

Te

West Virginia  
Tax Increment Financing  
Annual West Virginia Development Office Report

---

1. County or Municipality: The City of Weirton (the "City")
2. Contact Person/Title: Travis Blosser, City Manager
3. Address: 200 Municipal Plaza  
Weirton, WV 26062
4. Telephone Number: 304-797-8500 Ext: 1001
5. Fax Number: 304-797-8598
6. E-mail Address: [citymanager@cityofweirton.com](mailto:citymanager@cityofweirton.com)
7. Name of District: The City of Weirton Three Springs Drive Tax  
Increment Financing District No. 1 (the  
"district")
8. Name of Development Project: Public Infrastructure Project No.1- Park Drive  
Extension (the "Project")

**Attachment 1**

---

The aggregate amount and the amount by source of revenue un the tax increment financing fund.

**Attachment 2**

---

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

Please see the following attachments for 1, 2, and 14.

Year To Date Actual Ledger for Period Ending 6/30/2017

Account	Description	Date	Source	JE	Reference	Description	Debit	Credit	Balance
<b>Beginning Balance 004 000 1010</b>									1,599,239.84
004 000 1010	Operating Cash TIF Fund	7/31/2016	A/P			Interest Earned	406.36		1,599,646.20
004 000 1010	Operating Cash TIF Fund	8/09/2016	A/P		1015	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR Legal Ad - Park Drive Extension 07/20 and 07/27 - TIF		630.36	1,599,015.84
004 000 1010	Operating Cash TIF Fund	8/12/2016	A/P		1016	[35139] POMPAN HOSPITALITY GLOBAL, INC. (PHG) Market Feasibility / Demand Analysis Project - Hotel / Conference Center - 3rd Installment		7,000.00	1,592,015.84
004 000 1010	Operating Cash TIF Fund	8/31/2016	A/P		1017	[35139] POMPAN HOSPITALITY GLOBAL, INC. (PHG) Market Feasibility / Demand Analysis Project - Hotel / Conference Center - Final		7,000.00	1,585,015.84
004 000 1010	Operating Cash TIF Fund	8/31/2016	A/P			Interest Earned	405.81		1,585,421.65
004 000 1010	Operating Cash TIF Fund	9/16/2016	C/R		59	TIF - TAX DISTRIBUTIONS FOR AUGUST 2016	166,997.24		1,752,418.89
004 000 1010	Operating Cash TIF Fund	9/30/2016	A/P			Interest Earned	406.91		1,752,825.80
004 000 1010	Operating Cash TIF Fund	10/11/2016	C/R		60	TIF - TAX DISTRIBUTION FOR SEPTEMBER 2016	56,781.37		1,809,607.17
004 000 1010	Operating Cash TIF Fund	10/31/2016	A/P			Interest Earned	454.70		1,810,061.87
004 000 1010	Operating Cash TIF Fund	11/16/2016	C/R		11715	TIF - TAX DISTRIBUTION FOR OCTOBER 2016	9,081.61		1,819,143.48
004 000 1010	Operating Cash TIF Fund	11/16/2016	C/R		5439	[21563] SHERIFF OF BROOKE CO TIF - TAX DISTRIBUTION		8,295.12	1,810,848.36

## Year To Date Actual Ledger for Period Ending 6/30/2017

Account	Description	Date	Source	JE	Reference	Description	Debit	Credit	Balance
004 000 1010	Operating Cash TIF Fund	11/16/2016	C/R		5440	[21563] SHERIFF OF BROOKE CO TIF - MUNICIPAL TAX DISTRIBUTION		786.49	1,810,061.87
004 000 1010	Operating Cash TIF Fund	11/16/2016	G/L	6295	DMS-TIF-AJE	To reclassify TIF Income to Income Account	8,295.12		1,818,356.99
004 000 1010	Operating Cash TIF Fund	11/16/2016	G/L	6296	DMS-TIF-AJE	To reclassify TIF Income to Income Account	786.49		1,819,143.48
004 000 1010	Operating Cash TIF Fund	11/30/2016	A/P		1018	[23637] JACKSON KELLY PLLC conference call regarding conference center and road project		150.00	1,818,993.48
004 000 1010	Operating Cash TIF Fund	11/30/2016	A/P			Interest Earned	446.14		1,819,439.62
004 000 1010	Operating Cash TIF Fund	12/31/2016	A/P			Interest Earned	462.32		1,819,901.94
004 000 1010	Operating Cash TIF Fund	1/31/2017	A/P			Interest Earned	463.70		1,820,365.64
004 000 1010	Operating Cash TIF Fund	2/08/2017	C/R		23202	TIF TAX DISTRIBUTIONS FOR DECEMBER 2016	5,772.88		1,826,138.52
004 000 1010	Operating Cash TIF Fund	2/08/2017	C/R		5516	[21563] SHERIFF OF BROOKE CO TIF DISTRIBUTION FOR DECEMBER 2016		5,209.87	1,820,928.65
004 000 1010	Operating Cash TIF Fund	2/08/2017	C/R		5517	[21563] SHERIFF OF BROOKE CO TIF DISTRIBUTION FOR DECEMBER 2016		563.01	1,820,365.64
004 000 1010	Operating Cash TIF Fund	2/08/2017	G/L	6298	DMS-TIF-AJE	To reclassify TIF Income to Income Account	5,209.87		1,825,575.51
004 000 1010	Operating Cash TIF Fund	2/08/2017	G/L	6297	DSM-TIF-AJE	To reclassify TIF Income to Income Account	563.01		1,826,138.52
004 000 1010	Operating Cash TIF Fund	2/28/2017	A/P			Interest Earned	419.88		1,826,558.40
004 000 1010	Operating Cash TIF Fund	3/09/2017	A/P		1019	[35095] THE OMNI ASSOCIATES WEIRTON THREE SPRINGS DR MASTER PLAN		7,500.00	1,819,058.40
004 000 1010	Operating Cash TIF Fund	3/28/2017	C/R		23400	TIF TAX DISTRIBUTIONS FOR FEBRUARY 2017	103,563.53		1,922,621.93

