

**Morgan County Economic Development Authority  
Board of Directors Meeting  
July 27, 2021  
Morgan County Courthouse**

**MINUTES**

Members Present: Stefanie Allemong, Ed Asher, Sean Forney, Mark Garfinkel, George McVey, Ryan Rebant, Brandy Steele, Kristen Tuttle, and Susan Webster

Members Absent: Terri Beard, Kris Domich, Mark Harrell, Larry Omps,

Also Present: Lyn Goodwin, EDA executive director

**1. Call-to Order**

Sean Forney called the meeting to order at 4:04 p.m. Quorum present.

**2. Minutes**

Stefanie Allemong made a motion to approve the minutes of the June 29, 2021 meeting. The motion was seconded by Mark Garfinkel, and the motion was approved.

**3. Treasurer's Report**

Mark Garfinkel made a motion to approve the Treasurer's report, including expenditures, for July 27, 2021. The motion was seconded by Susan Webster, and the motion was approved.

**4. EDA Projects/Business**

- a. Election of Officers – Sean Forney presented slate of officers for FY 2021- 2022: Larry Omps, president; Sean Forney, vice president; Susan Webster, secretary; and Stefanie Allemong, treasurer. Being no other nominations from the floor, Susan Webster made a motion to close the nominations. The motion was seconded by George McVey, and the motion was approved. Mark Garfinkel made a motion to approve the slate of officers as presented. George McVey seconded the motion, and the motion was approved.
- b. Improvements to Morgan County Industrial Park & Paw Paw Industrial Park – Certified Forester Herb Peddicord submitted proposal for forestry services for small timber sales at each industrial park and is proceeding with obtaining three quotes for harvesting the timber. Quotes will be presented to the EDA for review and approval at a future meeting.
- c. Consideration of Buy-Back of Lots 5 & 7 in Morgan County Industrial Park – Letters were sent to owners of Lot 5 and Lot 7 regarding EDA's intent to exercise its option to buy back the properties.
- d. Consideration of MOU for EDA Marketing of Property – A Memorandum of Understanding (MOU) has been drafted regarding cooperative efforts to market property bordering the Morgan County Industrial Park for economic development

purposes. With the MOU, the EDA could market a larger parcel of property than currently available in the industrial park, which could attract site selectors with economic development projects. The property owners are reviewing the draft MOU. Mark Garfinkel suggested an addition to the draft MOU stating that the Park's Covenants and Restrictions would apply to the property as part of any potential purchase agreement. Members agreed, and a statement to that effect will be added.

#### 5. Director's Report

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

- Bill Clark and Lyn Goodwin met with representatives of Colliers to discuss Morgan County's economic development assets and upcoming infrastructure improvements and tour Berkeley Springs/U.S. 522 corridor. They were provided with marketing information on both the Morgan County Industrial Park and the Paw Paw Industrial Park.
- Chase Andrews has resigned from the EDA Board due to work commitments. The County Commission has been informed.
- Audits for FY 2020 and FY 2021 are scheduled for August 5.
- Business Retention Visits were conducted with ReSteel Supply, U.S. Silica, and West Virginia Homeopathic Products.

#### 6. Announcements/Public Comment

Sean Forney reported the Morgan County Commission has received notification that it will be awarded a \$400,000 Industrial Access Road (IAR) grant from the State. Funds will be used for construction of a turning lane on U.S. 522 south to accommodate the expansion project at Caperton Furnitureworks.

Mark Garfinkel shared copies of an article from Fortune about efforts to revive the economy in West Virginia by offering a \$12,000 relocation package to move to the state.

Lyn Goodwin reminded board members that the next meeting would be on August 31, the fifth Tuesday of the month instead of the fourth Tuesday.

#### 7. Adjournment

Mark Garfinkel made a motion to adjourn the meeting. The motion was seconded by George McVey, and the motion was approved. The meeting adjourned at 4:58 p.m.

Attest:

President



Secretary

