303.03	
163417	SWGRAPHIC	S/W RESOURCES	REGULAR	07/18/2017	26.75	
163418	VCA	VCA DUDLEY AVENUE ANIMAL CLINIC	REGULAR	07/18/2017	204.94	
163419	WORKINGMA	WORKINGMAN'S STORE	REGULAR	07/18/2017	1,258.30	
163420	WV HOSP I	RETIREE HEALTH BENEFIT TRUST FUND	REGULAR	07/18/2017	160.00	
163421	WVVV	WVVV-FM - V96.9	REGULAR	07/18/2017	450.00	
163422	AAP	ADVANCE AUTO PARTS	REGULAR	07/18/2017	673.69	
163423	ACTOR	THE ACTORS GUILD OF PARKERSBURG	REGULAR	07/18/2017	261.85	
163424	ARTSBRIDG	ARTSBRIDGE	REGULAR	07/18/2017	523.70	
163425	ASTORGDODGE	ASTORG DODGE CHRYSLER JEEP	REGULAR	07/18/2017	248.05	
163426	BELL HOME	BELLEVILLE HOMECOMING	REGULAR	07/18/2017	199.01	
163427	BHFI	BLENNERHASSETT HISTORICAL FOUNDATION INC	REGULAR	07/18/2017	130.92	

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Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
163428	CANON	CANON FINANCIAL SERVICES, INC	REGULAR	07/18/2017	151.00	
163429	CELLEBRITE	CELLEBRITE INC	REGULAR	07/18/2017	3,400.00	
163430	GLACIER	GLACIER MOUNTAIN BOTTLED WATER	REGULAR	07/18/2017	13.00	
163431	HUMANE SO	HUMANE SOCIETY	REGULAR	07/18/2017	22,583.33	
163432	JULIA-ANN	JULIA-ANN SQUARE HISTORICAL COMM. ASSOC.	REGULAR	07/18/2017	261.85	
163433	MILLER CO	MILLER COMMUNICATIONS IN	REGULAR	07/18/2017	130.00	
163434	OIL	OIL AND GAS MUSEUM	REGULAR	07/18/2017	392.77	
163435	P-ART	PARKERSBURG ART CENTER	REGULAR	07/18/2017	392.77	
163436	P-HOMECOM	PARKERSBURG HOMECOMING	REGULAR	07/18/2017	654.62	
163437	P-WCVCB	GREATER PARKERSBURG CONVENTION & VISITORS	REGULAR	07/18/2017	26,184.92	
163438	PMARATHON	PARKERSBURG NEWS & SENTINEL	REGULAR	07/18/2017	130.92	
163439	SMOOT	SMOOT THEATER	REGULAR	07/18/2017	759.36	
163440	SUDDENLINKD	SUDDENLINK	REGULAR	07/18/2017	134.21	
163441	TIANO	TIANO-KNOPP ASSOC., INC.	REGULAR	07/18/2017	3,000.00	
163442	TRANSUNION	TRANSUNION RISK AND ALTERNATIVE DATA	REGULAR	07/18/2017	111.25	
163443	USBANKEQUIP	US BANK EQUIPMENT FINANCE	REGULAR	07/18/2017	479.70	
163444	USTREASURY	UNITED STATES TREASURY	REGULAR	07/18/2017	447.48	
163445	VERIZONW	VERIZON WIRELESS	REGULAR	07/18/2017	2,602.28	
163446	VETERAN	VETERANS MUSEUM OF MID OHIO VALLEY	REGULAR	07/18/2017	288.03	
163447	WOOD CO H	WOOD COUNTY HISTORICAL & PRESERVATION	REGULAR	07/18/2017	130.92	
163448	WOOD CO P	WOOD COUNTY PARKS & REC. COMM.(MOUNTWOOD PARK)	REGULAR	07/18/2017	9,426.57	
163449	WVIF&EXP	WV INTERSTATE FAIR & EXP	REGULAR	07/18/2017	984.55	

GENERAL FUND Bank Id 101 Totals

88,012.22

Report Totals

88,012.22

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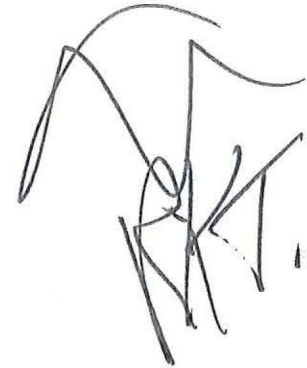
Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
182	FINLEY FI	FINLEY FIRE EQUIPMENT	REGULAR	07/14/2017	172.12	
183	MONPOWER	MON POWER	REGULAR	07/14/2017	163.37	
184	NUTTERD	DARRIN NUTTER	REGULAR	07/14/2017	98.00	
185	NUTTERDA	DARRIN NUTTER	REGULAR	07/14/2017	600.00	
186	RESA	RESA 5	REGULAR	07/14/2017	550.00	
187	WASTE M	WASTE MANAGEMENT OF WV INC	REGULAR	07/14/2017	38.28	
188	WCC	WOOD COUNTY COMMISSION	REGULAR	07/14/2017	8,500.00	

FIRE SERVICE FEE Bank Id 120 Totals

10,121.77

Report Totals

10,121.77

A handwritten signature in black ink, appearing to be 'R. K. T.', is located in the lower right quadrant of the page.

