

TIF District/Project Status Report
Fiscal Year Ending June 30, 2025
(Pursuant to WV Code 7-11B-15)

Municipality: City of Morgantown
389 Spruce Street
Morgantown, WV 26505

Contact: Jamie Miller, City Manager
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District: District No. 1 - Falling Run Development
Project: Project No.1 - The Square at Falling Run

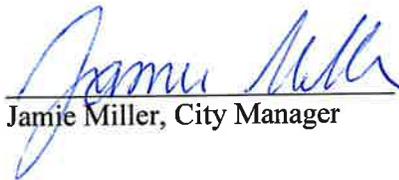
- | | |
|--|----------------------|
| 1) Aggregate amount and amount by source of revenue | |
| Property taxes-current | \$ 95,088.71 |
| Property taxes-prior year | 5,942.42 |
| Interest and penalties on taxes | 1,019.77 |
| PILOT | 120,000.00 |
| Interest on deposits | <u>5.80</u> |
| | <u>\$ 222,056.70</u> |
| 2) Amount and purpose of expenditures | Attachment 1 |
| 3) Amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness: | Attachment 2 |
| 4) Base-assessed value of the development/redevelopment project area: | \$ 6,922,430 |
| 5) Assessed value for the current year of the taxable property having a tax situs in the development/redevelopment project area: | \$ 13,452,152 |
| 6) Assessed value added to base-assessed value of the taxable property having a tax situs in the development/redevelopment project area: | \$ 6,499,722 |
| 7) Payments made in lieu of taxes received and expended: | \$ 120,000 |
| 8) Contracts made incidental to the implementation and furtherance of a development/redevelopment project: | None |
| 9) Copy of any development/redevelopment plan, including required findings and cost-benefit analysis: | Attachment 3 |

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- | | |
|--|-----------------|
| 10) Cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired, or remodeled: | \$ 0 |
| 11) Number of parcels of land acquired by or through the initiation of eminent domain proceedings: | None |
| 12) Number and types of jobs projected by the project developer to be created, estimated annualized wages and benefits to be paid to persons filling those jobs: | Attachment 4 |
| 13) Number, type and duration of jobs created and annualized wages and benefits paid: | Not Available |
| 14) Amount of disbursements from the tax increment financing fund during the most recently completed fiscal year: | \$ 203,747.59 |
| 15) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year: | Attachment 5 |
| 16) Status of the development/redevelopment project: | Attachment 6 |
| 17) Amount of outstanding tax increment financing obligations: | \$ 1,625,000.00 |
| 18) Additional information: | None |

I hereby certify that the information contained in this report, including all attachments, is true and accurate to the best of my knowledge.

9.29.25
Date


Jamie Miller, City Manager

City of Morgantown
The Square at Falling Run Project No. 1
For the Fiscal Year Ending June 30, 2025

Attachment No. 1

2) Amount and purpose of expenditures:

TIF FUND:

| | |
|----------------------------------|----------------------|
| Transferred to Debt Service Fund | \$ 222,050.90 |
| | <u>\$ 222,050.90</u> |

SERIES 2007 A BOND ACCOUNTS:

| | |
|--------------------------|----------------------|
| Debt Service - Interest | \$ 96,963.84 |
| Debt Service – Principal | \$ 95,000.00 |
| Administrative Fees | <u>\$ 11,783.75</u> |
| | <u>\$ 203,747.59</u> |

City of Morgantown
The Square at Falling Run Project No. 1
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Attachment No. 2

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

\$3,000,000 Tax Increment Revenue Bond, Series 2007 A:

| | |
|------------------------|---|
| Issue date: | October 5, 2007 |
| Interest Rate: | 2.50%, per annum from 12/2/12 through 6/1/14 3.50%, per annum from 6/2/14 – 6/1/17 5.69%, per annum thereafter payable semi-annually |
| Maturity | June 1, 2033 |
| Principal Outstanding: | \$1,625,000.00 |
| Registered Owner: | First United Bank & Trust |

Attachment No. 3

SECTION II.

