

# **TAX INCREMENT FINANCING ANNUAL REPORT**

**FILED WITH THE EXECUTIVE DIRECTOR OF THE  
WEST VIRGINIA DEVELOPMENT OFFICE AND PUBLISHED AT  
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**The County Commission of Putnam County**

**Putnam County TIF DISTRICT #1  
(Greater Teays Valley)**

**Fiscal Year Ending June 30, 2018**

**Submitted By:**

**The County Commission of Putnam County  
12093 Winfield Road  
Winfield, West Virginia 25213**

## Section I. TIF District and Project Information

- 1) The aggregate amount and the amount by source of revenue in the tax increment financing fund:

Total Real and Personal Property Tax Deposited in TIF Fund from inception:  
\$11,530,732.98 (as of June 30, 2018)

Total Tax Increment Revenue Bonds (Putnam County Development Project No. 4)  
deposited into the TIF fund during the 2017-2018 Fiscal Year: \$8,425,605.28

Total Building Commission Revenue Bonds deposited into the TIF fund during the 2017-  
2018 Fiscal Year: \$6,129,713.74

- 2) The amount and purpose of expenditures from the tax increment financing fund:

During the 2017-2018 Fiscal Year, a total of \$16,366,961.12 was expended from the TIF Fund. The funds were allocated to the following purposes.

- A. \$230,558.07 was transferred to United Bank, Inc., as bond trustee for the TIF Bonds (hereinafter defined), for application to payment of the Administrative Expenses of the TIF District and the debt service on the TIF Bonds.
- B. \$244,680.53 was paid for engineering and construction expenses necessary for, and approved in connection with, the Putnam County Development Project No. 3.
  - Professional Services \$1,942.50
  - Capital Outlay Improvements \$242,738.03
- C. \$14,792,894.45 was paid for permitting, engineering and construction expenses necessary for, and approved in connection with, the Putnam County Development Project No. 4.
  - Advertising/Legal Pub. \$445.92
  - Professional Services \$173,215.88
  - Materials/Supplies \$18,129.92
  - Capital Outlay Improvements \$14,261,102.73
  - PPSD Infrastructure Project \$340,000.00
- D. \$960,932.23 was transferred to Wesbanco, Inc., as bond trustee for the TIF Bonds associated with Putnam County Development Project No. 4.
- E. \$137,895.84 was transferred to Wesbanco, Inc., as bond trustee for the Building Commission Bonds associated with Putnam County Development Project No. 4.

- 3) The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness:

The County Commission of Putnam County (the "County Commission") has issued its Tax Increment Revenue Bonds (Devonshire Project No. 1) in two series in the aggregate principal amount of \$3,440,000 (collectively, the "TIF Bonds"). The TIF Bonds are secured by the increment generated only from the properties involved in the Devonshire Project.

The County Commission of Putnam County (the "County Commission") has issued its Tax Increment Revenue Bonds (Putnam County Development Project No. 40 in two series in the aggregate principal amount of \$9,160,000 (collectively, the "TIF Bonds") secured by revenue generated from TIF District #1.

The Putnam County Building Commission has issued its Lease Revenue Bonds (Putnam County Development Project No. 4) in the principal amount of \$8,405,000 secured by excess revenue generated from TIF District #1.

- 4) The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate:

The base assessed value of the taxable real and personal property (excluding personal motor vehicles) in the TIF District, including the properties involved in the Devonshire Project, is \$221,090,872

- 5) The assessed value for the current tax year of the development or redevelopment project property or of the taxable property having a tax situs in the development or redevelopment district, as appropriate:

The assessed value of the taxable real and personal property (excluding personal motor vehicles) located in the TIF District as of June 30, 2018 was \$384,078,710

- 6) The assessed value added to base assessed value of the development or redevelopment project of the taxable property having a tax situs in the development or redevelopment district, as the case may be:

|                              |                              |
|------------------------------|------------------------------|
| June 30, 2018 Assessed Value | \$384,078,710                |
| Less: Base Assessed Value    | <u>&lt;\$221,090,872&gt;</u> |
| Incremental Assessed Value   | \$162,987,838                |

- 7) Payments made in lieu of taxes received and expended:

There have been no payments made in lieu of taxes for property in the TIF District.

- 8) Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project:

In connection with the Devonshire Project, the County Commission had previously entered into a Development Agreement with Devonshire Associates LLC (as Developer) and Cathcart Construction LLC (as Construction Contractor). All construction of the Devonshire Project was completed prior to July 1, 2014.

The County Commission completed Development Project No. 2 prior to July 1, 2015.

The County Commission continued and completed construction contracts related to the acquisition and construction of the facilities approved in connection with the Putnam County Development Project No. 3 for Valley Park Wave Pool renovations during Fiscal Year 2017-2018.

The County Commission continued construction contracts related to the acquisition and construction of the facilities approved in connection with the Putnam County Development Project No. 4 for Valley Park Improvements. The County Commission also continued a contract with a design firm for Putnam County Development Project No. 4.

- 9) A copy of any development or redevelopment plan, which shall include the required finding and cost-benefit analysis:

The Project Plan for Putnam County Development Project No. 1 in the TIF District was approved by the West Virginia Development Office on July 16, 2008, and subsequently approved by the County Commission. This Project Plan has previously been provided in Annual Reports for Putnam County TIF District #1.