## Year To Date Actual Ledger for Period Ending 6/30/2017

Account	Description	Date	Source	JE	Reference	Description	Debit	Credit	Balance
004 000 1010	Operating Cash TIF Fund	3/28/2017	C/R		5549	[21563] SHERIFF OF BROOKE CO TIF TAX DISTRIBUTIONS FOR FEBRUARY 2017		96,381.00	1,826,240.93
004 000 1010	Operating Cash TIF Fund	3/28/2017	C/R		5550	[21563] SHERIFF OF BROOKE CO TIF TAX DISTRIBUTIONS FOR FEBRUARY 2017		7,182.53	1,819,058.40
004 000 1010	Operating Cash TIF Fund	3/28/2017	G/L	6299	DMS-TIF-AJE	To reclassify TIG Income to Income Account	96,381.00		1,915,439.40
004 000 1010	Operating Cash TIF Fund	3/28/2017	G/L	6300	DMS-TIF-AJE	To reclassify TIF Income to Income Account	7,182.53		1,922,621.93
004 000 1010	Operating Cash TIF Fund	3/31/2017	A/P			Interest Earned	467.03		1,923,088.96
004 000 1010	Operating Cash TIF Fund	4/11/2017	C/R		23104		82,772.74		2,005,861.70
004 000 1010	Operating Cash TIF Fund	4/11/2017	C/R		5586	[21563] SHERIFF OF BROOKE CO TIF TAX DISTRIBUTIONS FOR MARCH 2017		79,063.62	1,926,798.08
004 000 1010	Operating Cash TIF Fund	4/11/2017	C/R		5587	[21563] SHERIFF OF BROOKE CO TIF TAX DISTRIBUTIONS FOR MARCH 2017		3,709.12	1,923,088.96
004 000 1010	Operating Cash TIF Fund	4/11/2017	G/L	6302	DMS-TIF-AJE	To reclassify TIF income to income Account	79,063.62		2,002,152.58
004 000 1010	Operating Cash TIF Fund	4/11/2017	G/L	6301	DMS-TIF-AJE	To reclassify TIF Income to income Account	3,709.12		2,005,861.70
004 000 1010	Operating Cash TIF Fund	4/12/2017	A/P		1020	[36102] LAUTTAMUS INVESTMENTS LLC option agreement for conference center property		100.00	2,005,761.70
004 000 1010	Operating Cash TIF Fund	4/27/2017	A/P		1021	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR Invoices 178816, 178845		88.81	2,005,672.89
004 000 1010	Operating Cash TIF Fund	4/30/2017	A/P			Interest Earned	487.11		2,006,160.00

## Year To Date Actual Ledger for Period Ending 6/30/2017

<u>Account</u>	<u>Description</u>	<u>Date</u>	<u>Source</u>	<u>JE</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
004 000 1010	Operating Cash TIF Fund	5/05/2017	A/P		1022	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR ENGINEERING SERVICES L00158		217.46	2,005,942.54
004 000 1010	Operating Cash TIF Fund	5/12/2017	C/R		23401	APRIL 2017 TIF	679.46		2,006,622.00
004 000 1010	Operating Cash TIF Fund	5/12/2017	C/R		23402	APRIL 2017 TIF	14.87		2,006,636.87
004 000 1010	Operating Cash TIF Fund	5/31/2017	A/P			Interest Earned	841.07		2,007,477.94
004 000 1010	Operating Cash TIF Fund	6/13/2017	A/P		1023	[21709] THRASHER GROUP, INC., THE Invoices 215952, 216897		37,650.00	1,969,827.94
004 000 1010	Operating Cash TIF Fund	6/26/2017	A/P		1024	[26734] PHOENIX SERVICES, LLC		2,229.72	1,967,598.22
004 000 1010	Operating Cash TIF Fund	6/29/2017	A/P		1024	[26734] PHOENIX SERVICES, LLC Void check 0001024	2,229.72		1,969,827.94
004 000 1010	Operating Cash TIF Fund	6/29/2017	A/P		1025	[26734] PHOENIX SERVICES, LLC PARK DRIVE		2,185.40	1,967,642.54
004 000 1010	Operating Cash TIF Fund	6/30/2017	A/P			Interest Earned	818.80		1,968,461.34
<b>Ending Balance 004 000 1010</b>							<b><u>635,164.01</u></b>	<b><u>265,942.51</u></b>	<b>1,968,461.34</b>
<b>Beginning Balance 004 000 1090</b>									886.86
<b>Ending Balance 004 000 1090</b>							<b><u>0.00</u></b>	<b><u>0.00</u></b>	<b>886.86</b>
<b>Beginning Balance 004 000 2010</b>									0.00
004 000 2010	Accounts Payable	7/31/2016	A/P			Summary		630.36	(630.36)
004 000 2010	Accounts Payable	8/31/2016	A/P			Summary	14,630.36	14,000.00	0.00
004 000 2010	Accounts Payable	11/30/2016	A/P			Summary	150.00	150.00	0.00
004 000 2010	Accounts Payable	3/31/2017	A/P			Summary	7,500.00	7,500.00	0.00
004 000 2010	Accounts Payable	4/30/2017	A/P			Summary	188.81	188.81	0.00
004 000 2010	Accounts Payable	5/31/2017	A/P			Summary	217.46	217.46	0.00
004 000 2010	Accounts Payable	6/30/2017	A/P			Summary	44,294.84	44,294.84	0.00

