



**WEST VIRGINIA**

**Infrastructure & Jobs Development Council**

**APPROVED**

A meeting of the West Virginia Infrastructure and Jobs Development Council (Council) was held **Wednesday, July 5, 2023, beginning at 9:30 a.m.** in the Infrastructure & Jobs Development Council Public Hearing Room at 1009 Bullitt Street, Charleston, West Virginia.

**Voting Members that were present:**

**Quorum** A quorum was constituted of the following members present:

**Chair** Ann Urling, Governor's Office

**Voting Members in person:**

Marie Prezioso, WV Water Development Authority  
Meredith Vance, WV Bureau for Public Health  
Jonathan Fowler, WV Public Service Commission  
Virginia King, Public Member  
Kris Warner, WV Bureau for Public Health  
Erica Boggess, WV Housing Development Authority

**Voting Members via phone:**

John Reisenweber, Vice Chair/Public Member

**Voting Members not present:**

Don Rigby, Public Member  
Louis Spatafore, Public Member  
Matt McComas, Public Member  
Kathy Emery, WV Department of Environmental Protection

**Advisory Members present in person:**

None

**Advisory Members present via phone:**

None

**Invitees present or via phone:**

Roger Earle, WV DEP – WV Abandoned Mine Lands & Reclamation  
Jana Lowery, USDA  
Chris Thomas, WV Department of Environmental Protection  
Jason Billups, WV Department of Environmental Protection

**Invitees not present:**

Tracy Rowan, US Economic Development Authority  
James Bush, WV ARC  
Lesli Stone Smith, US Army Corp. of Engineers

**Others in attendance:**

Wayne Morgan, WV Infrastructure & Jobs Development Council  
Rachel Hill, WV Infrastructure & Jobs Development Council  
Brad Sergent, WV WDA  
Brock Jarrett, WV WDA  
Roshanda Lambert, WV WDA  
Samme Gee, Jackson Kelly PLLC  
Julie Merow, Jackson Kelly PLLC  
Kelly Goes, Jackson Kelly PLLC  
Bob Bragg, Protesta  
Todd Hooker, WV Department of Economic Development

**Others in attendance by phone:**

Mike Duminiak, WV Infrastructure & Jobs Development Council  
Elizabeth Atkinson, WV Infrastructure & Jobs Development Council  
Eric Combs, Region 1  
Courtney Neece, Region 1  
Joel Davis, MOVRC  
Carrie Wallace, Region 7  
Terry Smith, Region 7  
Dan Ferrell, The Thrasher Group  
Robert Riggs, Mayor of Pennsboro  
Zack Thomas, Charleston Sanitary Board

**Call to Order** Ann Urling called the meeting to order and noted a quorum was present.

**Approval of Minutes** Ann Urling asked for approval of the draft minutes of **June 7, 2023**, Meredith Vance moved for approval and Virginia King seconded the motion. The motion passed.

**Projects Recommended to Pursue Infrastructure Fund Assistance:**

**Belington, City of-Sys & WWTP Imprvs (New application)** **2022S-2274**  
Jason Billups described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the City of Belington pursue a \$1,375,000 CWSRF Principal Forgiveness Loan, a \$375,000 CWSRF Loan (2.75%, 20 yrs, 0.25% AF), a \$500,000 IJDC Grant, and a \$500,000 IJDC Loan (3%, 20 yrs) for an estimated project cost of \$2,750,000; and the engineering fee variance request for total engineering fees be approved.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Fairview, Town of-Sys Imprvs I (Funding change)** **2020W-1861**  
Wayne Morgan described the request.

