

**WEST VIRGINIA  
TAX INCREMENT FINANCING**

**ANNUAL REPORT OF  
STATUS OF PROJECT PLAN(S) AND PROJECT(S)**

**Date of Report:** September 7, 2010

**SECTION I. COVER SHEET**

1. Name of County or Municipality which established District: Raleigh County
2. Contact Person/Title: Dennis Sizemore, County Administrator
3. Address: 116-1/2 North Heber Street  
Beckley, WV 25802-2836
4. Telephone Number: ( 304 ) 255-9146  
Fax Number: ( 304 ) 255-9166  
Email Address: ralcom@raleighcounty.com
5. Name of development or redevelopment district: Raleigh County Tax Increment Financing  
District No. 1 – Glade Springs Village District
6. Name of development or redevelopment project(s): Glade Springs Village Project
7. Name of Developer or Agency: Cooper Land Development, Inc.
8. Contact Person/Title: Thomas C. Oppenheim, P.E., Engineering/Construction
9. Address: Cooper Land Development, Inc.  
903 North 47<sup>th</sup> Street  
Rogers, Arkansas 72756
10. Telephone Number: (800) 648-6401, Ext. 6804 or (479) 246-6804  
Fax Number: (479) 246-6825  
Email Address: toppenheim@ccias.com

## SECTION II. DISCLOSURES

The following information is provided on the attached worksheets:

1. The aggregate amount and the amount by source of revenue in the tax increment financing fund.
2. The amount and purpose of expenditures from the tax increment financing fund.
3. The amount of any pledge of revenues, including principal and interest on any outstanding tax increment financing indebtedness.
4. The base assessed value of the development or redevelopment project or the development or redevelopment district, as appropriate.
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.
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.
7. Payments made in lieu of taxes received and expended.
8. Reports on contracts made incidental to the implementation and furtherance of a development or redevelopment plan or project.
9. A copy of any development or redevelopment plan, which shall include the required findings and cost-benefit analysis.
10. The cost of any property acquired, disposed of, rehabilitated, reconstructed, repaired or remodeled.
11. The number of parcels of land acquired by or through initiation of eminent domain proceedings.
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 or to be paid to persons filling those jobs.
13. The number, type and duration of the jobs created, if any, and the annualized wages and benefits paid.

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.
15. An annual statement showing payments made in lieu of taxes received and expended during the fiscal year.
16. The status of the development or redevelopment plan and projects therein.
17. The amount of outstanding tax increment financing obligations.
18. Any additional information the county commission or the municipality preparing this report deems necessary or that the executive director of the development office may by procedural rule require.
19. Annual Report published on municipality/county website.
20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued.]
21. Annual Statement to be published in a qualified newspaper, to include:
  - (a) A summary of receipts and disbursements, by major category, of moneys in the tax increment financing fund during that fiscal year;
  - (b) A summary of the status of the development or redevelopment plan and each project therein;
  - (c) The amount of tax increment financing principal outstanding as of the close of the fiscal year; and
  - (d) Any additional information the county commission or municipality deems necessary or appropriate to publish.
22. The name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state.



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

Revenue Fund	\$ 108,809.68
Capitalized Interest Fund	.00
2005 Reserve Fund	712,371.34
2010 Reserve Fund	234,608.77
TIF Excess Fund	149.36
Admin Expense Fund	2,630.96
Project Fund	1,168,249.73
Bond Fund	16,152.25
TOTAL	\$2,242,972.09

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

<u>Period</u>	<u>Subdivision/Block</u>	<u>Description of Expenditure</u>	<u>Expenditures Submitted</u>	<u>TIF Reimbursements</u>	<u>Remaining</u>
<b>Total Expenditures Submitted as of 2009 Report</b>			<b>\$ 15,806,428.45</b>		
<b>Total TIF Reimbursements as of 2009 Report</b>				<b>\$ 8,820,688.96</b>	
<b>Total TIF Reimbursements Remaining O/S as of 6/30/2009</b>					<b>\$ 6,985,739.49</b>
3/31/2010		Bond Issuance Costs	\$ 50,000.00		
Fiscal Year Activity				\$ 1,599,811.76	
<b>Total Expenditures Submitted</b>			<b>\$ 15,856,428.45</b>		
<b>Total TIF Reimbursements</b>				<b>\$ 10,420,500.72</b>	
<b>Total TIF Reimbursements Remaining O/S as of 6/30/2010</b>					<b>\$ 5,435,927.73</b>

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

The Commission of Raleigh County

Tax Increment Revenue Bond  
 (Glade Springs Village Project)  
 Series 2005

Issued: October 26, 2005  
 Maturity Date: May 1, 2032

\$9,000,000 authorized, interest rate 6.575%

\$3,700,000 issued October 26, 2005

\$3,300,000 issued November 16, 2006

\$2,000,000 issued October 18, 2007

TIF revenues pledged:

Principal \$8,515,000

Interest \$7,826,880

Total \$16,341,880

The Commission of Raleigh County

Tax Increment Revenue Bond  
 (Glade Springs Village Project)  
 Series 2010

Issued: March 31, 2010  
 Maturity Date: May 1, 2032

\$2,705,000 authorized:

Principal	Interest Rate	Maturity (May 1)
\$435,000	5.0%	2016
\$735,000	6.0%	2023
\$130,000	6.0%	2024
\$135,000	6.0%	2025
\$480,000	6.5%	2028
\$790,000	6.5%	2032

TIF revenues pledged:

Principal	\$2,705,000
Interest	<u>\$2,366,098</u>
Total	\$5,071,098



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

\$52,706,424

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.

\$171,404,886

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.

\$118,698,462

7. Payments made in lieu of taxes received and expended.

None

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

None

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

Filed with the Development Office, September 2, 2003.

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

Not applicable to project.

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

None



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 or to be paid to persons filling those jobs.

**Summary of Estimated Job Creation:**

	<b>Full or Part Time Jobs</b>	<b>Job Duration (Yrs)</b>	<b>Gross Estimated Annual Wages</b>
<b>Non-Permanent Projects / Jobs:</b>			
One-Time Projects	66.0	.75 to 1.5	
Site Development	43.0	8	
Sales Administration	28.5	8	
Construction / Engineering	1.5	8	
<b>TOTAL</b>	<b>139.0</b>		<b>3,800,000</b>
<b>Permanent or Long-Term Projects / Jobs:</b>			
Home Construction	45.0		
Property Owner's Association	29.0		
<b>TOTAL</b>	<b>74.0</b>		<b>3,000,000</b>

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

**Summary of Estimated Job Creation:**

	ORIGINAL ESTIMATES			RESULTS
	<u>Full or Part Time Jobs</u>	<u>Job Duration (Yrs)</u>	<u>Gross Estimated Annual Wages</u>	<u>Comments to Results to Date</u>
<b>Non-Permanent Projects/ Jobs:</b>				
One-Time Projects	66.0	.75 to 1.50		First golf course, lake and sales center are complete. Second golf course is complete (wage info not available).
Site Development	43.0	8.00		Utility installation complete For 1,142 lots and 170 lots are in progress (wage info not available).
Sales Administration	28.5	8.00		FY June 2010 – 13 Jobs – Wages/Commissions \$316,000
Construction/Engineering	1.5	8.00		FY June 2010 – 1 Job – Wages \$54,000
<b>TOTAL</b>	<b>139.0</b>		<b>\$3,800,000</b>	
<b>Permanent or Long-Term Projects / Jobs:</b>				
Home Construction	45.0			228 homes are complete and an additional 10 are under construction (wage info not available)
Multi-Family Residential Construction	0.0			3 multi-family buildings are Complete (wage info not available)
Property Owners Association	29.0			FY June 2010 – 36 Jobs – Wages \$990,000
<b>TOTAL</b>	<b>74.0</b>		<b>\$3,000,000</b>	

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.

	<b><u>Expenditure Submitted</u></b>	<b><u>TIF Reimbursement</u></b>	<b><u>Remaining</u></b>
<b>Summary</b>	<b>\$50,000.00</b>	<b>\$1,599,811.73</b>	<b>\$5,435,927.73</b>

*Note: For full disclosure, see response to question no. 2.*

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

None

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

<b>Utility Installation Status</b>	<b># of Lots</b>
Completed	1,142
In-Progress	170
Remaining (estimated)	600
<b>Total (estimated)</b>	<b>1,912</b>

17. The amount of outstanding tax increment financing obligations.

**Expenditures incurred but not reimbursed from the TIF fund:**

(A) Unreimbursed amounts from previously submitted drawdown applications (see response to question no. 2)	5,435,927.73
(B) Items paid by developer but reimbursement not yet requested	(68,635.45)
<b>TOTAL</b>	<b>5,367,292.28</b>

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

None

19. Annual Report published on municipality/county website.

[www.raleighcounty.com](http://www.raleighcounty.com)



20. Affidavit of publication for annual statement required to be published by county or municipality prior to October 1 of each year. [NOTE: Only required for each development or redevelopment project for which tax increment financing obligations have been issued.]

21. Annual Statement to be published in a qualified newspaper, to include:

- (A) A summary of receipts and disbursements, by major category, of moneys in the tax increment financing fund during the fiscal year:

Balance in Tax Increment Financing Fund at June 30, 2009	763,525.66
<u>Receipts</u>	
Tax Increment Revenue	1,281,641.88
Bond Proceeds	2,593,703.70
Earnings on Balance Held by Bond Trustee	2,580.11
Total Receipts	3,877,925.69
<u>Disbursements</u>	
Reimbursed to Developer	1,549,811.76
Cost of Bond Issuance	101,100.00
Debt Service on Bonds	746,367.50
Administration Fee	1,200.00
Bond Redemption	--
Total Disbursements	2,398,479.26
Balance in Tax Increment Financing Fund at June 30, 2010	2,242,972.09

- (B) A summary of the status of the development or redevelopment plan and each project therein:

Glade Springs Village is a planned recreational/retirement community located in Raleigh County. The developer has approval to construct two golf courses, a 69-acre lake, and over 3,000 homesites on approximately 3,000 acres. Due to adverse site conditions, the continuation of the project was subject to the use of Tax Increment Financing as a means to offset future development cost overruns. Tax Increment Financing is being utilized for the specific purpose of utility installation at Glade Springs Village.

<u>Utility Installation Status</u>	<u># of lots</u>
Completed	1,142
In-Progress	170
Remaining (estimated)	<u>600</u>
Total (estimated)	1,912

- (C) The amount of tax increment financing principal outstanding as of the close of the fiscal year:

\$11,220,000

- (D) Any additional information the county commission or municipality deems necessary or appropriate to publish.

None

22. The name, address, phone number and primary line of business of any business that relocates to the development or redevelopment district during the immediately preceding fiscal year of the state.

None.