

**Morgan County Economic Development Authority  
Board of Directors Meeting  
August 27, 2024  
Morgan County EDA Office**

**MINUTES**

Members Present: Terri Beard, Mark Garfinkel, Mark Harrell, Amanda Hollins-Teixeira, Ryan Rebant, Brandy Steele, Denise Wagenbrenner, and Susan Webster

Members Absent: Sean Forney and Larry Omps

Also Present: Lyn Goodwin, EDA executive director; Charles Bartholow, and Mike Lo Presti

**Call-to-Order**

Quorum present. Secretary Susan Webster called the meeting to order at 4:05 p.m.

**Minutes**

Terri Beard made a motion to approve the minutes of the July 23, 2024 meeting. The motion was seconded by Mark Garfinkel, and the motion passed.

**Treasurer's Report**

Amanda Hollins-Teixeira made a motion to approve the Treasurer's Report and expenditures for July 31, 2024. The motion was seconded by Mark Garfinkel, and the motion passed.

**EDA Projects/Business**

**Consideration/Approval of Proposal for Lots 8 & 9 in 522 Business Park**

Charles Bartholow, owner of C3 Cycle in Berryville, Va., proposed purchasing Lots 8 & 9 in the 522 Business Park from current owner, Let's Talk Interactive, for a motorcycle parts and order fulfillment center. He plans to build a 10,000-square-foot warehouse on the property and hire two employees to start. When his current lease expires, he would move the remainder of his motorcycle business operations to Morgan County and hire additional employees.

Mark Garfinkel made a motion to enter executive session at 4:15 p.m. to discuss proposal for Lots 8 & 9 in 522 Business Park, pursuant to W.Va. Code § 6-9A-4. The motion was seconded by Mark Harrell, and the motion passed. Susan Webster made a motion to exit executive session and return to regular session at 4:26 p.m. The motion was seconded by Mark Garfinkel, and the motion passed. Mark Garfinkel made a motion to approve the proposed use of a motorcycle parts and order fulfillment center for Lots 8 & 9 under the condition that the assignment of contract or sales contract/purchase agreement between Let's Talk Interactive and C3 Cycle and property deed include a statement that the property is subject to the covenants and restrictions of the Morgan County Industrial Park South. The motion was seconded by Terri Beard, and the motion passed.

**Prospects Update**

Mike Lo Presti, CEO, of Fuel & Tire Saver System Company in Sterling, Va., introduced himself and his company, which provides mobile tire inspection and nitrogen inflation and maintenance services for commercial fleets. He is interested in Lot 8 at the Paw Paw Industrial Park but is not ready to make an offer yet.

### #YesWV Ready Sites Program Update

Lyn Goodwin reported InSite Consulting visited Morgan County on July 31 for a community presentation on the 522 Business Park and Paw Paw Industrial Park and tours of both sites. Insite Consulting also presented an educational presentation on economic development best practices. A written report with feedback from InSite's visit is expected soon.

### Morgan County Business Pitch Competition Discussion

Lyn Goodwin reported plans for the "Make It Morgan" business pitch competition are proceeding. She reviewed a tentative schedule for the educational sessions and the pitch event.

### Prospects Update

Prospect activity reported earlier in the meeting. Lyn Goodwin noted Tari's Café did not sale at public auction. High bid of \$570,000 was not accepted by the owner.

### Director's Report

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

- Carl Belt Incorporated is now using a portion of Lot 8 at the Paw Paw Industrial Park as a lay down area for the Town of Paw Paw's sewer system project.
- The Morgan County Commission has appointed Cynthia Hull-Miller to the EDA Board. The EDA director has a meeting next week with the new county school superintendent about filling the remaining vacant board position.
- Business visits were conducted at Capstone Distillery, Mountaineer Materials Handling, and Valkyrie Simulators.
- Morgan County Community Awards Banquet will be on September 12 at The Country Inn. Two, long-time businesses, Hunter's Hardware and Caperton Furnitureworks, will be recognized this year.
- The West Virginia Economic Development Council's Annual Fall Conference will be on September 16-18 in Martinsburg. Lyn will be attending the conference so the EDA office will be closed those days.

### Announcements/Public Comment

Susan Webster noted the Town of Bath Council has been asked to consider an ordinance to protect the rights of LGBTQ people from discrimination in employment, housing, and public accommodations.

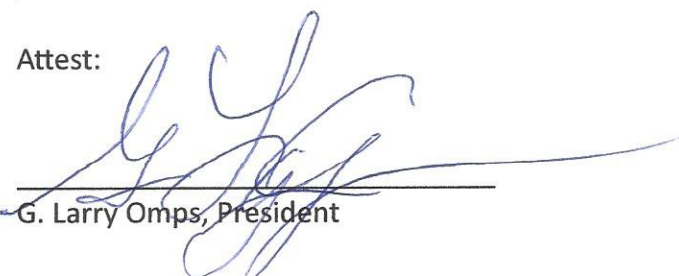
### Next Meeting

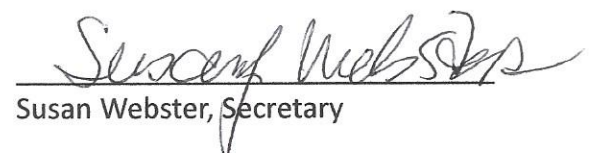
The next EDA Board meeting will be September 24, 2024.

### 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 Brandy Steele, and the motion passed.

Attest:

  
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G. Larry Omps, President

  
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Susan Webster, Secretary