Year To Date Actual Ledger for Period Ending 6/30/2017

Account	Description	Date	Source	JE	Reference	Description	Debit	Credit	Balance
Ending Balance 004 000 2010							66,981.47	66,981.47	0.00
Beginning Balance 004 000 2990									(1,600,126.70)
Ending Balance 004 000 2990							0.00	0.00	(1,600,126.70)
Beginning Balance 004 000 3011									0.00
004 000 3011	Ad Valorem Tif	9/16/2016	C/R		5404	[21563] SHERIFF OF BROOKE CO TIF - TAX DISTRIBUTION FOR AUGUST 2016		154,489.34	(154,489.34)
004 000 3011	Ad Valorem Tif	9/16/2016	C/R		5405	[21563] SHERIFF OF BROOKE CO TIF - MUNICIPAL - TAX DISTRIBUTION FOR AUGUST 2016		12,507.90	(166,997.24)
004 000 3011	Ad Valorem Tif	10/11/2016	C/R		5422	[21563] SHERIFF OF BROOKE CO TIF - TAX DISTRIBUTION FOR SEPTEMBER 2016		55,242.60	(222,239.84)
004 000 3011	Ad Valorem Tif	10/11/2016	C/R		5423	[21563] SHERIFF OF BROOKE CO TIF - MUNICIPAL - TAX DISTRIBUTION FOR SEPTEMBER 2016		1,538.77	(223,778.61)
004 000 3011	Ad Valorem Tif	11/16/2016	G/L	6295	DMS-TIF-AJE	To reclassify TIF Income to Income Account		8,295.12	(232,073.73)
004 000 3011	Ad Valorem Tif	11/16/2016	G/L	6296	DMS-TIF-AJE	To reclassify TIF Income to Income Account		786.49	(232,860.22)
004 000 3011	Ad Valorem Tif	2/08/2017	G/L	6298	DMS-TIF-AJE	To reclassify TIF Income to Income Account		5,209.87	(238,070.09)
004 000 3011	Ad Valorem Tif	2/08/2017	G/L	6297	DSM-TIF-AJE	To reclassify TIF Income to Income Account		563.01	(238,633.10)
004 000 3011	Ad Valorem Tif	3/28/2017	G/L	6299	DMS-TIF-AJE	To reclassify TIG Income to Income Account		96,381.00	(335,014.10)
004 000 3011	Ad Valorem Tif	3/28/2017	G/L	6300	DMS-TIF-AJE	To reclassify TIF Income to Income Account		7,182.53	(342,196.63)
004 000 3011	Ad Valorem Tif	4/11/2017	G/L	6301	DMS-TIF-AJE	To reclassify TIF Income to Income Account		3,709.12	(345,905.75)
004 000 3011	Ad Valorem Tif	4/11/2017	G/L	6302	DMS-TIF-AJE	To reclassify TIF Income to Income Account		79,063.62	(424,969.37)

## Year To Date Actual Ledger for Period Ending 6/30/2017

Account	Description	Date	Source	JE	Reference	Description	Debit	Credit	Balance
004 000 3011	Ad Valorem Tif	5/12/2017	C/R		5603	[21563] SHERIFF OF BROOKE CO APRIL 2017 TIF		674.40	(425,643.77)
004 000 3011	Ad Valorem Tif	5/12/2017	C/R		5604	[21563] SHERIFF OF BROOKE CO APRIL 2017 TIF		14.76	(425,658.53)
<b>Ending Balance 004 000 3011</b>							<b>0.00</b>	<b>425,658.53</b>	(425,658.53)
<b>Beginning Balance 004 000 3800</b>									0.00
004 000 3800	Interest Earned	7/31/2016	A/P			Interest Earned		406.36	(406.36)
004 000 3800	Interest Earned	8/31/2016	A/P			Interest Earned		405.81	(812.17)
004 000 3800	Interest Earned	9/30/2016	A/P			Interest Earned		406.91	(1,219.08)
004 000 3800	Interest Earned	10/31/2016	A/P			Interest Earned		454.70	(1,673.78)
004 000 3800	Interest Earned	11/30/2016	A/P			Interest Earned		446.14	(2,119.92)
004 000 3800	Interest Earned	12/31/2016	A/P			Interest Earned		462.32	(2,582.24)
004 000 3800	Interest Earned	1/31/2017	A/P			Interest Earned		463.70	(3,045.94)
004 000 3800	Interest Earned	2/28/2017	A/P			Interest Earned		419.88	(3,465.82)
004 000 3800	Interest Earned	3/31/2017	A/P			Interest Earned		467.03	(3,932.85)
004 000 3800	Interest Earned	4/30/2017	A/P			Interest Earned		487.11	(4,419.96)
004 000 3800	Interest Earned	5/12/2017	C/R		5603	[21563] SHERIFF OF BROOKE CO APRIL 2017 TIF		5.06	(4,425.02)
004 000 3800	Interest Earned	5/12/2017	C/R		5604	[21563] SHERIFF OF BROOKE CO APRIL 2017 TIF		0.11	(4,425.13)
004 000 3800	Interest Earned	5/31/2017	A/P			Interest Earned		841.07	(5,266.20)
004 000 3800	Interest Earned	6/30/2017	A/P			Interest Earned		818.80	(6,085.00)
<b>Ending Balance 004 000 3800</b>							<b>0.00</b>	<b>6,085.00</b>	(6,085.00)
<b>Beginning Balance 004 001 1990</b>									0.00
004 001 1990	Due (to) from General	9/30/2016	C/R			Summary	166,997.24	166,997.24	0.00
004 001 1990	Due (to) from General	10/31/2016	C/R			Summary	56,781.37	56,781.37	0.00
004 001 1990	Due (to) from General	11/30/2016	C/R			Summary	9,081.61	9,081.61	0.00
004 001 1990	Due (to) from General	2/28/2017	C/R			Summary	5,772.88	5,772.88	0.00
004 001 1990	Due (to) from General	3/31/2017	C/R			Summary	103,563.53	103,563.53	0.00