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Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
154	AMERIGAS	AMERIGAS	REGULAR	07/06/2017	119.00	
155	BOSLEY	BOSLEY RENTAL & SUPPLY INC	REGULAR	07/06/2017	96.00	
156	CLAYWOOD	CLAYWOOD PARK PUBLIC SERVICE DIST	REGULAR	07/06/2017	49.36	
157	DEAN FOOD	BROUGHTON FOODS LLC	REGULAR	07/06/2017	192.95	
158	DILL'S	DILL'S FIRE & SAFETY	REGULAR	07/06/2017	150.18	
159	DOMINIONH	DOMINION HOPE	REGULAR	07/06/2017	88.00	
160	DUDLEY	DUDLEY'S FLORIST	REGULAR	07/06/2017	46.01	
161	EMERGENCYM	EMERGENCY MEDICAL PRODUCTS, INC	REGULAR	07/06/2017	160.68	
162	EMERGENCYREF	EMERGENCY REPORTING	REGULAR	07/06/2017	198.00	
163	FINLEY FI	FINLEY FIRE EQUIPMENT	REGULAR	07/06/2017	1,485.81	
164	FLEET	VOYAGER FLEET SYSTEMS INC	REGULAR	07/06/2017	703.04	
165	FRONTIER	FRONTIER	REGULAR	07/06/2017	216.05	
166	LEGEND	LEGEND DATA SYSTEM, INC.	REGULAR	07/06/2017	192.80	
167	LUBECKPSD	LUBECK PUBLIC SERVICE DISTRICT	REGULAR	07/06/2017	145.71	
168	MID-OHIO	MID-OHIO VALLEY HEALTH DEPT	REGULAR	07/06/2017	75.00	
169	MILLER CO	MILLER COMMUNICATIONS IN	REGULAR	07/06/2017	748.00	
170	MONPOWER	MON POWER	REGULAR	07/06/2017	789.21	
171	O'REILLY	O'REILLY AUTO PARTS	REGULAR	07/06/2017	45.33	
172	OESTERLEA	OESTERLE AUTO PRODUCTS,	REGULAR	07/06/2017	29.99	
173	PARKSHARD	PARKS HARDWARE & SUPPLY	REGULAR	07/06/2017	186.46	
174	PERRYASSOC	PERRY & ASSOCIATES, CPA'S A.C.	REGULAR	07/06/2017	1,800.00	
175	RIG	RIG BUILDERS, LLC	REGULAR	07/06/2017	86.28	
176	SUDDENLINK	SUDDENLINK	REGULAR	07/06/2017	168.28	
177	SWGRAPHIC	S/W RESOURCES	REGULAR	07/06/2017	170.00	
178	WCC	WOOD COUNTY COMMISSION	REGULAR	07/06/2017	17,389.94	

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Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
179	WCFSB	WOOD COUNTY FIRE SERVICE BOARD	REGULAR	07/06/2017	206.84	
180	WORKINGMA	WORKINGMAN'S STORE	REGULAR	07/06/2017	1,181.57	
181	WVSFA	WV STATE FIREMANS ASSOCIATION	REGULAR	07/06/2017	100.00	
FIRE SERVICE FEE Bank Id 120 Totals					<u>26,820.49</u>	
Report Totals					<u>26,820.49</u>	

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Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
6635	LANCE	PHYLISS LANCE	REGULAR	07/18/2017	550.00	
6636	OLD COLONY J	OLD COLONY REALTORS	REGULAR	07/18/2017	1,100.00	
6637	PRESKELS	PRESTON KELSEY A.	REGULAR	07/18/2017	127.33	
6638	SUDDENLINKD	SUDDENLINK	REGULAR	07/18/2017	709.99	
6639	TYLER	TYLER MOUNTAIN WATER CO INC	REGULAR	07/18/2017	24.95	
6640	WVCBAPP	West Virginia Certification Board for Addiction &	REGULAR	07/18/2017	375.00	
COMM.CRIMINAL JUSTICE FUND Bank Id 172 Totals					2,887.27	
Report Totals					2,887.27	



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Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
3369	BATTERIES	BATTERIES DIRECT	REGULAR	07/18/2017	180.00	
3370	BIINCORP	BI INCORPORATED	REGULAR	07/18/2017	5,023.80	
3371	VERIZONW	VERIZON WIRELESS	REGULAR	07/18/2017	191.59	
HOME CONFINEMENT Bank Id 108 Totals					5,395.39	
Report Totals					5,395.39	



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Check No	Vendor Id	Vendor Name	Type	Check Date	Check Amount	Rec
6121	CHAPMAN	CHAPMAN PRINTING CO. INC	REGULAR	07/18/2017	307.00	
6122	USBANKEQUIP	US BANK EQUIPMENT FINANCE	REGULAR	07/18/2017	277.00	
ASSESSOR'S VALUATION Bank Id 156 Totals					584.00	
Report Totals					584.00	

