BOARD OF DIRECTORS MEETING

OF THE

WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY
August 20, 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., August 20, 2026, 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
Joe Canterbury*	Member
David Lorenze	Member
Roberta Robinson Olejasz*	Member
Douglas Ritchie*	Member
Thomas Brown*	Member

The following members were not present:

Eric Hall	Member
Senator Glenn Jeffries	Member, Non Voting
Delegate Clay Riley	Member, Non Voting

Others present:

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

Karen Wolfe*	Documentation Specialist
Samantha Batten	Loan Officer
Ben Adkins	WVJIT Investment Manager
Bryce Breeden	WVJIT Investment Analyst

Members of the Public:

Sean Garin*	Dinsmore
Murphy DePompei*	Dinsmore
Riki Franco	Prime 6 LLC
Kayleen Overibover	Member of the Public

*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. Canterbury to approve and dispense with the reading of July 16, 2026, board of directors annual meeting minutes. The motion was seconded by Mr. Irby 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. Lorenze and unanimously carried.

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

FINAL APPROVALS

No final approvals were presented this month.

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.

		Date Approved	Amount Committed
1.)	**Digital Connections BEAD Loan** Two (2) month extension New expiration date: 10/31/2026	**05/21/2026**	**$3,672,797**

Loan Commitment Expirations and Rescissions

Mr. Brouse presented the Loan Commitment Expirations and Rescissions Report.

		Date Approved	Amount Committed
1.	**Farm to Fork Meat Processing, LLC** Expiring with borrower's consent.	**07/20/2023**	**$ 524,589**

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 Report to the board for their review.

NEW BUSINESS

A. Volume CAP Allocation Application in the amount of $18,000,000 to Prime 6 LLC for its project in Marion County.

Ms. Batten presented a request by Prime 6 LLC for Solid Waste Disposal Facilities Revenue Bond Volume CAP in the amount of $18,000,000 for a project in Marion County. Ms. Riki Franco, founder and CEO of Prime 6 LLC, updated the board on the project.

A motion was made by Mr. Lorenze to approve the Solid Waste Disposal Facilities Revenue Bond Volume CAP to Prime 6 LLC, in the amount of $18,000,000. The motion was seconded by Mr. Canterbury and unanimously carried.

B. Inducement Resolution 2026-01 with respect to financing certain solid waste facilities by the West Virginia Economic Development Authority for Prime 6 LLC and/or its affiliates.

Ms. Batten presented an Inducement Resolution with respect to financing certain facilities by the WVEDA for Prime 6 LLC and/or its affiliates in Marion County, through the issuance of revenue bonds in an amount not to exceed $18,000,000.

A motion was made by Mr. Irby to approve the Inducement Resolution as presented. The motion was seconded by Ms. Olejasz and carried.

C. Public Comment Session

Ms. Riki Franco, founder and CEO of Prime 6 LLC, gave a brief overview of the company.

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

The following left the meeting: Riki Franco, Sean Garin, Murphy DePompei, Kayleen Overibover

GENERAL SESSION

Clear Mountain Bank for the benefit of Val's Pals Childcare LLC- Loan Insurance Request

A motion was made by Mr. Lorenze to approve loan insurance to Clear Mountain Bank for the benefit of Val's Pals Childcare LLC in the amount of $480,000, which represents 80% of the bank loan. The motion was seconded by Mr. Canterbury and unanimously carried.

Clear Mountain Bank for the benefit of Padula Development LLC Loan Insurance Request

A motion was made by Mr. Lorenze to approve loan insurance to Clear Mountain Bank for the benefit of Padula Development LLC in the amount of $500,000. The motion was seconded by Ms. Olejasz and unanimously carried.

Other Business

A. Nomination for Vice-Chair position.

Chairman Johnston called for a motion to nominate a Vice-Chair to the board, as the position is currently vacant. No nomination was made.

There being no further business, Mr. Irby moved that the meeting be adjourned. Ms. Olejasz seconded the motion, and without objection, the Chairman declared the meeting adjourned.

Matthew R. Irby
Secretary

Todd Johnston
Chairman