

**Morgan County Economic Development Authority
Board of Directors Meeting
May 28, 2024
Morgan County EDA Office**

MINUTES

Members Present: Terri Beard, Mark Garfinkel, Amanda Hollins-Teixeira, Larry Omps, Kristen Tuttle, Denise Wagenbrenner, and Susan Webster

Members Absent: Sean Forney, Mark Harrell, Ryan Rebant, and Brandy Steele

Also Present: Lyn Goodwin, EDA executive director; Jim Linsenmeyer, WVDED business retention and expansion manager; and Josh Jarrell, Spilman, Thomas & Battle, LLC

1. Call-to-Order

Quorum present. President Larry Omps called the meeting to order at 4:08 p.m.

2. Minutes

Terri Beard made a motion to approve the minutes of the April 23, 2024 meeting. The motion was seconded by Amanda Hollins-Teixeira, and the motion passed.

3. Treasurer's Report

Susan Webster made a motion to approve the Treasurer's Report and expenditures for April 30, 2024. The motion was seconded by Amanda Hollins-Teixeira, and the motion passed.

4. EDA Projects/Business

a. Tax Increment Financing (TIF) District Presentation

Josh Jarrell, an attorney with Spilman, Thomas & Battle, LLC, gave a presentation on Tax Increment Financing (TIF) and answered questions. Presentation and questions included what is a TIF district, permitted uses, geographic boundaries, TIF application process, timeline, pros and cons, etc.

b. Consideration of Property Corners Location Estimate for Lot 7B in 522 Business Park

EDA board members reviewed an estimate to have property corners marked on Lot 7B in the 522 Business Park. Terri Beard made a motion to approve having Don Lambert perform the work for \$600. The motion was seconded by Mark Garfinkel, and the motion passed.

c. Paw Paw Industrial Park Lot 8 Update

Lyn Goodwin reported SB & Son Contracting plans to begin the streambank stabilization project/rip-rap installation work on Lot 8 in the Paw Paw Industrial Park in the next two to three weeks.

d. EDA Nominating Committee Report

Terri Beard reported the EDA Nominating Committee met on May 6 to discuss a slate of officers for Fiscal Year 2024-2025 and is proposing the following: Larry Omps, president; Sean Forney, vice president; Susan Webster, secretary, and Terri Beard, treasurer. The election of officers will occur at the June meeting.

e. Morgan County Business Pitch Competition Discussion

The EDA has been approached to coordinate a business pitch competition in Morgan County like programs recently offered in Berkeley and Jefferson Counties. Participants would attend a series of educational sessions on business plan development, finance and budgeting, marketing, etc. Then, participants would submit a business plan and present a business pitch before a panel of judges for the opportunity to win monetary prizes to start or expand their business. Terri Beard made a motion for the EDA executive director to pursue organizing a business pitch competition and report back to the EDA Board with specific details about the competition. The motion was seconded by Amanda Hollins-Teixeira, and the motion passed.

f. Prospects Update

Lyn Goodwin reported on two prospects interested in Lot 8 in the Paw Paw Industrial Park, and another prospect looking for a small light manufacturing space.

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:

- The signage and brick work for the new exterior EDA sign have been completed. The Morgan County Commission's maintenance staff will complete the sign installation.
- Business visits were conducted at Midway Berkeley Springs Bowl and Re-Steel Supply.
- CNB Bank 90th Anniversary Celebration Mixer is on June 18.
- RenViva Dialysis Center Open House is on June 11.

6. Announcements/Public Comment

Kristen Tuttle announced that she was resigning from the EDA Board, effective June 30, 2024. Her resignation coincides with her resignation as superintendent of Morgan County Schools. Board members thanked her for her service to the EDA.

Lyn Goodwin shared a thank you note that was received from Morgan County Schools and the Berkeley Springs-Morgan County Chamber of Commerce for the EDA's sponsorship of the recent Morgan County Schools Career Day.

7. Next Meeting

The next EDA Board meeting is scheduled for June 25, 2024.

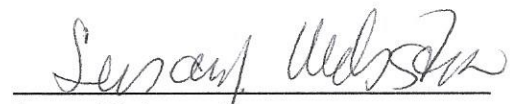
8. Adjournment

With no further business to discuss, Mark Garfinkel made a motion to adjourn the meeting at 5:55 p.m. The motion was seconded by Terri Beard, and the motion passed.

Attest:



G. Larry Omph, President



Susan Webster, Secretary