## Year To Date Actual Ledger for Period Ending 6/30/2017

<u>Account</u>	<u>Description</u>	<u>Date</u>	<u>Source</u>	<u>JE</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
004 001 1990	Due (to) from General	4/30/2017	C/R			Summary	82,772.74	82,772.74	0.00
004 001 1990	Due (to) from General	5/31/2017	C/R			Summary	694.33	694.33	0.00
<b>Ending Balance 004 001 1990</b>							<b>425,663.70</b>	<b>425,663.70</b>	<b>0.00</b>
<b>Beginning Balance 004 414 6230</b>									<b>0.00</b>
004 414 6230	TIF Professional Services	7/31/2016	A/P		68247	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR Legal Ad - Park Drive Extension 07/20 and 07/27 - TIF	315.18		315.18
004 414 6230	TIF Professional Services	7/31/2016	A/P		68247	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR Legal Ad - Park Drive Extension 07/20 and 07/27 - TIF	315.18		630.36
004 414 6230	TIF Professional Services	8/05/2016	A/P		WIE16-003	[35139] POMPAN HOSPITALITY GLOBAL, INC. (PHG) Market Feasibility / Demand Analysis Project - Hotel / Conference Center - 3rd Installment	7,000.00		7,630.36
004 414 6230	TIF Professional Services	8/10/2016	A/P		WIE16-004	[35139] POMPAN HOSPITALITY GLOBAL, INC. (PHG) Market Feasibility / Demand Analysis Project - Hotel / Conference Center - Final	7,000.00		14,630.36
004 414 6230	TIF Professional Services	11/30/2016	A/P		988398	[23637] JACKSON KELLY PLLC conference call regarding conference center and road project	150.00		14,780.36

## Year To Date Actual Ledger for Period Ending 6/30/2017

<u>Account</u>	<u>Description</u>	<u>Date</u>	<u>Source</u>	<u>JE</u>	<u>Reference</u>	<u>Description</u>	<u>Debit</u>	<u>Credit</u>	<u>Balance</u>
004 414 6230	TIF Professional Services	3/09/2017	A/P		5511	[35095] THE OMNI ASSOCIATES WEIRTON THREE SPRINGS DR MASTER PLAN	7,500.00		22,280.36
004 414 6230	TIF Professional Services	4/12/2017	A/P			[36102] LAUTTAMUS INVESTMENTS LLC option agreement for conference center property	100.00		22,380.36
004 414 6230	TIF Professional Services	4/27/2017	A/P		178816	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR PARK DR EXT TIF L00158	55.35		22,435.71
004 414 6230	TIF Professional Services	4/27/2017	A/P		178845	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR THREE SPRINGS DR TIF L00158	33.46		22,469.17
004 414 6230	TIF Professional Services	5/04/2017	A/P		178504	[05348] OGDEN NEWS PUBLISHING OF OHIO, dba WEIRTON DAILY TIMES C/O HERALD STAR ENGINEERING SERVICES L00158	217.46		22,686.63
004 414 6230	TIF Professional Services	6/13/2017	A/P		215952	[21709] THRASHER GROUP, INC., THE PARK AVE ROADWAY	24,900.00		47,586.63
004 414 6230	TIF Professional Services	6/13/2017	A/P		216897	[21709] THRASHER GROUP, INC., THE PARK AVE ROADWAY	12,750.00		60,336.63
004 414 6230	TIF Professional Services	6/26/2017	A/P		95005	[26734] PHOENIX SERVICES, LLC	2,229.72		62,566.35
004 414 6230	TIF Professional Services	6/29/2017	A/P		95452	[26734] PHOENIX SERVICES, LLC PARK DRIVE	2,185.40		64,751.75
004 414 6230	TIF Professional Services	6/29/2017	A/P		95005	[26734] PHOENIX SERVICES, LLC Cancelation		2,229.72	62,522.03
<b>Ending Balance 004 414 6230</b>							<b>64,751.75</b>	<b>2,229.72</b>	<b>62,522.03</b>

Final Balance Sheet  
June 30, 2017

<u>TIF Fund</u>	<u>Debits</u>	<u>Credits</u>
004 000 1010 Operating Cash TIF Fund	1,968,461.34	0.00
004 000 1090 Taxes Receivable	886.86	0.00
004 000 2990 Fund Balance	0.00	1,600,126.70
004 000 3011 Ad Valorem Tif	0.00	425,658.53
004 000 3800 Interest Earned	0.00	6,085.00
004 414 6230 TIF Professional Services	62,522.03	0.00
Total	<u>2,031,870.23</u>	<u>2,031,870.23</u>



	<u>M-T-D</u> <u>Actual</u>	<u>Y-T-D</u> <u>Actual</u>	<u>Encumbra</u> <u>nces</u>	<u>Total</u>	<u>Annual</u> <u>Budget</u>	<u>Variance</u>	<u>% Used</u>
<u>Revenues</u>							
004 000 3011 Ad Valorem Tif	0.00	425,658.53	0.00	425,658.53	0.00	425,659.00	0.00
004 000 3800 Interest Earned	818.80	6,085.00	0.00	6,085.00	0.00	6,085.00	0.00
Total Revenues	818.80	431,743.53	0.00	431,743.53	0.00	431,744.00	0.00
<u>Expenses</u>							
004 414 6230 TIF Professional Services	39,835.40	62,522.03	0.00	62,522.03	0.00	-62,522.00	0.00
Total Expenses	39,835.40	62,522.03	0.00	62,522.03	0.00	-62,522.00	0.00
Excess Revenue Over (Under)	(39,016.60)	369,221.50	0.00	369,221.50	0.00	369,222.00	0.00
<u>Expenditures</u>							

**Attachment 3**

---

The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness.