PROJECT INFORMATION

A. DETAILED DESCRIPTION OF PROJECT

The TIF District

The TIF District was created on December 16, 2003, through an ordinance adopted by the City to eliminate blight in an aging, decrepit portion of the city. The TIF District enwraps an area designated as blighted since the 1960 census. The boundaries of the amended TIF District would remain unchanged from the originally approved and established TIF District, being the 74-acres located in the Falling Run watershed lying roughly between State Route 705 (to the east) and University Avenue (to the west); Stewart Street (to the north) and College Avenue (to the south). The proposed amendment to the TIF District would reset the Base Assessed Value (the assessed value of the real and personal property within the TIF District) from July 1, 2002 to July 1, 2006. The amendment would extend the potential life of the TIF District by approximately four years and allow the City to fund additional needed public infrastructure within the TIF District. The Base Assessed Value as of July 1, 2002 was \$6,960,734, and as of July 1, 2006 was \$7,091,803 as provided by the County Assessor. Over the past three years, the Developer has worked diligently to iteratively refine the complex urban-infill development.

The Square at Falling Run ("SFR") Master Plan is the result of five years of cooperative and collaborative efforts between the municipality and the Developer coupled with attendant research, evaluation, studies, and iterative refinements. Nested centrally within the TIF District, The SFR Master Plan transforms approximately 30 contiguous acres of blighted properties and undeveloped parcels inside the city limits of Morgantown into a coordinated, self-contained, mixed-use, urban-infill community conforming to the architectural tenets of "new urbanism" and "smart growth." Coinciding with the City's enduring vision to establish high-density residential living close to the downtown WVU campus, the Master Plan delivers a full range of housing options to 2,100 new residents, a means to alleviate pressure from the area's growing population. The growing and geographically expanding population is the origin of the twin nemesis bedeviling the metropolitan area -- (1) urban sprawl -- unregulated, unplanned residential housing growth outside the city generating increased vehicular traffic demands as well as other service demands on inadequate infrastructure, and (2) urban blight -- persistent conversion of single-family owner-occupied dwellings to meet the voracious appetite of a highly transient population's demand for rental housing has caused, over time, growing tracts of dilapidated structures on unkempt lots -- insidiously undermining and then destroying the municipality's traditional neighborhoods.

With an anticipated total investment of \$300 million over a 10 year development period, The SFR Master Plan will create a cohesive community where new municipal residents will live, work, play, and study in a revitalized core of a formerly blighted area of Morgantown and thereby provide a model for future urban revitalization. The Master Plan includes approximately \$70 million in various proposed public infrastructure projects: a high-volume vehicular and pedestrian trunk line into the heart of the city, upgrades to existing roadways, enhance capacity storm water lines, upgraded water lines, new environmentally compliant sewer lines, pedestrian trails, enhanced vehicle parking facilities, and other utility upgrades.

The Master Plan includes \$230 million in private investment, of which a \$26 million residential facility is now under construction, a \$25 million adjacent residential complex is on the drawing boards, and a \$10 million parking structure is ready to be put under contract. The Master Plan calls for 200,000 sq ft of commercial space, 150,000 sq ft of retail space, 1092 units of residential housing, and 420,000 sq ft of structured parking space.

Attachment No. 3 - Continued

The TIF Project

A TIF Project Plan was originally approved on December 16, 2003 to pay for a portion of the costs of the construction and equipping of a centrally located parking garage and related public infrastructure improvements (i.e., roads, water and sewer). Subsequent pre-construction studies and efforts have revealed the extent of the inadequate and dysfunctional 1930's-era infrastructure.

The City proposes to amend the current TIF Project Plan to develop certain projects (the "TIF Projects") within the TIF District, which projects may be constructed in several phases, and are expected to include all or some of the following: water lines, storm water culverts and facilities, sewer lines, road improvements, land and right-of-way acquisition, demolition and site preparation necessary for and incidental to the construction/installation of public improvements, pedestrian ways, other underground utilities, lighting and related infrastructure, and proper reimbursement of public infrastructure costs previously incurred as part of the original TIF Project Plan, together with costs of forming the TIF District and preparation of the TIF Project Plan. See **Section II.C** and **Section II.D** for additional detail.