The Technical Review and Funding Committee recommends the Town of Fairview pursue a \$230,500 DWTRF Principal Forgiveness Design Loan, a \$869,500 DWTRF Principal Forgiveness Loan, a \$1,079,430 DWTRF Loan (0.5%, 40 yrs.), and a \$1,000,000 IJDC Grant for an estimated project cost of \$3,179,430.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Mercer County PSD-Rock District 1 (Tabled application) 2023S-2341**

Jason Billups described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the Mercer County PSD pursue a \$11,436,500 WDA EEGF, a \$2,000,000 CWSRF Debt Forgiveness, and a \$1,000,000 IJDC Grant for an estimated project cost of \$14,436,500.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Mercer County PSD-Rock District 1B (Tabled application) 2023S-2342**

Jason Billups described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the Mercer County PSD pursue a \$3,473,000 CWSRF Loan (0.25%, 40 yrs., 0.25% AF), a \$2,000,000 CWSRF Debt Forgiveness Loan, a \$624,000 WDA EEGF, and a \$1,000,000 IJDC Grant for an estimated project cost of \$7,097,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Monumental PSD-Sys Imprvs II (New application) 2023W-2361**

Meredith Vance described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends Monumental PSD pursue a \$329,000 DWTRF Principal Forgiveness Loan, a \$2,750,000 DWTRF Loan (1%, 40 yrs., 0.25% AF), a \$1,500,000 WDA EEGF, and a \$500,000 IJDC Grant for an estimated project cost of \$5,079,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Mt Hope Water Assoc-Sys Imprvs (New application) 2023W-2372**

Meredith Vance described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the Mt Hope Water Association pursue a \$290,000 Upshur County ARPA Grant and a \$1,408,000 IJDC Loan (3%, 20 yrs.) for an estimated project cost of \$1,698,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Pennsboro, City of-Doddridge Co ext., 13 cust (New application) 2023W-2378**

Meredith Vance described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the City of Pennsboro pursue a \$3,025,000 WDA EEGF and a 1,000,000 IJDC Grant for an estimated project cost of \$4,025,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Spencer, City of-Sys Imprvs (Cost and funding change) 2022W-2293**

Wayne Morgan described the request.

The Technical Review and Funding Committee recommend the City of Spencer pursue a \$1,250,000 US ACE Grant, a \$250,000 Roane County ARPA Grant, a \$445,000 WDA EEGF, and a \$500,000 IJDC Grant for an

estimated project cost of \$2,445,000

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Weston, City of-Sludge Dewatering Imprvs (New application) 2022S-2158**  
Jason Billups described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the City of Weston pursue a \$1,500,000 CWSRF Principal Forgiveness Loan, a \$635,000 CWSRF Loan (1.75%, 30 yrs., 0.25% AF), a \$100,000 Weston ARPA Grant, a \$500,000 WDA EEGF, and a \$500,000 IJDC Grant for an estimated project cost of \$3,235,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Projects Recommended to Pursue Funding Sources Other Than Infrastructure Fund Assistance:**

**Athens, Town of-Sys Imprvs and Lead Program (New application) 2023W-2380**  
Meredith Vance described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the Town of Athens pursue a \$2,436,950 DWTRF Loan (2.5%, 20 yrs., 0.25% AF) and a \$50,000 DWTRF Lead Program Grant for an estimated project cost of \$2,486,950.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Charleston, City of-Magazine Br Sewer Repl (New application) 2023S-2337**  
Jason Billups described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the City of Charleston pursue a \$32,146,877 CWSRF Loan (2.75%, 20 yrs., 0.25% AF).

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Clay-Roane PSD- Sys Imprvs I (Eng. fee variance) 2023W-2356**  
Meredith Vance described the request.

The Technical Review and Funding Committee recommends the Clay-Roane PSD request for an engineering fee variance be approved.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Eleanor, Town of-Cherry St sewer repl (New application) 2023S-2329**  
Jason Billups described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends the Town of Eleanor pursue a \$532,000 CDS Grant and a \$133,000 CDS Match Grant for an estimated project cost of \$665,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion.  
The motion passed.

**Marshall Co PSD 4-Sys Imprvs (New application)**

**2023W-2365**

Meredith Vance described the request, and it is technically feasible.

The Technical Review and Funding Committee recommends Marshall County PSD 4 pursue a \$1,000,000 CDS Match, a \$500,000 DWTRF Principal Forgiveness Loan, a \$3,000,000 DWTRF Loan (2%, 30 yrs., 0.25% AF), a \$500,000 Marshall County Commission ARPA Grant, and a \$500,000 WDA EEGF for an estimated project cost of \$5,500,000.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Projects Requesting Infrastructure Fund Binding Commitment:**

**Canaan Valley PSD-Zone B Flows to D (Funding change and binding commitment)**

**2015S-1604**

Wayne Morgan described the request.

