

**Morgan County Economic Development Authority
Board of Directors Meeting
March 26, 2024
Morgan County EDA Office**

MINUTES

Members Present: Ed Asher, Terri Beard, Mark Garfinkel, Amanda Hollins-Teixeira, Larry Omps, Ryan Rebant, Kristen Tuttle, and Susan Webster

Members Absent: Sean Forney, Mark Harrell, Brandy Steele, and Denise Wagenbrenner

Also Present: Lyn Goodwin, EDA executive director

1. Call-to-Order

Quorum present. President Larry Omps called the meeting to order at 4:03 p.m.

2. Minutes

Terri Beard made a motion to approve the minutes of the February 27, 2024 meeting. The motion was seconded by Susan Webster, and the motion passed.

3. Treasurer's Report

Ed Asher made a motion to approve the Treasurer's Report and expenditures for February 29, 2024. The motion was seconded by Kristen Tuttle, and the motion passed.

4. EDA Projects/Business

a. 522 Business Park Lots 8 & 9 Update

Arthur Cooksey, CEO of Let's Talk Interactive, was informed of the EDA's decision to decline his offer to buy back Lots 8 & 9 in the 522 Business Park at the price of \$115,000.00. Mr. Cooksey has listed the property with Roberts Realty Group at the price of \$200,000.00.

b. 522 Business Park Lot 7B Proposal

EDA members reviewed and discussed a proposal to complete the commercial site development of Lot 7B in the 522 Business Park and construct a building on the property that prospect would lease for a manufacturing facility. Mark Garfinkel made a motion to decline the proposal and provide the prospect with business development and financial resources that may be available. The motion was seconded by Susan Webster, and the motion passed.

c. Paw Paw Industrial Park Lot 8 Update

EDA is waiting to receive an updated certificate of liability insurance from SB & Son Contracting stating that the company is covered for the streambank stabilization/rip-rap installation work that is to be done on Lot 8 in the Paw Paw Industrial Park.

d. EDA Budget for FY 2024-2025 Update

The EDA Budget Proposal for FY 2024-2025 was submitted to the Morgan County Commission.

EDA did not receive matching funds for the LED Grant from the County Commission in FY 2022-2023 in the amount of \$22,727.00 and had yet to receive matching funds in FY 2023-2024 in the amount of \$31,818.00. Requests for these matching funds were submitted to the County

Commission, approved, and received. The County Commission provides in-kind contributions to the EDA, including office space, utilities (excluding telephone and Internet service), and some miscellaneous utility costs associated with the 522 Business Park.

e. Appointment of EDA Finance Committee

Rather than appointing an EDA Finance Committee, EDA board members agreed to discuss revenue generating ideas for the EDA at the April meeting.

f. Consideration/Approval of EDA Exterior Sign

EDA board members reviewed quotes for an EDA exterior office sign. Terri Beard made a motion to approve to up \$2,500.00 to have Brandy Steele and Rider Masonry provide the sign and brick base for the sign. The motion was seconded by Susan Webster, and the motion passed.

g. Prospects Update

Lyn Goodwin provided an update on prospects.

5. Director's Report

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

- Business visits conducted at Captone Distillery and Morgan Arts Council.
- 2024 West Virginia legislative session concluded on March 9. Legislation related to economic development that was completed included: 1) HB 4822 – This legislation increases the funds available per site in the Certified Sites and Development Readiness Program from \$25,000 to \$75,000; 2) HB 5170 – This legislation increases the West Virginia Local Economic Development (LED) matching grants from \$30,000 to \$50,000 (dependent on available funding); 3) SB149 – This legislation removes a requirement that county commissions appoint representatives from municipalities and business, industry, and labor to their county development authorities; and 4) SB 530 – This legislation removes the requirement for counties to draft and adopt zoning ordinances as a prerequisite to being able to levy impact fees related to population growth and public service needs.

6. Announcements

Ed Asher announced that he was resigning from the EDA Board, effective March 26, 2024. He has been appointed to serve on the Morgan County Planning Commission. Board members thanked him for his service to the EDA.

7. Next Meeting

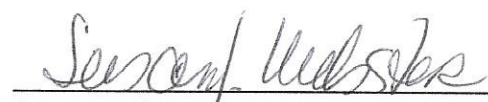
The next EDA Board meeting will be scheduled for April 23, 2024.

8. Adjournment

With no further business to discuss, Susan Webster made a motion to adjourn the meeting at 5:15 p.m. The motion was seconded by Ed Asher, and the motion passed.

Attest:


G. Larry Omps, President


Susan Webster, Secretary