Tax Increment Financing Obligations

To finance the TIF Projects, the City proposes to issue tax increment revenue bonds or other obligations (the "TIF Obligations") in an amount **not to exceed \$12,000,000**, with maturities not to exceed 30 years from the date of the amendment of the TIF District. Such obligations may be issued from time to time in one or more series. Proceeds of the TIF Obligations are generally planned to be used to (i) finance a portion of the costs of the TIF Projects, including architectural, engineering, consulting, legal and other professional fees and expenses; (ii) fund reserves for the obligations; (iii) fund capitalized interest on the obligations, and (iv) pay costs of issuance of the obligations and related costs. To the extent that surplus tax increment funds are available, portions of the TIF Projects may be financed directly with such surplus. See **Section II.E** for more detailed financing information and **Section II.G** for additional information on the proposed TIF Obligations.

Attachment No. 3 - Continued

D. ESTIMATED BREAKDOWN OF PROJECT COSTS*

The Estimated Breakdowns of Project Costs below are anticipated to be fully financed from tax increment revenue bonds ("TIF Bonds") and from Pay-As-You-Go funds from the TIF Fund. See **Section II.G - Tax Increment Obligations** and **Section II.E - Financing** for more detailed information.

| | TOTAL | Proposed Financing Method |
|--|----------------------|----------------------------------|
| 1. Capital Costs | \$ - 0 - | TIF Bonds |
| 2. Financing Costs | \$ 600,000 | TIF Bonds |
| 3. Professional Services | \$ 1,800,000 | TIF Bonds |
| 4. Related Real Property and Easements | \$ 950,000 | TIF Bonds |
| 5. Relocation Costs | \$ - 0 - | |
| 6. Environmental Impact Studies | \$ 195,000 | TIF Bonds |
| 7. Public Information | \$ - 0 - | |
| 8. Public Site & Infrastructure Improvements | \$ 6,447,330 | TIF Bonds |
| 9. TIF Bonds Capitalized Interest | \$ 987,980 | TIF Bonds |
| 10. TIF Bonds Reserve Funds | \$ 1,019,690 | TIF Bonds |
| Total Project Cost: | \$ 12,000,000 | |

*Notes to Items 1 through 10:

- 2) Estimated Financing Costs for the TIF Bonds as provided in **Section II.G**
- 3) Estimated Professional Services are costs incurred to establish the TIF District, the additional studies and analyses to iteratively refine and adapt the TIF Project Plan to realities imposed by the complexity of the urban infill project, and the on-going costs for the professionals executing the public portion of development within the TIF Project Plan. Estimated costs include: Contract Management of \$210,000 (Roadways, Sewer, Storm water, Water, Hard-scape); Design & Engineering of \$140,000 (Roadways, Sewer, Storm water, Water, Hard-scape); Market, Traffic, Environmental studies of \$290,000 (Robert Charles Lesser, Greenhorne O'Mara, Allegheny, Lloyd French, CTL, Alpha Associates, Ecotune); Professional Consulting of \$650,000 (HKS, RTKL, SPPRE, Stainback & associates, Clark Construction, Turner Construction, Dominion Construction, Burt Hill, Potomac Professional Services); Legal Fees & Admin Costs of \$590,000 (Bowles Rice, Steptoe & Johnson, Spilman Thomas, Baker & Armistead).
- 4) Related Real Property and Easements acquisition estimate addresses the need for parcels and easements for emplacing public infrastructure and providing for civic facilities or spaces within the Project Plan Area. Actual costs will be determined both by the needs of public entities (MUB, WVDOH, MPO, City, and Public Utilities) and by third party appraisals. A map is provided in **Attachment 2** depicting potential real estate parcels and easements within the TIF District to be acquired for necessary upgrading of service lines or routes by MUB, WVDOH, MPO, the City, or publicly-regulated utilities (gas, electric, telephone, cable).
- 6) The primary orientation of the environmental work involves the Falling Run streambed. Actual costs are yet to be determined, but are estimated at \$195,000. A series of environmental studies and remediation efforts are an integral part of development in the TIF District. The primary environmental consideration relates to Falling Run, a 6,000 foot long streambed traversing the TIF District along its entire long axis. The agencies involved in the studies and remediation effort include The Army Corps of Engineers (Pittsburgh District Office), WVDNR, WVDEP, and MUB. Firms involved in the effort include, but are not limited to, Alpha Associates, CTL, and Ecotune
- 8) The estimated amount of \$6,447,330 may be as high as \$8,500,000 (see **Section II.C** for a breakdown of possible Public Improvement costs), if other cost items in the above chart (#2, #3, #4, #6, #9 and #10) are reduced or not funded from TIF.
- 9) Estimated Capitalized Interest on the TIF Bonds as provided in **Section II.G**
- 10) Estimated Reserve Funds for the TIF Bonds as provided in **Section II.G**