The Technical Review and Funding Committee recommend the Canaan Valley PSD receive a \$500,000 IJDC Grant.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Huntington, City of-Sunset Drive Ext, 4 customers (Binding commitment extension)**

**2022S-2149**

Wayne Morgan described the request.

The Technical Review and Funding Committee recommends the City of Huntington receive a binding commitment extension until August 15, 2023.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Logan, City of-Sewer System Imprvs (PFA Contingent binding commitment)**

**2023S-2411**

Wayne Morgan described the request.

The Technical Review and Funding Committee recommend the City of Logan receive a \$145,000 IJDC PFA funds binding commitment.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Mercer County PSD-Matoaka System (Bid overrun)**

**2020S-1883**

Wayne Morgan described the request.

Mercer County PSD has obtained binding commitments for \$2,000,000 CWSRF Principal Forgiveness, \$572,215 Mercer County Commission Grant, a \$438,000 WDA EEGF, and a \$1,000,000 IJDC Grant, and is requesting a \$165,000 IJDC Bid Overrun Grant be approved to fund its project for closing with an estimated project cost of \$4,175,215.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Midland PSD-Faulkner Rd Ext, 130 cust (Binding commitment)**

**2022W-2152**

Wayne Morgan described the request.

The Technical Review and Funding Committee recommends Midland PSD receive a \$500,000 IJDC Grant binding commitment.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Philippi, City of-Little Laurel Run Dam (Binding commitment Ext) 2019W-1855**  
Wayne Morgan described the request.

The Technical Review and Funding Committee recommends the City of Philippi binding commitment be extended until September 15, 2023.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Terra Alta, Town of-WTP & Sys Imprvs (Binding commitment) 2019W-1787**  
Wayne Morgan described the request.

The Technical Review and Funding Committee recommends the Town of Terra Alta be tabled until the next Technical Review and Funding Committee meeting.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

<b>Economic Development Assistance:</b>	<b>Council</b>
<b>Team Sledd (Loan modification)</b>	<b>Action</b>
Marie Prezioso described the Loan.	<b>2012E-148</b>

**Note: Kris Warner recused himself during discussion and voting.**

**Request:** The West Virginia Department of Economic Development is in receipt of a request for release of liability made by guarantors of a loan made to Team Sledd, LLC, located in Wheeling, West Virginia. Team Sledd LL is the successor legal entity to Charles M. Sledd Co., the original borrower. Robert Sinavich and Randy Emanuelson were the principal owners of Charles M. Sledd Co. and the guarantors of the loan. Under this transaction, Amcon Distribution, a public company headquartered in Omaha, Nebraska, is redeeming in a multi-year transaction the membership interest of Charles M. Sledd Co., in Team Sledd. Currently the membership interest has been reduced by 35.76%. The membership interest will be fully redeemed by April 1, 2026, which will leave Amcon as the 100% owner of Team Sledd.

**Resolved:** That Mr. Sinavich and Mr. Emanuelson be removed as guarantors of Loan 2012E-148.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Hampshire County Development Authority (Transfer of property) 2001E-058**  
Marie Prezioso described the transfer of property.

**Request:** The West Virginia Department of Economic Development (WVDED) is in receipt of a request from the Hampshire County Economic Development Authority located in Romney, West Virginia, to transfer the water and sewer lines, the water tower and related real property and all easements associated with the infrastructure, as part of the original project for the Capon Bridge Industrial and Technology Park

to the Town of Capon Bridge in Hampshire County. The Town will take over all operations associated with the water and sewer infrastructure, including maintaining the assets.

**Resolved:** That the Water Development Authority (WDA), on behalf of the Council, be authorized to execute partial releases of the Deed of Trust to execute any other documents that might be necessary to effectuate this transfer of assets for Hampshire County Development Authority Loan #2001E-058.

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.

