

**Morgan County Economic Development Authority
Board of Directors Meeting
May 30, 2023
Morgan County EDA Office**

MINUTES

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

Members Absent: Stefanie Allemong, Mark Garfinkel, Mark Harrell, and Ryan Rebant

Also Present: Lyn Goodwin, EDA executive director

Call-to-Order

Quorum present. Larry Omps called the meeting to order at 4:04 p.m.

Minutes

Ed Asher made a motion to approve the minutes of the April 25, 2023 meeting. The motion was seconded by Susan Webster, and the motion passed.

Treasurer's Report

Ed Asher made a motion to approve the Treasurer's Report and expenditures for April 30, 2023. The motion was seconded by Susan Webster, and the motion passed.

EDA Projects/Business

522 Business Park Lot 12 Update

A scope of work has been drafted and proposals are being obtained from three engineering firms to design the plans, prepare construction drawings, and obtain necessary permits to extend the water and sewer lines to Lot 12 at the 522 Business Park.

Paw Paw Industrial Park Lot 8 Update

The EDA received its permit from the U.S. Army Corps of Engineers for the streambank stabilization plan for Lot 8 in the Paw Paw Industrial Park. EDA director will confirm the process to proceed with installing the rip-rap/completing the streambank stabilization work.

Sean Forney and Lyn Goodwin talked with Seth Brittingham of SB & Son Contracting about recouping the unexpected streambank stabilization expenses. Mr. Brittingham expressed his regret that the problem occurred and his desire to resolve the matter. He inquired about installing the rip-rap at his expense as a way to reduce further costs. As a first step, Sean offered to review Mr. Brittingham's insurance policy and reason for the EDA's claim denial to determine if there might be a reason for him to appeal his insurance company's decision.

Paw Paw Industrial Park Lot 7/Town of Paw Paw Maintenance Building Request

Town of Paw Paw has asked the EDA to consider a proposed site at the rear of Lot 7 for a town maintenance building. The building would be 48' x 30' with two, overhead garage doors, and a right-of-way to the building site would be needed. EDA members were opposed to the proposed site for the building on Lot 7 since access would have to be given through two lots (Lot 8 and Lot 7). EDA director will ask Paw Paw officials to consider the rear of Lot 8 as a possible site.

EDA Nominating Committee Report

Terri Beard reported the EDA Nominating Committee met on May 5 and presented the following slate of officers for FY 2023- 2024: Larry Omps, president; Sean Forney, vice president; Susan Webster, secretary; and Stefanie Allemong, treasurer. Kristen Tuttle made a motion to accept the slate of officers as presented. The motion was seconded by Ed Asher, and the motion passed. The election of officers will occur at the June meeting.

Consideration/Approval of EDA Realtor Bonus

EDA members discussed offering the EDA realtor a bonus on any lots sold at the Morgan County 522 Business Park and Robert C. Byrd Industrial Park in Paw Paw in the next several months. Ed Asher made a motion to approve an Addendum to the Exclusive Authorization and Right to Sale, dated December 22, 2022, between the MCEDA and Coldwell Banker Commercial, providing Listing Agent with an additional \$1,000 commission for each of the listed lots if subject properties close within 90 days of addendum signature. The motion was seconded by Susan Webster, and the motion passed.

Prospects Update

Lyn Goodwin gave an update on recent prospect activity. A company that would build tiny homes from shipping containers has expressed interest in the 522 Business Park. A metal fabrication company is looking again at a lot in the Paw Paw Industrial Park. Another prospect is looking for a 10,000-square-foot warehouse building, and EDA members offered a few suggestions for EDA director to pursue.

Director's Report

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

- Loan agreement between EDA and Morgan Wireless was completed for construction of wireless internet service provider tower at 520 Arran Lane, Hedgesville.
- Work on EDA website is progressing. Design concepts for home page, interior pages, and menu page are completed. Project is now in the HTML development phase.

Next Meeting

The next EDA Board Meeting is scheduled for June 27, 2023.

Announcements/Public Comment

- Sean Forney noted the Morgan County Planning Commission approved plans for KOA RV campground near Great Cacapon pending receipt of highway entrance permit.
- Sean Forney noted plans for a Family Dollar store off of Route 9 East are underway.

Adjournment

With no further business to conduct, Sean Forney made a motion to adjourn the meeting at 5:03 p.m. The motion was seconded by Susan Webster, and the motion passed.

Attest

President:



Secretary:

