

**Morgan County Economic Development Authority
Board of Directors Meeting
August 30, 2022
Morgan County EDA Office**

MINUTES

Members Present: Ed Asher, Terri Beard, Sean Forney, Larry Omps, Ryan Rebant, Kristen Tuttle, and Susan Webster

Member Absent: Stefanie Allemong, Mark Garfinkel, Mark Harrell, and Brandy Steele

Also Present: Lyn Goodwin, EDA executive director

1. Call-to-Order

Larry Omps called the meeting to order at 4:05 p.m. Quorum present.

2. Minutes

Ed Asher made a motion to approve the minutes of the July 26, 2022 meeting. The motion was seconded by Susan Webster, and the motion was approved.

3. Treasurer's Report

Ed Asher made a motion to approve the Treasurer's Report and expenditures for July 31, 2022. The motion was seconded by Terri Beard, and the motion was approved.

4. EDA Projects/Business

- a. Proposal for Lot 5 in 522 Business Park – Sean Forney made a motion to enter executive session at 4:10 p.m. to discuss a purchase proposal for Lot 5 in 522 Business Park, a contractual matter pursuant to W.Va. Code § 6-9A-4. The motion was seconded by Ed Asher, and the motion was approved. Terri Beard made a motion to exit executive session and return to regular session at 4:25 p.m. The motion was seconded by Ed Asher, and the motion was approved. Terri Beard made a motion to approve a request from Pedro Versos of Unique Demolition Services, LLC to purchase Lot 5 in the 522 Business Park from current owner Lucas Andrews under the conditions that 1) any sales/purchase contract and deed for Lot 5 include a statement that Lot 5 is subject to the Covenants and Restrictions for the Morgan County Industrial Park South and 2) the buyer agrees to install fencing to screen any dumpsters and equipment that will be located on Lot 5. The motion was seconded by Ed Asher, and the motion was approved.
- b. Proposed Wireless Internet Service Provider Incentive/Loan Program – Morgan County Commissioner Bill Clark requested input on a draft Wireless Internet Service Provider Incentive Investment Plan and Partnership. Under the plan, the County Commission would set aside funding earmarked for expanding internet services in areas of the county where internet services are either unavailable or have limited access and speed. The funding would be lent through the EDA to wireless internet providers to construct towers for expanding internet services. EDA board members provided comments and agreed to proceed with the plan/partnership, with the understanding the final plan/program would be presented to the EDA for review and approval.

- c. Contract for Clearing of Lot 8 in Paw Paw Industrial Park – Proposed contract for clearing of Lot 8 in the Paw Paw Industrial Park was reviewed by EDA board members. The last sentence under Failure to Pay Section was deleted. Terri Beard made a motion to approve the contract with SB & Son Contracting, LLC, as amended, for up to \$11,500.00. The motion was seconded by Susan Webster, and the motion was approved.
- d. Additional Information for 522 Business Park Expansion Preliminary Site Assessment Report – Chad Riley with The Thrasher Group submitted a cost estimate for Concept #1 of the 522 Business Park Expansion Preliminary Site Assessment, which consists of 156 developable acres. EDA board members reviewed the cost estimate. A meeting of the EDA Infrastructure Committee will be scheduled to further review the full report and discuss/recommend next steps.
- e. EDA Website Update/Redesign Proposal – Ed Asher reported the EDA Marketing Committee met on August 18, reviewed the seven proposals that were received for the EDA website update/redesign, and selected a company to interview. The interview occurred on August 25, and the Marketing Committee is recommending the company to perform the work. EDA board members reviewed the company’s proposal. Terri Beard made a motion to approve the proposal from Revize to update/redesign the EDA website at a cost of \$7,880.00, and for the EDA executive director to inquire about a possible reduction on the annual fee going forward. The motion was seconded by Kristen Tuttle, and the motion was approved.
- f. EDA Logo – Ed Asher reported the EDA Marketing Committee discussed the EDA logo and suggests that now is the time to update the logo since plans for a new website and sign are underway. Terri Beard made a motion to approve up to \$1,000.00 for a new EDA logo design. The motion was seconded by Kristen Tuttle, and the motion was approved.
- g. Western Morgan County Committee of the EDA – The EDA has been asked to consider appointing a western Morgan County Committee of the EDA (Ad Hoc Committee) to help investigate and develop ideas and projects as well as grant opportunities for the western part of Morgan County. EDA board members discussed briefly and decided to not appoint a separate committee but to focus additional efforts on Paw Paw/western Morgan County.
- h. Prospects Update – Lyn Goodwin reported a consultant has agreed to tour the “Little Niagara” property near Paw Paw and provide input as to the property’s viability and development as a tourist attraction. Tour is tentatively being planned for end of September.

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 EDA was asked to submit a letter of support for Travel Berkeley Springs’ nomination of the late Jeanne Mozier for the West Virginia Tourism Oshel Craigo Lifetime Achievement Award.

- During business retention/expansion visit to the Morgan County Center of Blue Ridge Community and Technical College, officials shared that a new Veterinary Technician Program is scheduled to start August 7. Approximately \$70,000 in renovations and equipment purchases are underway to prepare for the new program.
- I will be attending the West Virginia Economic Development Council's Annual Conference on September 6-8 in Wheeling.

6. Announcements/Public Comment

Ryan Rebant noted the West Virginia Legislature Interim Meetings will be conducted from Cacapon Resort State Park on November 13-15.

7. Adjournment

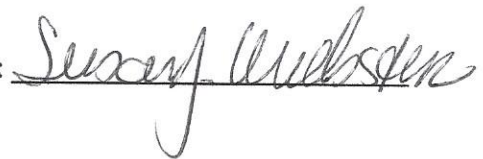
With no further business to discuss, Susan Webster made amotion to adjourn the meeting at 5:32 p.m. The motion was seconded by Ed Asher, and the motion was approved.

Attest:

President:

A handwritten signature in blue ink, appearing to be "Ed Asher", written over a horizontal line.

Secretary:

A handwritten signature in blue ink, appearing to be "Susan Webster", written over a horizontal line.