**Upper Kanawha Valley Economic Development Corporation (Sale of property)                      2000E-054**

Marie Prezioso described the resolution. (see page 8)

**Note: Erica Boggess recused herself during discussion and voting.**

**RESOLUTION**  
**WEST VIRGINIA WATER DEVELOPMENT AUTHORITY**  
**AND UPPER KANAWHA VALLEY ECONOMIC DEVELOPMENT CORPORATION**

**WHEREAS**, on October 7, 2003, the WEST VIRGINIA WATER DEVELOPMENT AUTHORITY (“WDA”), at the direction of the WEST VIRGINIA INFRASTRUCTURE AND JOBS DEVELOPMENT COUNCIL (the “Council”) made a loan in the amount of \$400,000 (“WDA Loan”) to the UPPER KANAWHA VALLEY ECONOMIC DEVELOPMENT CORPORATION (the “UKVEDC”);

**WHEREAS**, the WDA Loan is on parity with a loan (the “HDF Loan”) made by the WEST VIRGINIA HOUSING DEVELOPMENT FUND (the “HDF”) with both loans secured by deeds of trust on a building owned by the UKVEDC (the “Secured Property”);

**WHEREAS**, both the WDA and the HDF Loans are in monetary default;

**WHEREAS**, the Secured Property has no tenants, is unoccupied and is in need of ongoing maintenance; and

**WHEREAS**, it is in the best interest of the Council, the State and the WDA for the Secured Property to be sold by the UKVEDC and the WDA accept a reduced payment, if necessary.

**NOW, THEREFORE**, be it resolved by the West Virginia Infrastructure and Jobs Development Council as follows:

1) The Executive Director of the WDA is authorized to work with the Designated Chair, the WVHDF and counsel to assist the UKVEDC to sell or otherwise dispose of the Secured Property and at a price less than the amount needed to pay off the loans.

2) The Executive Director of the WDA is authorized to take such actions as are necessary to write off the balance of the WDA Loan if the Secured Property is sold for less than the debt outstanding.

3) This Resolution shall be effective immediately upon adoption.

Adopted this 5<sup>th</sup> day of July, 2023.



Date: 2023.07.06  
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Executive Secretary

Marie Prezioso moved that the recommendation be approved, Virginia King seconded the motion. The motion passed.



**Business Items:**

**Resolution Establishing Amount of Fund to be disbursed as grants**

Samme Gee explained the grant. Marie Prezioso read the grant.

**RESOLUTION ESTABLISHING AMOUNT OF  
FUND TO BE DISBURSED AS GRANTS**

**WHEREAS**, Section 10 of Chapter 31, Article 15A of the Code of West Virginia, 1931, as amended (the “Council Act”) authorizes the moneys disbursed from the Infrastructure Fund (created in Section 9) to be used for grants for projects in an amount not to exceed twenty-five percent;

**WHEREAS**, by action previously taken by the West Virginia Infrastructure and Jobs Development Council (the “Council”) the amount available for grants for projects in fiscal year 2023 did not exceed twenty percent; and

**WHEREAS**, the Council finds it in the best interest of the citizens of West Virginia and the promotion of water and sewer extension and rehabilitation projects to set the funding from the Infrastructure Fund for grants at an amount not to exceed twenty percent.

**NOW, THEREFORE**, be it resolved by the West Virginia Infrastructure and Jobs Development Council as follows:

1) For the fiscal year commencing July 1, 2023, and for each fiscal year thereafter until modified by a future resolution, the money disbursed from the Infrastructure Fund in the form of grants for projects shall not exceed twenty percent of the total funds available for funding projects.

2) This Resolution does not apply to any conversion of loan funds to grant funds provided for in Section 10 of the Council Act.

3) This Resolution shall be effective immediately upon adoption.

Adopted this 5<sup>th</sup> day of July, 2023.

 Date: 2023.07.20  
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Executive Secretary

Marie Prezioso moved that the resolution be approved, Virginia King seconded the motion. The motion passed.

### **Election of Officers (Vice Chair and Secretary)**

**Note: John Reisenweber recused himself from voting and discussion.**

Marie Prezioso made a motion that John Reisenweber be re-elected as Vice Chair of IJDC Council.

Marie Prezioso moved that the motion be approved, Virginia King seconded the motion. The motion passed.