Attachment No. 4

The Square at Falling Run Project 1

Section 5. Job Creation Information

This section needs to be completed only if the project will create new jobs. The Square at Falling Run will generate a significant number of temporary construction jobs as well as a number of full time jobs. The Full-Time equivalents listed below represent the Construction and building related jobs in the years 1 and 2, and year 3 represents jobs created to maintain and operate the facilities.

A. FULL-TIME OR FULL-TIME EQUIVALENTS (FTE) TO BE CREATED

| CATEGORY | Number of FTE Employees for the West Virginia Projects for | | | | SALARY/WAGE RANGE | HEALTH BENEFITS Yes or No |
|-------------------|--|-------------|-------------|------------|-------------------|---------------------------|
| | Current | 1 YR. | 2 YR. | 3 YR. | | |
| Professional | 0 | 25 | 51 | 123 | \$40-\$55K | Yes |
| Clerical & Admin. | 0 | 34 | 36 | 212 | \$25-\$35K | Yes |
| Skilled | 5 | 896 | 923 | 75 | \$20-\$30K | Yes |
| Semi-Skilled | 0 | 749 | 770 | 285 | \$17-\$25K | Yes |
| Unskilled | 0 | 498 | 4222 | 128 | \$17-\$25K | Yes |
| TOTAL | 0 | 2202 | 2202 | 823 | | |

B. DESCRIBE BENEFIT PACKAGES

The Square at Falling Run, LLC. Commits to the Committee that our benefit package will be competitive with benefit packages offered by similar projects.

C. IF APPLICABLE, EXPLAIN HOW THE PROJECT WILL RETAIN EXISTING JOBS

NOT APPLICABLE

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Attachment No. 5

- 10) Annual statement showing payments made in lieu of taxes received and expended during the fiscal year:

In accordance with the Contingent and Guaranteed Payment Agreement dated October 10, 2012, West Virginia University (WVU), acting through its Board of Governors, agreed to make annual Guaranty Payments to support the debt service obligations of the Series 2007 A Bonds issued for the project.

- **Payments made in lieu of taxes received during the fiscal year:**

- \$120,000.00 was received from WVU by the Trustee in August 2024 and deposited directly into the “Morgantown Falling Run 2007A Revenue Fund” account.

- **Payments made in lieu of taxes expended during the fiscal year:**

- The \$120,000.00 was included in the transfer from the “Morgantown Falling Run 2007A Revenue Fund” account to the “Morgantown Falling Run 2007A Debt Service Fund” account during the current fiscal year. This transfer was made specifically to apply the funds directly toward the Tax Increment Financing (TIF) debt service payments.

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Attachment No. 6

11) Status of the development/redevelopment project:

Property acquisition and demolition of all housing units within the project area have taken place with funding from a West Virginia Economic Development Grant. All construction projects paid for with TIF funding, including the replacement of storm water lines and replacement of the Falling Run roadway are 100% complete.