

BOARD OF DIRECTORS MEETING
OF THE
WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY
September 18, 2025
West Virginia Economic Development Authority
Conference Room
180 Association Drive
Charleston, West Virginia

The Board of Directors Meeting of the West Virginia Economic Development Authority was held at 11:02 a.m., September 18, 2025, at the West Virginia Economic Development Authority Conference Room, 180 Association Drive, Charleston, West Virginia.

The following members were present:

Joe Brouse	Chairman, Proxy
Matthew Irby	Secretary
Steve Bohman*	Member, proxy
Robert Hartley	Member
Vicki Dunn-Marshall*	Vice Chairwoman
Delegate Clay Riley	Member, ex officio
Douglas Ritchie*	Member
Roberta Robinson-Olejasz*	Member

The following members were not present:

Joe Canterbury	Member
David Lorenze	Member
Eric Hall	Member
Senator Glenn Jeffries	Member, ex officio

Others present:

Taylor Cole	Associate Director
Teresa Helmick	General Counsel
Martha Phillips	Loan Officer
Joey Browning	Loan Officer
Taylor Bailey	Loan Officer
Samantha Chapman	Senior Accountant
Robert Tanner	Accounting Specialist III
Wendy McCoy*	HR Manager/Documentation Specialist
Karen Wolfe*	Documentation Specialist
Samantha Batten	Operations Manager

Vannessa King
Ben Adkins
Andy Zulauf

Administrative Assistant
WVJIT Investment Analyst
WVJIT Executive Director

Members of the Public:

Richard Weis*

Wells Fargo, representing Nucor Steel West
Virginia LLC

Pancham Kishawn*

Wells Fargo, representing Nucor Steel West
Virginia LLC

Jim Perry*

Wells Fargo, representing Nucor Steel West
Virginia LLC

Christine Davies

WV Department of Commerce

*Joined by videoconference.

**Joined by teleconference.

The meeting was called to order by Chairman Brouse. Chairman Brouse noted that a quorum was present and that the meeting could lawfully conduct business.

MINUTES

A motion was made by Mr. Irby to approve and dispense with the reading of the August 21, 2025, board of directors meeting minutes. The motion was seconded by Mr. Hartley and unanimously carried.

TREASURER'S REPORT

Ms. Chapman presented the Treasurer's Report to the board for their review. A motion was made by Mr. Hartley to accept the report as presented. The motion was seconded by Mr. Irby and unanimously carried.

The Commitments Outstanding list was presented to the board for their review.

FINAL APPROVALS

There were no Final Approvals for September.

OLD BUSINESS

Loan Commitment Extensions

Upon recommendation of the staff, a motion was made by Mr. Hartley to approve the following extensions. The motion was seconded by Mr. Irby and unanimously carried.

	<u>Date Approved</u>	<u>Amount Committed</u>
1.) Ohio Valley Industrial and Business Development Corporation Six (6) month extension New expiration date: March 31, 2026	08/17/2023	\$2,500,000.00
2.) Chartwell Solutions LLC Six (6) month extension New expiration date: March 31, 2026	08/15/2024	\$ 913,000.00
3.) Chartwell Solutions LLC Six (6) month extension New expiration date: March 31, 2025	08/15/2024	\$ 527,000.00
4.) Preston County Economic Development Authority Three (3) month extension New expiration date: December 31, 2025	12/17/2020	\$ 450,000.00
5.) Hovatter Group, LLC Three (3) month extension New expiration date: December 31, 2025	02/15/2024	\$1,931,000.00
6.) Hovatter Group, LLC Three (3) month extension New expiration date: December 31, 2025	02/15/2025	\$1,079,000.00
7.) Advantage Valley, Inc. Nine (9) month extension New expiration date: June 30, 2026	12/21/2023	\$2,440,000.00

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| 8.) | US Gearworks, LLC
Nine (9) month extension
New expiration date: June 30, 2026 | 09/19/2024 \$3,600,000.00 |
| 9.) | Custom Manufacturing Service, Inc.
Three (3) month extension
New expiration date: December 31, 2025 | 01/16/2025 \$ 426,000.00 |
| 10.) | Custom Manufacturing Service, Inc.
Three (3) month extension
New expiration date: December 31, 2025 | 01/16/2025 \$2,000,000.00 |
| 11.) | Skana Aluminum Company
Six (6) month extension
New expiration date: March 31, 2026 | 09/21/2023 \$2,000,000.00 |

Property and Lease Reports

Ms. Cole presented the Property and Lease Reports to the board for their review.

Insurance Reports

Ms. Cole presented the Insurance Reports to the board for their review.

West Virginia Private Activity Bond CAP Allocation Report.

Ms. Batten presented the West Virginia Private Activity Bond CAP Allocation Reports to the board for their review.

NEW BUSINESS

A. A Volume CAP Reallocation from calendar year 2022 forfeited funds to Nucor Steel West Virginia LLC project in Mason County, West Virginia.

Ms. Batten presented a Volume CAP Reallocation Request from calendar year forfeited funds to Nucor Steel West Virginia project in Mason County, West Virginia which totals \$191,069,000. Ms. Batten gave a brief overview and update of the project to the board.

A motion was made by Mr. Irby to approve the Resolution as presented. The motion was seconded by Mr. Hartley and unanimously carried.

B. Renewal of Contract with Wolters Kluwer N.V. for Cash software for the 2025-2026 Fiscal Year.

Chairman Brouse presented a contract proposal by Wolters Kluwer N.V. for Cash software used by WVEDA lenders.

A motion was made by Mr. Hartley to approve the software contract. The motion was seconded by Mr. Irby and unanimously carried.

C. Public Comment Session

None

INFORMATIONAL REPORT

There was no Informational Report.

Pursuant to West Virginia Code 6-9A-4, the Chairman will now consider a motion that the WVEDA board enter into executive session for the purpose of discussing the development of property, the investment of public funds or other matters involving commercial competition, which if made public, might adversely affect the financial or other interest of the state or material that would cause an invasion of an individual's privacy if disclosed; or matters involving the purchase or development of property or advance construction planning.

A motion was made by Mr. Ritchie to go into Executive Session. The motion was seconded by Mr. Hartley and unanimously carried.

The following left the meeting: Richard Weis, Pancham Kishan, Jim Perry

GENERAL SESSION

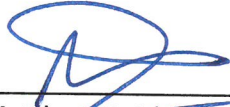
Clear Mountain Bank on behalf of Medley Fork Properties, LLC- Loan Insurance

A motion was made by Mr. Irby to approve loan insurance to Clear Mountain Bank on behalf of Medley Fork Properties, LLC, in the amount of \$400,000. The motion was seconded by Mr. Hartley and unanimously carried.

Other Business

There was no other business.

There being no further business, Mr. Irby moved that the meeting be adjourned. The motion was seconded by Mr. Hartley and without objection the Chairman declared the meeting adjourned.



Matthew R. Irby
Secretary



Joe Brouse
Chairman