

Resolution of the Council of the City of Wheeling to consider and act upon a proposed Resolution regarding the setting of a public hearing date with respect to the proposed modification of the Tax Increment Financing District designated “City of Wheeling Redevelopment Project District No. 1” by adding thereto a certain tax parcel and approving the form of public hearing notice to be published in connection with the same and matters relating thereto.

Resolution Regarding Public Hearing – TIF District No. 1

RESOLUTION

WHEREAS, The City of Wheeling (the “City”) is authorized by the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the “Act”) to create a development or redevelopment project area or district, cause project plans to be prepared, issue tax increment financing obligations and take other actions to facilitate the orderly development and economic stability of the City, all as more fully set forth in the Act;

WHEREAS, by an Ordinance enacted by the City Council of the City (the “City Council”) on December 16, 2003 (the “District Creation Ordinance”), the City created the property tax increment financing district known as “City of Wheeling Redevelopment Project District No. 1” (“TIF District No. 1”) as a redevelopment district under the Act and established a tax increment financing fund for TIF District No. 1;

WHEREAS, by an Ordinance enacted by the City Council on September 7, 2004, the City approved a Project Plan for TIF District No. 1 known as “The City of Wheeling Stone Building Renovation Project No. 1” (“Project Plan No. 1”), which included (i) the acquisition, renovation and equipping of the former Stone & Thomas Department Store building and (ii) improvements to public infrastructure on Market Plaza and adjacent to the building, including, but not limited to public street resurfacing, utility improvements, sidewalks, curbs and curb cuts, lighting, and landscaping;

WHEREAS, by an Ordinance enacted by the City Council on June 21, 2005, the City removed certain parcels of real estate from TIF District No. 1;

WHEREAS, by an Ordinance enacted by the City Council on August 2, 2005, the City approved a Project Plan for TIF District No. 1 known as “G.G.P. Wheeling 2003, LLC Project Area No. 1” (“Project Plan No. 2”), which included a “pay-as-you-go” project under and pursuant to the Act consisting generally of the acquisition and rehabilitation of an existing “brownfield” site, including sanitary and storm sewer line relocation, site clearing and grubbing, fill and grading, retaining walls and erosion control, storm water management and related infrastructure improvements;

WHEREAS, by an Ordinance enacted by the City Council on June 3, 2008, the City approved a Project Plan for TIF District No. 1 known as “Downtown Redevelopment Project Plan No. 3” (“Project Plan No. 3”), which included all or some of the following: (i) acquisition, demolition, site preparation, infrastructure improvements, and redevelopment of buildings and properties in the 1100 block of Main and Market Streets and related infrastructure, and (ii) renovation and rehabilitation of the Capital City Music Hall, together with costs of preparation of the Project Plan and related costs;

WHEREAS, by an Ordinance enacted by the City Council on September 20, 2011, the City approved an amendment to Project Plan No. 3 for the purpose of amending the geographical area included in Project Plan No. 3 (“Amended Project Plan No. 3”);

WHEREAS, the City has determined that it is in the best interest of the City and its residents to add the parcel of real estate comprising the former Wheeling Pittsburgh Steel Building, identified for tax purposes in Tax District 10, Wheeling City Corp., Tax Map W50B, Parcel 118 (the “Wheeling Pittsburgh Steel Parcel”), to TIF District No. 1;

WHEREAS, the City has received and reviewed a Tax Increment Financing Application (the “Application”) for the proposed addition of the Wheeling Pittsburgh Steel Parcel to TIF District No. 1; and

WHEREAS, the City, under and pursuant to the Act, desires to hold a public hearing at which interested parties shall be afforded a reasonable opportunity to express their views on the proposed Application.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF WHEELING, AS FOLLOWS:

1. It is hereby found and determined, subject to a public hearing and other required actions, that the City Council will consider for approval the Application and, if approved, submit the Application to the West Virginia Department of Economic Development for consideration and obtain all other necessary approvals.

2. The City Council hereby sets a public hearing regarding the Application for May 17, 2022, at 5:30 p.m., prevailing time, or such later date as shall be approved by the City Manager.

