

**Morgan County Economic Development Authority  
Board of Directors Meeting  
July 23, 2024  
Morgan County EDA Office**

**MINUTES**

Members Present: Terri Beard, Mark Garfinkel, Mark Harrell, Amanda Hollins-Teixeira, Larry Ombs, Brandy Steele, and Susan Webster

Members Absent: Sean Forney, Ryan Rebant, and Denise Wagenbrenner

Also Present: Lyn Goodwin, EDA executive director

1. Call-to-Order

Quorum present. Secretary Susan Webster called the meeting to order at 4:07 p.m.

2. Minutes

Terri Beard made a motion to approve the minutes of the June 25, 2024 meeting. The motion was seconded by Mark Harrell, and the motion passed.

3. Treasurer's Report

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

4. EDA Projects/Business

a. Paw Paw Industrial Park Lot 8 Update

SB & Son Contracting was scheduled to begin the streambank stabilization project/rip-rap installation work on Lot 8 in the Paw Paw Industrial Park on July 22. The EDA director will follow up and obtain a status report on the project.

b. #YesWV Ready Site Program Update

InSite Consulting will visit Morgan County on July 31 for a community presentation on the 522 Business Park and Paw Paw Industrial Park and tours of both sites, followed by a debriefing and feedback session. In the afternoon, Insite Consulting will conduct an educational presentation on economic development best practices, which EDA board members are encouraged to attend.

c. Consideration/Approval of Request for Materials Storage at Paw Paw Industrial Park

Lyn Goodwin reported Carl Belt, Inc., has provided 1) a Certificate of Liability Insurance from the company with the EDA listed as an additional insured and 2) a letter agreeing to the conditions outlined by the EDA and an offer to pay the EDA \$200.00 per month for the use of Lot 8 at the Paw Paw Industrial Park. Larry Ombs made a motion to approve the company's request to use Lot 8 in the Paw Paw Industrial Park as a lay down area for the Town of Paw Paw's sewer system project according to the terms outlined in the company's letter dated July 9, 2024. The motion was seconded by Mark Harrell, and the motion passed.

d. Consideration of Request for Industrial Park Access for Town of Paw Paw

No further information to report currently.

e. Morgan County Business Pitch Competition Discussion

The EDA Marketing Committee met July 28 and discussed plans for a Morgan County Business Pitch Competition. EDA board members reviewed the competition mission and suggested names, eligibility and rules, educational sessions, pitch presentation, awards, judges and scoring, winner requirements, pitch event, and disclosures and provided feedback. Terri Beard made a motion to approve the name "Make It Morgan" for the Morgan County Business Pitch Competition. The motion was seconded by Larry Omps, and the motion passed. The EDA director will proceed with organizing the competition based upon the feedback given and provide an updated report at a future EDA board meeting.

f. Prospects Update

Lyn Goodwin gave an update on prospect activity. She also noted the following items:

- Rutter's received approval from the Morgan County Planning Commission on June 25.
- Retail building, which is to include a Dunkin Donuts, received approval from the Morgan County Planning Commission contingent upon the developer obtaining a NPDES stormwater management permit.
- Scenic LLC's plans for a KOA campground near Great Cacapon will not go forward.
- A public auction of the former Tari's Café property is scheduled for August 16.

5. Director's Report

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

- The EDA board has two vacant positions. The EDA director will contact the new county school superintendent about filling the one position.

6. Announcements/Public Comment

Lyn Goodwin reminded EDA board members the EDA is hosting the Eastern Panhandle Entrepreneurs Forum on August 1 at Blue Ridge Community and Technical College/Morgan County Campus.

Lyn Goodwin announced the Cacapon Resort State Park Mountain Bike Trails/U.S. EDA Grant Project Groundbreaking Ceremony will be on August 2.

7. Next Meeting


The next EDA Board meeting will be August 27.

8. Adjournment

With no further business to discuss, Mark Harrell made a motion to adjourn the meeting at 5:07 p.m. The motion was seconded by Terri Beard, and the motion passed.

Attest:

  
G. Larry Omps, President

  
Susan Webster, Secretary