There are no outstanding tax increment financing obligations in connection with this District or Project.

**Attachment 4**

---

The base assessed value of the development or redevelopment project or the development or redevelopment district as appropriate.

Please see the following attachments.

Phyllis J. Sisinni, Brooke County Assessor.

632 MAIN STREET, WHEELSBURG, WEST VIRGINIA 26070  
TELEPHONE 304 / 737-3667

August 19, 2004

Attached are the certified base assessed values for Real Estate and Personal Property as of July 1, 2003, for parcels located within the City of Weirton in the area referred to as "The City of Weirton Three Springs Drive TIF District".

Sincerely,

*Phyllis J. Sisinni*

Phyllis J. Sisinni

PJS:kvf

Attachments

	NAME	ACREAGE	MAP & PARCEL	ASSESSED	APPRAISED
1	WEIRTON STEEL (GO-R&D)	170.9 Ac	W3-8	\$4,062,420	\$6,770,700
2	WEIRTON STEEL	18.5 Ac	W3-7.1	\$2,220	\$3,700
3	STARVAGGI	39.2 Ac	W3-12	\$110,480	\$184,100
4	DJ'S	2.1 Ac	W3-7.2	\$220,500	\$367,500
5	STARVAGGI	141 Ac	W4-93	\$25,680	\$42,800
6	WEIRTON STEEL	150.31 Ac	W3-5	\$73,980	\$123,800
7	WEIRTON STEEL	131.88 Ac	W3-4	\$22,260	\$37,100
8	WEIRTON STEEL	25.64 Ac	W7-1	\$4,320	\$7,200
9	WEIRTON STEEL	30.1 Ac	W7-28	\$3,800	\$6,600
10					
11	PERSONAL PROPERTY				
12	RUE-21			\$788,853	\$1,228,088
13	GENERAL OFF.			\$142,050	\$238,750
14	R&D			\$127,710	\$212,850
15					
16					
17	REAL & PERSONAL TOTAL	709.31 Ac		\$5,532,053	\$9,220,088
18					
19					
20	EXEMPT PROPERTY & BUILDING				
21	WV ECO. DEV. (RUE 21)	133.6 Ac	W3-7	\$3,858,800	\$5,433,000
22	WV ECO. DEV.	6.52 Ac	W3-5.1	\$180,180	\$300,800
23					
24					
25					
26	EXEMPT PROPERTY TOTAL	140.12 Ac		\$4,039,980	\$5,733,800



**Attachment 5**

---

The assessed value for the current tax year of the development or redevelopment project property or of the table property having a tax situs in the development or redevelopment district, as appropriate.

**Attachment 6**

---

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

Please see the following attachment for 5 & 6.

**ASSESSED VALUES FOR CALCULATING  
REDUCED (ROLLED BACK) LEVY RATES**

City of Weirton

Brooke

(Levying Body)

(County)

TO:

**Travis L. Blosser, City Manager**

(County Commission President, School Board Secretary or Municipal Clerk or Recorder)

The undersigned Assessor and County Clerk of said County, do hereby certify the assessed value of the various classes of real estate, personal property and public utility property FOR THE CALCULATION OF THE REDUCED (ROLLED BACK) LEVY RATE for the assessment year 2016

	Column A Assessed Valuation For Tax Purposes (w/o Homestead & Exempt)	Column B New Property and Back Tax Property (Excluding TIF)	Column C TIF Tax Incremental Financing Value	Column D Assessed Valuation For Tax Purposes Minus New Property, Back Tax Property & TIF (Col A Minus Col B and C)
<b>Class I</b>				
Personal Property	0			0
Public Utility Property	0	0	0	0
<b>Total Class I</b>	0	0	0	0
<b>Class II</b>				
Real Estate	61,281,470	82,140		61,199,330
Personal Property	480			480
<b>Total Class II</b>	61,281,950	82,140	0	61,199,810
<b>Class III</b>				
Real Estate	0			0
Personal Property	0			0
Public Utility Property	0			0
<b>Total Class III</b>	0	0	0	0
<b>Class IV</b>				
Real Estate	78,675,930	1,571,700	11,561,340	65,542,890
Personal Property	115,956,730	3,221,028	10,844,957	101,890,745
Public Utility Property	10,389,023	3,135,761		7,253,262
<b>Total Class IV</b>	205,021,683	7,928,489	22,406,297	174,686,897
<b>TOTAL FOR LEVYING BODY</b>	<b>266,303,633</b>	<b>8,010,629</b>	<b>22,406,297</b>	<b>235,886,707</b>

Given under our hands this 16 day of February, 2016

\_\_\_\_\_  
County Clerk

\_\_\_\_\_  
Assessor

The valuations above do not include values attributable to back-tax property, homestead property, new construction and improvements or new personal property.

THE VALUATIONS ARE TO BE USED ONLY FOR THE CALCULATION OF A REDUCED LEVY RATE as required by W.Va. Code § 11-8-6e and 6f. This rate must be applied to the CERTIFICATE OF VALUATIONS (enclosed) for budgeting purposes. These values, like the Certificate of Valuation, are to be in the hands of the levying body not later than March 3.

