

**Morgan County Economic Development Authority
Board of Directors Meeting
October 26, 2021
Morgan County Courthouse**

MINUTES

Members Present: Stefanie Allemong, Ed Asher, Terri Beard, Sean Forney, Mark Garfinkel, George McVey, Larry Omps, Ryan Bebant, Brandy Steele, Kristen Tuttle, and Susan Webster
Members Absent: Kris Domich, Mark Harrell, and Charles Kapp

1. Call-to-Order

Larry Omps called the meeting to order at 4:00 p.m. Quorum present.

2. Minutes

Terri Beard made a motion to approve the minutes of the August 31, 2021 meeting. The motion was seconded by Ed Asher, and the motion was approved.

3. Treasurer's Reports

Sean Forney made a motion to approve the Treasurer's Report and expenditures for September 21, 2021 and October 21, 2021. The motion was seconded by Terri Beard, and the motion was approved.

4. EDA Projects/Business

- a. 522 Business Park Prospect Presentation – Terri Beard made a motion to enter executive session to discuss 522 Business Park prospect presentation/proposal, a contractual matter pursuant to W.Va. Code §6-9A-4. The motion was seconded by George McVey, and the motion was approved. The EDA entered executive session at 4:05 p.m. Sean Forney made a motion to return from executive session at 5 p.m. The motion was seconded by Brandy Steele, and the motion was approved. Sean Forney made a motion to begin negotiations with prospect for purchase of Lot 8 and Lot 9 in the 522 Business Park. Motion was seconded by Brandy Steele, and the motion was approved.
- b. Timber Sale Bid for 522 Business Park – Two bids were received for timber sales at the 522 Business Park. Bids were reviewed and briefly discussed. Members will review draft timber sales agreement and map and discuss again at the next meeting.
- c. Improvements to Paw Paw Industrial Park – No bids were received for timber sales at the Paw Paw Industrial Park, but since the bid deadline, a verbal quote for timer sales has been received. A written quote will be requested and, if submitted, discussed at the next meeting.
- d. Buy-Back of Lot 5 – Lucas Andrews, owner of Lot 5 in 522 Business Park, has requested an 18-month time extension to begin building construction. Sean Forney made a motion to grant Mr. Andrews a six-month time extension, or until April 2022, to start construction. If he has not started construction on Lot 5 or found an approved buyer for the property by the end of April 2022, the EDA will pursue its option to purchase back Lot 5 from him at the price of \$19,000. Motion was seconded by Mark Garfinkel, and the motion was approved.

- e. EDA Audit for Fiscal Year June 30 2021 – Ferrari & Associates has completed the EDA Audit for Fiscal Year 2021. Everything is in good order, except for the one, ongoing deficiency regarding segregation of duties. Sean Forney made a motion to approve the EDA Financial Statements and Independent Auditor’s Report for Fiscal Year Ended June 20, 2021. The motion was seconded by Ed Asher, and the motion was approved.
- f. Prospects Update – Lyn Goodwin provided an update on prospects, including an aquaculture business and a campground.
- g. Support for Berkeley Springs Skate Park – Item tabled until a future meeting.

5. Director’s Report

Lyn Goodwin reported her Director’s report was included in the meeting packet. She noted the following items from the report:

- EDA office renovations are ongoing and are expected to be completed in December.
- Paperwork for EDA Treasurer transition will be completed after signed minutes from August EDA meeting, which were approved earlier in the meeting, are submitted to the bank.
- Site selector visit with Bobby Clements, a manager with Newmark, went well.
- West Virginia Economic Development Council Fall Conference occurred September 20-22 and included presentations on financing programs, apprenticeships, and site development and site preparation. Presentations will be shared with the EDA board when they become available.
- Upcoming events include West Virginia Broadband Investment Plan webinars on October 27 and November 3 and Eastern Panhandle Entrepreneurs Forum on November 4.
- The Local Economic Development Grant program application was been released and is due December 31.

6. Announcements/Public Comment

Since the month of November has five Tuesdays, the next EDA board meeting will be November 30.

7. Adjournment

With no further business to discuss, Terri Beard made a motion to adjourn the meeting. Motion was seconded by Brandy Steele, and the motion was approved. Meeting adjourned at 6 p.m.

Attest:

President



Secretary

