

BOARD OF DIRECTORS MEETING

OF THE

WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY

December 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 11:07 a.m., December 18, 2025, at the West Virginia Economic Development Authority Conference Room, 180 Association Drive, Charleston, West Virginia.

The following members were present:

Todd Johnston**	Chairman
Matthew Irby	Secretary
Steve Bohman*	Member, proxy
Eric Hall*	Member
Robert Brown**	Member
David Lorenze**	Member
Senator Glenn Jeffries	Member, ex officio
Douglas Ritchie*	Member

The following members were not present:

Roberta Robinson-Olejasz	Member
Delegate Clay Riley	Member, ex officio
Eddie Canterbury	Member

Others present:

Taylor Cole*	Associate Director
Teresa Helmick	General Counsel
Joe Brouse	Director of Financial Services
Martha Phillips	Loan Officer
Joey Browning	Loan Officer
Taylor Bailey	Loan Officer
Jackie Browning*	Accountant
Sarah Hartwell*	Accounting Specialist III
Samantha Chapman	Accountant
Robert Tanner*	Accounting Specialist III
Wendy McCoy*	HR Manager/Documentation Specialist

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Karen Wolfe*
Samantha Batten
Vannessa King

Documentation Specialist
Operations Manager
Administrative Assistant

Members of the Public:

Christine Davies

WV Division of Economic Development

*Joined by videoconference.

**Joined by teleconference.

The meeting was called to order by Chairman Johnston. Chairman Johnston 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 November 20, 2025, board of directors meeting minutes. The motion was seconded by Mr. Bohman 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. Irby to accept the report as presented. The motion was seconded by Mr. Ritchie and unanimously carried.

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

FINAL APPROVALS

None.

OLD BUSINESS

Loan Commitment Extensions

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

	<u>Date Approved</u>	<u>Amount Committed</u>
1) Custom Manufacturing Service, Inc. Five (5) month extension New expiration date: May 31, 2026	01/16/2025	\$ 2,426,000

Loan Commitment Expirations/Rescissions

Mr. Brouse presented the Loan Commitment Expirations/Rescissions report for this month.

	<u>Date Approved</u>	<u>Amount Committed</u>
1) Business Development Corporation of the Northern Panhandle The commitment is being allowed to expire. The borrower will be notified and is welcome to re-apply if the borrower chooses.	03/18/2021	\$ 660,000
2) Preston County Economic Development Authority The commitment is being allowed to expire. The borrower will be notified and is welcome to re-apply if the borrower chooses.	12/17/2020	\$450,000

Property and Lease Reports

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

Insurance Reports

Ms. Chapman 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

Chairman Johnston calls for a motion for the following items to be moved into Executive Session pursuant to West Virginia Code 6-9A-4 since they involve the sale of real estate:

Resolution To acquire 2.63 acres from Benedum Airport Authority and 3.59 acres from the West Virginia Department of Highways for the construction of an aeronautical educational facility for Pierpont Community and Technical College. Resolution to transfer a portion of Hobet Property to Dickinson Group.

A motion was made by Mr. Irby to approve the movement of these items to Executive Session. The motion was seconded by Mr. Ritchie and carried.

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

GENERAL SESSION

Skana Aluminum Company- Loan Application

A motion was made by Mr. Lorenze to approve a \$3,180,000 10-year term loan on equipment and a \$320,000 15-year term loan on real estate to Skana Aluminum Company. The motion was seconded by Mr. Irby and unanimously carried.

WHEREAS, the board determined that the public purpose of the West Virginia Economic Development Authority Act would be met by an equipment loan in the amount of \$3,180,000 to Skana Aluminum Company.

WHEREAS, the board determined that the public purpose of the West Virginia Economic Development Authority Act would be met by a real estate loan in the amount of \$320,000 to Skana Aluminum Company.

NOW, THEREFORE, BE IT RESOLVED: That the loan requests from Skana Aluminum Company in the amount totaling \$3,500,000 are given preliminary and final approval.

Eco USA LLC- Equipment Loan Application

A motion was made by Mr. Irby to approve a \$2,000,000 10-year term loan on equipment to Eco USA LLC. The motion was seconded by Mr. Bohman and unanimously carried.

WHEREAS, the board determined that the public purpose of the West Virginia Economic Development Authority Act would be met by a loan in the amount of \$2,000,000 to Eco USA LLC.

NOW, THEREFORE, BE IT RESOLVED: That the loan request from Eco USA LLC in the amount of \$2,000,000 are given preliminary and final approval.

Clear Mountain Bank on behalf of Allegheny Mountain Adventures, LLC- Loan Insurance Request

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

Resolution for the Acquisition of a total of 6.22 acres, 2.63 acres from Benedum Airport Authority and 3.59 acres from the West Virginia Department of Highways, for the construction of the aviation school as part of Pierpont Community and Technical College

A motion was made by Mr. Irby to approve the resolution for acquisition of 2.63 acres from Benedum Airport Authority and 3.59 acres from the West Virginia Department of Highways, for the construction of the aviation school as part of Pierpont Community and Technical College. The motion was seconded by Mr. Lorenze and unanimously carried.

Resolution for the Transfer of Hobet Property to a Dickinson Group Company

Mr. Irby made a motion to approve the resolution to transfer from WVEDA approximately 900 acres of its Hobet site property to a Dickinson Group company for the purpose of developing an energy facility capable of producing at least 500 megawatts of behind-the-grid gas and solar generated power. The motion was seconded by Mr. Lorenze and unanimously carried.

Other Business

- A. **Resolution authorizing the West Virginia Economic Development Authority to approve a change order to SafeCo Environmental, Inc. Contract for an increase of the contract price in the amount of \$1.7 million to demolish unusable silos, belt lines, unloading facilities and other dilapidated structures on 355 acres of the former Century Aluminum site in Ravenswood, West Virginia**

A motion was made by Mr. Irby to approve the change order as presented. The motion was seconded by Mr. Lorenze and unanimously carried.

- B. **Renewal of Kemron Environmental Services, Inc. Contract**

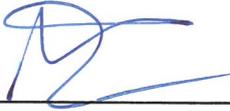
A motion was made by Mr. Lorenze to approve the contract as presented. The motion was seconded by Mr. Irby and unanimously carried.

- C. **Renewal of Greenbrier Environmental Group, Inc. Contract**

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

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

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Matthew R. Irby
Secretary



Todd Johnston
Chairman