3. The City Council hereby approves for publication, under and in accordance with the applicable provision of the Act, that certain Notice of Public Hearing, substantially in the form attached hereto as **Exhibit A** and incorporated herein by reference, with such changes and amendments as shall be approved by the Mayor or the City Manager, and the providing of a copy of the Application and Notice of Public Hearing to the levying bodies having the power to levy taxes on property within TIF District No. 1.

4. This Resolution is effective immediately upon adoption.

[Signature Page Follows]

Adopted this 5th day of April, 2022.

THE CITY OF WHEELING

By: _____
Its Mayor

By: _____
Its City Manager

APPROVED AS TO FORM:

By _____
Its City Solicitor

CERTIFICATION

The undersigned, being the duly qualified, elected and acting City Clerk of The City of Wheeling, does hereby certify that the foregoing Resolution was duly adopted by the City Council of The City of Wheeling, at a regular meeting duly held, pursuant to proper notice thereof, on April 5, 2022, a quorum being present and acting throughout, and which Resolution has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this April 5, 2022.

By: _____
Its City Clerk

Exhibit A

[TO BE PUBLISHED IN *THE INTELLIGENCER*
ONCE A WEEK FOR TWO SUCCESSIVE WEEKS
ON _____, _____, 2022 AND
_____, _____, 2022]

NOTICE OF PUBLIC HEARING

**APPLICATION REGARDING ADDITION OF PARCEL TO
CITY OF WHEELING REDEVELOPMENT PROJECT DISTRICT NO. 1**

A public hearing will be held at a regular meeting of the City Council of The City of Wheeling (the “City”), on _____, 2022, at ____ p.m. (or as soon thereafter on such date as the matter may be heard by the City Council) in Council Chambers on the first floor of the City-County Building, 1500 Chapline Street, Wheeling, WV, and at such hearing any person interested may appear and present comments, protests and suggestions. All comments, protests and suggestions shall be heard by the City Council, and it shall then take such actions as it shall deem proper in the premises regarding the approval pursuant to Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the “Act”), of a Tax Increment Financing Application (the “Application”) regarding the addition of the parcel of real estate comprising the former Wheeling Pittsburgh Steel Building, Tax District 10-Wheeling Corp., Tax Map W50B, Parcel 0118 (the “Wheeling Pittsburgh Steel Parcel”), to the tax increment financing district known as “City of Wheeling Redevelopment Project District No. 1” (“TIF District No. 1”). Following is a brief summary of such matters.

Approval of Application Regarding Addition of Parcel TIF District No. 1

By an Ordinance enacted by the City Council of the City December 16, 2003 (the “District Creation Ordinance”), the City created TIF District No. 1 as a redevelopment district under the Act. By an Ordinance enacted by the City Council on September 7, 2004, the City approved a Project Plan for TIF District No. 1 known as “The City of Wheeling Stone Building Renovation Project No. 1” (“Project Plan No. 1”). By an Ordinance enacted by the City Council on June 21, 2005, the City removed certain parcels of real estate from TIF District No. 1. By an Ordinance enacted by the City Council on August 2, 2005, the City approved a Project Plan for TIF District No. 1 known as “G.G.P. Wheeling 2003, LLC Project Area No. 1” (“Project Plan No. 2”). By an Ordinance enacted by the City Council on June 3, 2008, the City approved a Project Plan for TIF District No. 1 known as “Downtown Redevelopment Project Plan No. 3” (“Project Plan No. 3”). By an Ordinance enacted by the City Council on September 20, 2011, the City approved an amendment to Project Plan No. 3 for the purpose of amending the geographical area included in Project Plan No. 3 (“Amended Project Plan No. 3”).

The City proposes to consider for approval the Application for the purpose of adding the Wheeling Pittsburgh Steel Parcel to TIF District No. 1. The map below shows the existing boundaries of TIF District No. 1 and the proposed addition of the Wheeling Pittsburgh Steel Parcel as contemplated in the Application.

TIF District with Wheeling Pitt Lofts Included



Further information regarding the proposed Application is on file and available for inspection at the office of the City Clerk during regular business hours, located at the City Clerk's office at the City-County Building, 1500 Chapline Street, Room 301, Wheeling, West Virginia, 26003.

Dated: _____, 2022.

By: /s/ Brenda J. Delbert
City Clerk