Marie Prezioso made a motion that Wayne Morgan be re-elected as Secretary of IJDC Council.

Marie Prezioso moved that the motion be approved, Virginia King seconded the motion. The motion passed.

### **FY 2024 Administrative Budget**

Wayne Morgan described the budget.

Marie Prezioso moved that the budget be approved, Virginia King seconded the motion. The motion passed.

### **Unfinished Business Items**

None

### **Informational Items:**

### **Information Report**

#### **FY 2024 Fiscal Year Split of Funds**

Marie Prezioso described the split of funds.

### **Executive Director Comments:**

Update Consolidation Committee (Logan, City & County PSD)	2022W-2155
Central Hampshire PSD – Purgitsville Ext (Funding change)	2020W-1874
Davis, Town of-System Improvements (Funding change)	2021S-2022
Elizabeth, Town of Water-Waterline repl Rt 14 (Funding change)	2022W-2129
Funding program updates	

### **Projects Requiring Additional Information**

Ansted, Town of-WWTP and Sys Imprvs (Tabled application)	2023S-2375
Belmont, City of-Critical Immediate Need request (Tabled application/Binding com)	2023W-2392
Buffalo Creek PSD-WWTP Imprvs & Greenville Ext, 178 cust (Returned application)	2022S-2168
Capon Bridge, Town of-Sys Imprvs Ext to Tech Park(Use of Contingency-ancillary fund)	2018S-1765
Carpendale, Town of-Sys Imprvs (Scope, cost, and funding change)	2021S-2037
Central Hampshire PSD-Harvest Hills Sys Imprvs (Tabled application)	2023S-2340
Kingwood, City of-Sys Imprvs and Ext, 73 customer (Tabled application)	2022W-2078
Logan, City of-WTP Imprvs (Application referred CC)	2022W-2155
Oak Hill, City of-Minden Collection Sys Imprvs (Cost and funding change/Binding com)	2020S-1859
Pennsboro, City of-Sys Imprvs (Binding commitment)	2022W-2089
Salem, City of WWTP Imprvs (Returned application)	2021S-2042
St Albans, City of-1 MG Tank (New application)	2023W-2336
West Union, Town of-WTP & Sys Imprvs (Application referred CC)	2022W-2119

**Requests Received: (Applications by July 10, 2023, and requests to date)**

**Information Report**

**Sewer**

Clarksburg, City of-Sewer Separation IV (New application)	2023S-2404
Cowen PSD- Bolair Service Ext, 120 cust (New application)	2023S-2401
Davis, Town of-WWTP Imprvs (New application)	2023S-2389
Morgantown, City of Cheat Lake WWTP/Whites Run Imprvs(New application)	2023S-2399
Pea Ridge PSD - Plant B Decommissioning (New application)	2023S-2410

**Water**

Flatwoods Canoe Run PSD- Exchange Rd IV Ext, 45 cust (New application)	2023W-2383
Logan Co PSD Coal Mtn Ext, 166 cust (Cost and funding chg/Binding com ext)	2017W-1721
Petersburg, City of-WTP Imprvs (New application)	2023W-2393
White Sulphur Springs, City of-Ridges Sys Imprvs (New application)	2023W-2388

**Committee Reports**

Consolidation  
Technical Review & Funding  
Infrastructure & Jobs Development Council  
Sewer Technical Review  
Water Technical Review

Erica Boggess  
Marie Prezioso  
Wayne Morgan  
Kathy Emery  
Meredith Vance

**Other Reports**

US Army Corps of Engineers  
US Department of Agriculture  
Abandoned Mine Lands  
Division of Highways  
Funding Program Reports (projects bidding and closing)

Lesli Stone Smith  
Janna Lowery  
Roger Earle  
Perry Keller  
Meredith Vance/  
Kathy Emery

**Public Comment**

None

**Adjournment**

With no further business before the Committee, the Chair entertained a motion to adjourn. Marie Prezioso moved to adjourn; Virginia King seconded the motion. The motion passed. The meeting was adjourned at **10:19 a.m.**

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Wayne D. Morgan  
Secretary & Executive Director