Print on BLUE paper - Levying Body  
Photocopy - Tax Dept.  
Photocopy - Auditor's Office  
Photocopy - Retain  
Photocopy -  
Board of Ed. Only - State Dept. of Education

When completed, submit blue copy to the levying body, photocopy to the Department of Tax and Revenue, Property Tax Division, P.O. Box 2389, Charleston, WV 25328-2389, photocopy to the State Auditor's Office, Local Government Services Division, 200 W Main St, Clarksburg, WV 26301; and retain a photocopy for your office file. Only a photocopy of the Board of Ed. page should be forwarded to the State Dept. of Education.

**Attachment 7**

---

Payments made in lieu of taxes received and expended.

None.

**Attachment 8**

---

Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.

None.

**Attachment 9**

---

A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.

None.

**Attachment 10**

---

The cost of any property of acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled.

None.

**Attachment 11**

---

The number of parcels of land acquired by or through initiation of eminent domain proceedings.

None.

## Attachment 12

---

The number and types of jobs protected by the project developer to be created, if any, and the estimated annualized wages and benefits paid or to be paid to persons filling those jobs.

### Estimated Job Creation in the Tiff District

1. Job Category: Construction of the Project

Wages: Unknown\*  
Benefits: Unknown  
Construction Jobs: 30-35  
Temp or Seasonal: Unknown  
Part-Time: Unknown  
Full-Time: Unknown

2. Job Category: Light Manufacturing\*\*

Wages: \$12-\$15 per Hour  
Benefits: Health, 401(k)  
Construction Jobs: N/A  
Temp or Seasonal: No  
Part-Time: 20  
Full-Time: 300

3. Job Category:

Wages:  
Benefits:  
Construction Jobs:  
Temp or Seasonal:  
Part-Time:  
Full-Time:

---

\*The details of the construction jobs will be unknown until the project is bid out.

\*\* These jobs represent the jobs that will tentatively be created if four developments currently in negotiations to locate in the Park come to fruition. The completion of the TIF Project will assist in these notations.

**Attachment 13**

---

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

See Attachment 12

**Attachment 14**

---

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

See attachment 1.

**Attachment 15**

---

An annual statement showing payments made in lieu of taxes received and expended during the fiscal year.

None.

**Attachment 16**

---

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

The initial phase of the project is pending upon private sector commitments to afford the City of Weirton the ability to amortize the debt that will be generated by project.

**Attachment 17**

---

The amount of outstanding tax increment financing obligations.

None.

**Attachment 18**

---

Any additional information the county commission or the municipality preparing the report deems necessary or that the executive director of the development office may by procedural rule.

None.

In accordance with West Virginia code §7-11B15, The City of Weirton will hold a public hearing on November 29, 2017 in room 201 of the City Building at 12:00 P.M. The Purpose of this public hearing is to determine if the development and the proposed project in "The City of Weirton Three Springs Drive Tax Increment Financing District No. 1, Public Infrastructure Project No. 1 Park Drive Extension" is making satisfactory progress under the proposed time schedule contained within the approve plan for completion.

Questions or comments concerning the hearing may be directed to Jessica Gumm, Program Manager of The Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062

In accordance with West Virginia code §7-11B15, the following is the annual statement for The City of Weirton Three Springs Drive Tax Increment Financing District No. 1 (the "District")—Public Infrastructure No. 1 – Park Drive Extension (the "Project"):

The initial phase of the project is pending upon private sector commitments to afford the City of Weirton the ability to amortize the debt that will be generated by the project. The following is a summary of receipts and disbursements of moneys in the Tax Increment Financing Fund (the "TIF Fund"):

7-1-16 thru 6-30-17

Revenue from Brooke County Sheriff's Office:	\$154,489.34
	\$12,507.90
	\$55,242.60
	\$1,538.77
	\$674.40
	\$14.76
	<u>\$ 224,467.77</u>
Interest Earned:	<u>\$6,085.00</u>
	\$230,552.77

Expenditure: \$62,522.03

TIF Fund Balance as of 6-30-17: \$1,968,461.34

There is no tax increment financing principal outstanding as of the close of the fiscal year. Questions or comments concerning the District or Project may be directed to Jessica Gumm, Program Manager of The Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062

STATE OF WEST VIRGINIA  
COUNTY OF HANCOCK

I, LISA L. VARGO, bookkeeper for the publisher of THE WEIRTON DAILY TIMES a newspaper in the City of Weirton, State of West Virginia, hereby certify that the annexed publication was inserted in said newspaper on the following dates:

Dates: 11-1, 8, 15, 22, 2017, 2017

Given under my hand this 22nd day of November 2017

*Lisa L. Vargo*

////////////////////////////////////

Sworn to and subscribed before me on this 22nd day of November, 2017 of, in and for **HANCOCK COUNTY, WEST VIRGINIA**

AMOUNT: \$77.58  
ACCT. # L00158

NOTARY:



PATRICIA A. BOWERS  
NOTARY PUBLIC  
STATE OF OHIO  
MY COMMISSION EXPIRES  
AUGUST 14, 2022

*Patricia A. Bowers*

**PUBLIC HEARING**



In accordance with West Virginia code Section 7-11B15, The City of Weirton will hold a public hearing on November 23, 2017, in room 201 of the City Building at 12:00 P.M. The Purpose of this public hearing is to determine if the development and the proposed project in The City of Weirton Three Springs Drive Tax Increment Financing District No. 1 Public Infrastructure Project No. 1 Park Drive Extension\* is making satisfactory progress under the proposed time schedule contained within the approve plan for completion. Questions or comments concerning the hearing may be directed to Jessica Gumm, Program Manager of The Planning and Development, by calling 304-797-8500 Ext 1020 or writing to 200 Municipal Plaza, Weirton, WV 26062  
11-1, 8, 15, 22, 2017 Adv.



## Herald Star/Weirton Daily Times Legal Ads Print Ad Proof

ADNo: 179825 Customer Number: L00158  
 Customer Name: CITY OF WEIRTON Company:  
 Address: 200 MUNICIPAL PLAZA OFFICE OF INSPECTION  
 City/St/Zip: WEIRTON , WV 26062  
 Phone: (304) 797-8500 Solicitor: 24  
 Category: 80 Class: 599 Rate: WL-0 Start: 11-21-2017 Stop: 11-27-2017  
 Lines: 50 Inches: 4.96 Words: 237

Credit Card: Expire:  
 Order Number:  
 Cost: 59.85 Extra Charges: .00 Adjustments: 2.00  
 Payments: .00 Discount: .00  
 Balance: 61.85

**PUBLIC NOTICE  
 SOLICITATION OF BIDS FOR  
 THE CITY OF WEIRTON,  
 WEST VIRGINIA**

The City of Weirton's Inspections Department is requesting sealed bids from demolition and asbestos contractors with a West Virginia contractor's license. A separate bid packet containing the specifications regarding the demolition project may be picked up at the Inspections Department in the city building at 200 Municipal Plaza between 8:00 A.M. and 5:00 P.M. Monday through Friday or by calling 304-797-8500 ext. 1005.

The following properties in the City of Weirton are up for bids:

Demolition Bids:

1. Map W43A, Parcel #0292 (One Story Sided Family Structure) 312 Kentucky Street.
2. Map W38S, Parcel #0217 (Two Story Sided Family Structure) 224 Avenue E.

Asbestos Bids:

1. Map W43A, Parcel #029 (One Story Sided Family Structure) 312 Kentucky Street.

The deadline for the bids is 12:00 P.M. on Tuesday, December 19, 2017 and will be opened at 1:30 p.m. The bid must be accompanied with copies of the following at the time of submission: City of Weirton Business License, West Virginia Contractors License, Workers Compensation, and General Liability Insurance.

The Inspection Department reserves the right to reject any or all proposals, to waive any informalities or irregularities in the proposals received, and to accept any proposal which it deems most favorable.

The City of Weirton is a Fair Housing and Equal Opportunity City, and a minority and women's business and Section 3 supporters.

11-21,27, 2017 Adv.



**RESOLUTION**

**CITY OF WEIRTON OFFICIAL LEVY RATES 2016 - 2017**

**STATE OF WEST VIRGINIA,  
MUNICIPALITY OF WEIRTON, to-wit:**

**WHEREAS**, in accordance with West Virginia State Code §11-8-10a, 11-8-14a, with the Levy Estimate (Budget) approved by the State Auditor, the levying body must meet on the third Tuesday in April to officially lay the levy; and


**WHEREAS**, the levying body has met to hear public objections in accordance with West Virginia State Code provisions.

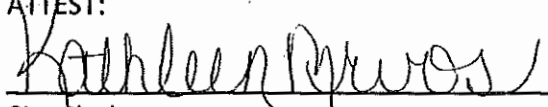
**NOW, THEREFORE, BE IT RESOLVED BY THE COMMON COUNCIL OF THE CITY OF WEIRTON, BROOKE AND HANCOCK COUNTIES, WEST VIRGINIA, that the levy rates of:**

Class I Rate	\$.1250/\$100
Class II Rate	\$.2500/\$100
Class IV Rate	\$.5000/\$100

which were approved in writing by the State Auditor are hereby officially adopted.

DATE: April 19, 2016

  
\_\_\_\_\_  
Mayor

ATTEST:  
  
\_\_\_\_\_  
City Clerk



**MUNICIPALITY OF WEIRTON, WEST VIRGINIA**  
**LEVY PAGE**  
**REGULAR CURRENT EXPENSE LEVY**  
**2016 - 2017**  
**WEIRTON in HANCOCK COUNTY and BROOKE COUNTY**

	Column E		
Current Year	Certificate of Valuation	Levy	Taxes
	Assessed Value for Tax Purposes	Rate/\$100	Levied
<b>Class I</b>			
Personal Property	\$ 0	12.50	\$ 0
Public Utility	0		0
<b>Total Class I</b>	<b>\$ 0</b>		<b>\$ 0</b>
<b>Class II</b>			
Real Estate	\$ 270,077,950	25.00	\$ 675,195
Personal Property	28,140		70
<b>Total Class II</b>	<b>\$ 270,106,090</b>		<b>\$ 675,265</b>
<b>Class IV</b>			
Real Estate	\$ 189,000,860	50.00	\$ 945,004
Personal Property	224,575,414		1,122,877
Public Utility	36,567,680		182,838
<b>Total Class IV</b>	<b>\$ 450,143,954</b>		<b>\$ 2,250,719</b>
<b>Total Value &amp; Projected Revenue</b>	<b>\$ 720,250,044</b>		<b>\$ 2,925,984</b>
Less Delinquencies, Exonerations & Uncollectable Taxes		.....	146,300
Less Tax Discounts (use Total Proj. Rev. Less Delinquencies to calculate)		.....	55,594
Less Allowance for Tax Increment Financing if Applicable - see worksheet (Subtracted from regular current expense taxes levied only)		.....	104,301
<b>Total Projected Property Tax Collection</b>		.....	<b>2,619,789</b>
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		.....	45,846
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes (Amount carries to #301-01 on GF REV tab)		..... \$	<b>2,573,943</b>

**MUNICIPALITY OF WEIRTON, WEST VIRGINIA  
ALLOWANCE FOR TAX INCREMENT FINANCING  
REGULAR CURRENT EXPENSE LEVY  
2016 - 2017**

**WEIRTON in HANCOCK COUNTY and BROOKE COUNTY**

	Column C Roll Back Value Form	Levy Rate/\$100	Taxes Levied
<b>Current Year</b>			
<b>Class I</b>			
Personal Property	\$ <u>          0</u>	12.50	\$ <u>          0</u>
Public Utility	<u>          0</u>		<u>          0</u>
<b>Total Class I</b>	<b>\$ <u>          0</u></b>		<b>\$ <u>          0</u></b>
<b>Class II</b>			
Real Estate	\$ <u>          0</u>	25.00	\$ <u>          0</u>
Personal Property	<u>          0</u>		<u>          0</u>
<b>Total Class II</b>	<b>\$ <u>          0</u></b>		<b>\$ <u>          0</u></b>
<b>Class IV</b>			
Real Estate	\$ <u>  11,561,340</u>	50.00	\$ <u>      57,807</u>
Personal Property	<u>  10,844,957</u>		<u>      54,225</u>
Public Utility	<u>                  0</u>		<u>                  0</u>
<b>Total Class IV</b>	<b>\$ <u>  22,406,297</u></b>		<b>\$ <u>     112,032</u></b>
<b>Total Value &amp; Projected Revenue</b>	<b>\$ <u>  22,406,297</u></b>	<b>(Gross)</b>	<b>\$ <u>     112,032</u></b>
Less Delinquencies, Exonerations & Uncollectable Taxes		.....	<u>          5,602</u>
Less Tax Discounts		.....	<u>          2,129</u>
<b>Allowance For Tax Increment Financing</b>		.....	<u>         104,301</u>
(This amount carries to the worksheet above)			

**MUNICIPALITY OF WEIRTON, WEST VIRGINIA**  
**LEVY PAGE**  
**REGULAR CURRENT EXPENSE LEVY**  
**2016 - 2017**  
**BROOKE COUNTY**

Column E

Current Year	Certificate of Valuation Assessed Value for Tax Purposes	Levy Rate/\$100	Taxes Levied
<b>Class I</b>			
Personal Property	\$ 0	12.50	\$ 0
Public Utility	0		0
<b>Total Class I</b>	<b>\$ 0</b>		<b>\$ 0</b>
<b>Class II</b>			
Real Estate	\$ 61,281,470	25.00	\$ 153,204
Personal Property	480		1
<b>Total Class II</b>	<b>\$ 61,281,950</b>		<b>\$ 153,205</b>
<b>Class IV</b>			
Real Estate	\$ 78,675,930	50.00	\$ 393,380
Personal Property	115,956,730		579,784
Public Utility	10,389,023		51,945
<b>Total Class IV</b>	<b>\$ 205,021,683</b>		<b>\$ 1,025,109</b>
<b>Total Value &amp; Projected Revenue</b>	<b>\$ 266,303,633</b>		<b>\$ 1,178,314</b>
Less Delinquencies, Exonerations & Uncollectable Taxes		5.00% .....	58,916
Less Tax Discounts (use Total Proj. Rev. Less Delinquencies to calculate)		2.00% .....	22,388
Less Allowance for Tax Increment Financing if Applicable - see worksheet (Subtracted from regular current expense taxes levied only)		.....	104,301
<b>Total Projected Property Tax Collection</b>		.....	<b>992,709</b>
Less Assessor Valuation Fund (Subtracted from regular current expense taxes levied only)		1.75% .....	17,372
Net Amount to be Raised by Levy of Property Taxes For Budget Purposes (Amount carries to #301-01 on GF REV tab)		.....	<b>\$ 975,337</b>

**MUNICIPALITY OF WEIRTON, WEST VIRGINIA  
ALLOWANCE FOR TAX INCREMENT FINANCING  
REGULAR CURRENT EXPENSE LEVY  
2016 - 2017  
BROOKE COUNTY**

<b>Current Year</b>	<b>Column C Roll Back Value Form</b>	<b>Levy Rate/\$100</b>	<b>Taxes Levied</b>
<b>Class I</b>			
Personal Property	\$ <u>          0</u>	12.50	\$ <u>          0</u>
Public Utility	<u>          0</u>		<u>          0</u>
<b>Total Class I</b>	<b>\$ <u>          0</u></b>		<b>\$ <u>          0</u></b>
<b>Class II</b>			
Real Estate	\$ <u>          0</u>	25.00	\$ <u>          0</u>
Personal Property	<u>          0</u>		<u>          0</u>
<b>Total Class II</b>	<b>\$ <u>          0</u></b>		<b>\$ <u>          0</u></b>
<b>Class IV</b>			
Real Estate	\$ <u>  11,561,340</u>	50.00	\$ <u>      57,807</u>
Personal Property	<u>  10,844,957</u>		<u>      54,225</u>
Public Utility	<u>                  0</u>		<u>                  0</u>
<b>Total Class IV</b>	<b>\$ <u>  22,406,297</u></b>		<b>\$ <u>  112,032</u></b>
<b>Total Value &amp; Projected Revenue</b>	<b>\$ <u>  22,406,297</u></b>	<b>(Gross)</b>	<b>\$ <u>  112,032</u></b>
Less Delinquencies, Exonerations & Uncollectable Taxes		<u>5.00%.....</u>	<u>      5,602</u>
Less Tax Discounts		<u>2.00%.....</u>	<u>      2,129</u>
<b>Allowance For Tax Increment Financing</b>			<b>\$ <u>      104,301</u></b>
(This amount carries to the worksheet above)		.....	<u>      104,301</u>

STATE OF WEST VIRGINIA

COUNTY OF

HANCOCK

MUNICIPALITY OF

WEIRTON

I, Kathleen M. Mrvos, Recording Officer of said municipality, do hereby certify that the foregoing are true copies from the record of the orders made and entered by the council of the said municipality on the 7th day of March, 2016.

Kathleen M. Mrvos  
(Signature)

City Clerk  
(Official Title of Recording Officer)