

**Morgan County Economic Development Authority  
Board of Directors Meeting  
June 25, 2024  
Morgan County EDA Office**

**MINUTES**

Members Present: Terri Beard, Mark Harrell, Larry Omps, Ryan Rebant, Brandy Steele, Denise Wagenbrenner, and Susan Webster

Members Absent: Sean Forney, Mark Garfinkel, Amanda Hollins-Teixeira, and Kristen Tuttle

Also Present: Lyn Goodwin, EDA executive director; Jim Linsenmeyer, WVDED business retention and expansion manager

1. Call-to-Order

Quorum present. President Larry Omps called the meeting to order at 4:10 p.m.

2. Minutes

Terri Beard made a motion to approve the minutes of the May 28, 2024 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 May 31, 2024. The motion was seconded by Denise Wagenbrenner, and the motion passed.

4. EDA Projects/Business

a. Paw Paw Industrial Park Lot 8 Update

Lyn Goodwin reported SB & Son Contracting was delayed on another project and now plans to complete the streambank stabilization project/rip-rap installation work on Lot 8 in the Paw Paw Industrial Park the week of July 8. She will request that the work be finished by July 31.

b. #Yes WV Ready Site Program Update

The EDA received notification that the 522 Business Park and Paw Paw Industrial Park sites were selected to advance to the next stage of the #Yes WV Ready Sites Program. InSite Consulting will review graded assessments that have been completed on each site at a previsit preparation meeting on July 11. To further evaluate the sites and provide feedback, a community presentation, site visit, and debriefing session with InSite Consulting is scheduled for July 31.

c. EDA Election of Officers for FY 2024-2025

The following slate of officers for FY 2024-2025 was presented by the EDA Nominating Committee at the May 28, 2024 meeting: Larry Omps, president; Sean Forney, vice president; Susan Webster, secretary; and Terri Beard, treasurer. Terri Beard made a motion to approve the slate of officers/ballot as presented. The motion was seconded by Denise Wagenbrenner, and the motion passed.

d. Realtor Listing Agreement Extensions for 522 Business Park and Paw Paw Industrial Park

EDA board members reviewed proposals to extend listing agreements with Coldwell Banker Premier for broker services for the 522 Business Park and Paw Paw Industrial Park. Susan Webster made a motion to approve extending the listing agreements until December 31, 2024. The motion was seconded by Mark Harrell, and the motion passed.

e. Request for Materials Storage at Paw Paw Industrial Park

Lyn Goodwin reported the Town of Paw Paw is requesting space at the Paw Paw Industrial Park for Belt Construction, the company doing the town's sewer system upgrade, to store materials during construction. EDA members expressed agreement with the request if additional information is provided. Terri Beard made a motion to have EDA director obtain 1) a Certificate of Liability Insurance from the company with the Morgan County Economic Development Authority listed as an additional insured, and 2) a letter from the company stating that they will leave the property in the same condition as it is currently, they will not interfere with any other activity that may occur on the property, they will vacate the property within 30 days upon written notice, and the amount that the company is willing to compensate the EDA for the use of the property. The motion was seconded by Mark Harrell, and the motion passed.

f. Request for Industrial Park Access for Town of Paw Paw Water Tower

Lyn Goodwin reported the Town of Paw Paw is requesting a right-of-way through a portion of Lot 8 in the Paw Paw Industrial Park to improve access to the town's water tank on Bevans Hill. EDA members reviewed preliminary engineering plans for the access road. EDA members agreed with the request. Terri Beard made a motion to proceed with the understanding that the Town of Paw Paw will cover all expenses/legal fees related to having the right-of-way recorded/deed updated. EDA director will ask the Town of Paw Paw to consider waiving the water service application/tap fee for this lot when it is sold in the future. The motion was seconded by Susan Webster, and the motion passed.

g. Morgan County Business Pitch Competition

Plans are progressing for a Morgan County Business Pitch Competition. Larry Omph, Ryan Rebant, Brandy Steele, and Susan Webster volunteered to assist with planning the event.

h. Prospects Update

Lyn Goodwin gave an update of prospect activity.

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 new exterior EDA sign has been installed.
- The fire hydrants in the 522 Business Park have been repaired.
- Business visits were conducted at Mountain View Solar, Mountain Laurel Artisans, SpringTech Innovation Lab, and Blue Ridge Community and Technical College.

6. Announcements/Public Comment

Susan Webster announced plans for the train depot are progressing as well as Phase V and Phase VI of the streetscapes, which will include improvements to sidewalks and curbs. The Town of Bath passed a 1 percent sales tax that will become effective January 1, 2025.

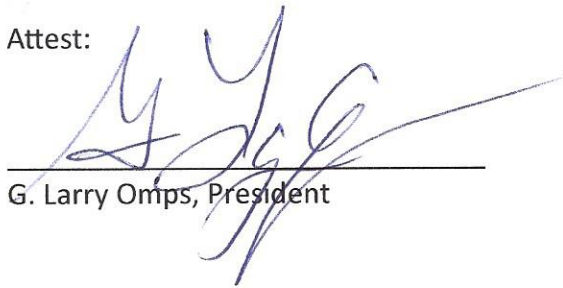
7. Next Meeting

The next EDA Board meeting will be July 23.

8. Adjournment

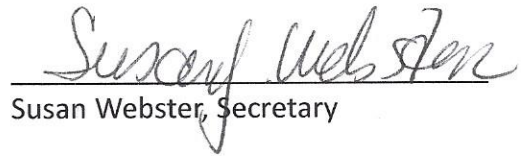
With no further business to discuss, Terri Beard made a motion to adjourn the meeting at 5:15 p.m. The motion was seconded by Susan Webster, and the motion passed.

Attest:



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G. Larry Omps, President



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Susan Webster, Secretary