

BOARD OF DIRECTORS MEETING

OF THE

WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY

January 15, 2026

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 11:00 a.m., January 15, 2026, 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
Joe Canterbury*	Member
Robert Brown*	Member
David Lorenze	Member
Douglas Ritchie	Member

The following members were not present:

Roberta Robinson-Olejasz	Member
Eric Hall	Member
Senator Glenn Jeffries	Member, ex-officio
Delegate Clay Riley	Member, ex-officio

Others present:

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

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Vannessa King

Administrative Assistant

Members of the Public:

None.

*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 December 18, 2025, Board of Directors meeting minutes. The motion was seconded by Mr. Ritchie 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. Canterbury 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

None.

OLD BUSINESS

Loan Commitment Extensions

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

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	<u>Date</u> <u>Approved</u>	<u>Amount</u> <u>Committed</u>
1) Treplar Inc. Three (3) month extension New expiration date: April 30, 2026	07/25/2024	\$ 5,607,200
2) Liberty Distributors, Inc. Three (3) month extension New expiration date: April 30, 2026	10/17/2024	\$ 675,000
3) WV Great Barrel Company, LLC Six (6) month extension New expiration date: July 31, 2026	09/21/2023	\$ 2,000,000

Loan Commitment Expirations/Rescissions

Chairman Brouse presented the Loan Commitment Expirations/Rescissions.

	<u>Date</u> <u>Approved</u>	<u>Amount</u> <u>Committed</u>
1) Brush Creek Hollr LLC The commitment is expiring with borrower's consent.	01/16/2025	\$ 325,000

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.

Mr. Ritchie left the meeting.

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.

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Mr. Ritchie returned to the meeting.

NEW BUSINESS

A. 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. Lorenze and unanimously carried.

GENERAL SESSION

Clear Mountain Bank on behalf of Sampson Eyecare, PLLC- Loan Insurance Request

A motion was made by Mr. Bohman to approve loan insurance to Clear Mountain Bank on behalf of Sampson Eyecare, PLLC, in the amount of \$260,000. The motion was seconded by Mr. Irby and unanimously carried.

Prime 6 LLC – Loan Modification

A motion was made by Mr. Lorenze to approve the loan modification as presented to Prime 6 LLC. The motion was seconded by Mr. Irby 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. Lorenze and without objection the Chairman declared the meeting adjourned.



Matthew R. Irby
Secretary



Joe Brouse
Chairman