The Project Plan for Putnam County Development Project No. 2 in the TIF District was approved by the West Virginia Development Office on January 9, 2011, and subsequently approved by the County Commission. This Project Plan has previously been provided in Annual Reports for the Putnam County TIF District #1.

The Project Plan for Putnam County Development Project No. 3 in the TIF District was approved by the West Virginia Development Office and subsequently approved by the County Commission. This Project Plan is included with current annual report.

The Project Plan for Putnam County Development Project No. 4 in the TIF District was approved by the West Virginia Development Office on June 23, 2016 and subsequently approved by the County Commission. This Project Plan is included with current annual report.

10) The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled:

Besides the building, site work, roadway and land improvements acquired and constructed as approved in Putnam County Development Project No. 3 and Project No. 4, no real property has been acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled utilizing monies from the TIF Fund or the proceeds of any bonds the payment of which are secured by monies in the TIF Fund during the 2016-2017 Fiscal Year.

11) The number of parcels of land acquired by or through initiation of eminent domain proceedings:

There have been no parcels of land in the TIF District which have been acquired pursuant to eminent domain proceedings during the 2017-2018 Fiscal Year.

12) The number and types of jobs projected by the project developer to be created, if any, and the estimated annualized wages and benefits paid to persons filling those jobs:

Please refer to the Project Plans for Putnam County Development Project No. 1, 2, 3 & 4 which have been provided in conjunction with previous and current Annual Reports for the Putnam County TIF District #1.

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

Putnam County Development Project No. 1.

Devonshire Associates, LLC, the developer of the Devonshire Project approved in Putnam County Development Project No. 1, currently employs the following positions which are associated with the Devonshire Development:

Property Manager - \$51,500  
Asst Property Manager - \$31,000  
Maintenance - \$52,000

Putnam County Development Project No. 2.

The improvements being constructed in connection with Putnam County Development Project No. 2 did not result in the creation of any direct new jobs.

Putnam County Development Project No. 3.

The improvements being constructed in connection with Putnam County Development Project No. 3 are not anticipated to result in the creation of any direct new jobs.

Putnam County Development Project No. 4.

The improvements being constructed in connection with Putnam County Development Project No. 4 have created new positions for Putnam County Parks and Recreation.

Marketing Director - \$40,000  
Sports Coordinator - \$31,200  
Maintenance Staff – Various hourly rates  
Wave Pool Staff – Various hourly rates

- 14) The amount of disbursements from the tax increment financing fund during the most recently completed fiscal year, in the aggregate and in such detail as the Executive Director of the West Virginia Development Office may require:

\$16,366,961.12 was expended from the TIF Fund during the 2017-18 Fiscal Year. These funds were expended for the purposes outlined in the response to Question 2, above.

- 15) An annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

There have been no payments made in lieu of taxes for property in the TIF District during the 2017-18 Fiscal Year.

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

Acquisition and construction of the projects approved as part of Putnam County Development Project No. 1 have been completed prior to July 1, 2014.

Acquisition and construction of the projects approved as part of Putnam County Development Project No 2. have been completed prior to July 1, 2015.

Acquisition and construction of the projects approved as part of Putnam County Development Project No 3. was completed during the 2017-2018 Fiscal Year.

Acquisition and construction of the projects approved as part of Putnam County Development Project No 4. continued during the 2017-2018 Fiscal Year.

17) The amount of outstanding tax increment financing obligations:

Project #1

The County Commission has issued two series of bonds payable from the tax increment attributable to only the portion of the properties in the TIF District involved in the Devonshire Project:

1. Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2008, dated August 21, 2008, issued in the original aggregate principal amount of \$2,840,000, and outstanding as of June 30, 2017 in the aggregate principal amount of \$2,840,000.
2. Tax Increment Revenue Bonds (Devonshire Project No. 1), Series 2009, dated June 26, 2009, issued in the original aggregate principal amount of \$600,000, and outstanding as of June 30, 2017 in the aggregate principal amount of \$600,000.

Project #4

1. Tax Increment Revenue Bonds (Putnam County Development Project #4) Series 2017A, dated July 13, 2017, issued in the original aggregate principal amount of \$7,760,000 and outstanding as of June 30, 2018 in the aggregate principal amount of \$7,410,000.
2. Tax Increment Revenue Bonds (Putnam County Development Project #4) Series 2017B, dated July 13, 2017, issued in the original aggregate principal amount of \$1,400,000 and outstanding as of June 30, 2018 in the aggregate principal amount of \$1,345,000.
3. Lease Revenue Bonds Series 2018A, dated February 13, 2018, issued in the original aggregate principal amount of \$8,405,000 and outstanding as of June 30, 2019 in the aggregate principal amount of \$8,405,000.

18) Any additional information the County Commission preparing the report deems necessary or that the Executive Director of the Development Office may by procedural rule require:

The County Commission has nothing additional to report at this time.

**Section II. Attachments**

A copy of the Project Plan for Putnam County Development Project No. 1 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 2 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 3 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)

A copy of the Project Plan for Putnam County Development Project No. 4 (On file with the West Virginia Development Office and The County Commission of Putnam County – Available Upon Request)