

**Morgan County Economic Development Authority
Board of Directors Meeting
January 30, 2024
Morgan County EDA Office**

MINUTES

Members Present: Ed Asher, Terri Beard, Sean Forney, Mark Garfinkel, Mark Harrell, Amanda Hollins-Teixeira, Larry Omps, Brandy Steele, Kristen Tuttle, Denise Wagenbrenner, and Susan Webster

Members Absent: Ryan Rebant

Also Present: Lyn Goodwin, EDA executive director

1. Call-to-Order

Quorum present. President Larry Omps called the meeting to order at 4:04 p.m.

2. Minutes

Ed Asher made a motion to approve the minutes of the November 28, 2023 meeting. The motion was seconded by Susan Webster, and the motion passed.

3. Treasurer's Report

Susan Webster made a motion to approve the Treasurer's Report and expenditures for November 30, 2023 and December 31, 2023. The motion was seconded by Sean Forney, and the motion passed.

4. EDA Projects/Business

a. 522 Business Park Lot 7B Update

Alpha Associates reviewed the 522 Business Park sewer system plans and provided sewer service options for the proposed building location on Lot 7B. Options may be cost prohibitive for prospect. Susan Webster made a motion to have EDA investigate the feasibility of installing another sewer line to serve the lot. The motion was seconded by Ed Asher, and the motion passed.

b. Paw Paw Industrial Park Lot 8 Update

SB & Son Contracting's insurance policy has been reviewed. The EDA director has requested that a statement be added to the certificate of liability insurance stating that the company is covered to perform the streambank stabilization project/rip-rap installation work on Lot 8. SB & Son Contracting and the EDA's engineer met to review the streambank stabilization project.

c. EDA Exterior Office Sign Update

In the next few weeks, Derrick Cowles will provide a price quote to construct a brick base for a new EDA exterior office sign.

d. Approval of WV LED Grant Resolution FY 2024

The West Virginia Department of Economic Development (WVDED) awarded the EDA a Local Economic Development (LED) grant in the amount of \$31,818. Mark Harrell made a motion to adopt a resolution authorizing the EDA Executive Director to enter into a contractual agreement with the WVDED to receive and administer the grants funds pursuant to the FY 2024 LED Grant Program. The motion was seconded by Sean Forney, and the motion passed.

e. #YesWV Ready Sites Program Update

The EDA received notification that the 522 Business Park and Paw Paw Industrial Park sites have been advanced to the next steps in the #YesWV Ready Sites Program. Training sessions will be conducted with EDA staff in the next few months to review the additional information that will need to be compiled on each site.

f. Discussion/Consideration of Request to Buy-Back Lots 8 & 9 in 522 Business Park

Let's Talk Interactive purchased Lots 8 & 9 in the 522 Business Paek in June 2022 to establish a 3D applied materials manufacturing facility. The company is currently undergoing chapter 11 subchapter 5 bankruptcy protection and is offering to sell the property back to the EDA pursuant to the 522 Business Park's Covenants and Restrictions. Sean Forney made a motion to have the EDA realtor determine a reasonable market value of the property. The motion was seconded by Terri Beard, and the motion passed. Sean Forney made a motion to have Mark Garfinkel research what effect bankruptcy proceedings could have on the disposition of the property. The motion was seconded by Terri Beard, and the motion passed.

g. Discussion/Approval of Chamber Banner Sponsorship

The Berkeley Springs-Morgan County Chamber of Commerce is seeking sponsors for a promotional banner that will be displayed at Chamber events throughout the year. Mark Harrell made a motion for the EDA to purchase a \$250 space on the banner. The motion was seconded by Terri Beard, and the motion passed.

5. Director's Report

Lyn Goodwin introduced the two new EDA board members, Amanda Hollins-Teixeira and Denise Wagenbrenner.

Lyn Goodwin noted her Director's Report was included in the meeting packet. She mentioned the following items from her report:

- The 2024 West Virginia Legislature is in session. Proposed economic development legislation includes HB 5170, which would increase West Virginia LED matching grants from \$30,000 to \$50,000; HB 4822, which would increase the funds available per site in the Certified Sites and Development Readiness Program from \$25,000 to \$75,000; and SB 426, which would require the West Virginia Department of Transportation to create a plan for the development of recreational trails in consultation with local governments, non-profit organizations, and other stakeholders.
- Business retention/expansion visits were conducted with Brawner Group K-9 Services, Charlotte's Café, U.S. Silica, Valkyrie Sales, and WDHC Radio Station.

- I attended the Eastern West Virginia Economic Alliance Legislative Luncheon on January 5.
- I attended the West Virginia Economic Development Council 2024 Legislative Conference on January 23-24.
- I have been asked to serve on the Blue Ridge Community and Technical College Veterinary Technology Program Accreditation Site Team visit on February 7-8.

6. Announcements/Public Comment

Susan Webster noted bids for the construction of the North Berkeley Rail Trail came in much higher than expected. Next steps are being assessed.

Sean Forney noted design for the water/sewer extension project along U.S. 522 is about 60 percent completed. Construction is expected to start this fall.

7. Next Meeting

The next EDA board meeting is scheduled for February 27, 2024 at 4 p.m.

8. Adjournment

With no further business to discuss, Mark Harrell made a motion to adjourn the meeting at 5:05 p.m. The motion was seconded by Terri Beard, and the motion passed.

Attest:



G. Larry Omph, President



Susan Webster, Secretary