

BOARD OF DIRECTORS MEETING

OF THE

WEST VIRGINIA ECONOMIC DEVELOPMENT AUTHORITY

September 17, 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 11:07 a.m., September 17, 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
Senator Glenn Jeffries	Member, Non-Voting
Delegate Clay Riley*	Member, Non-Voting
Douglas Ritchie	Member

The following members were not present:

Eric Hall	Member
Roberta Robinson Olejasz	Member
Thomas Brown	Member

Others present:

Taylor Cole	Associate Director
Teresa Helmick	General Counsel
Joe Brouse	Director of Financial Services
Martha Phillips	Loan Officer
Samantha Chapman	Senior Accountant
Sarah Hartwell*	Financial Reporting Specialist II
Robert Tanner*	Accountant/Auditor II
Wendy McCoy*	HR Manager/Documentation Specialist
Karen Wolfe*	Documentation Specialist
Samantha Batten	Loan Officer
Melissa Ray	Executive Assistant
Courtney Lewis	WVJIT Portfolio Manager

Members of the Public:

Craig Jennings
Chris Jennings
Blake Jennings
Cory Jennings
Murphy DePompei*
Tom Thresher

Preston County Wood Products
Preston County Wood Products
Preston County Wood Products
Preston County Wood Products
Dinsmore & Shohl LLP
Obdura I, LLC

*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. Ritchie to approve and dispense with the reading of August 12, 2026, Board of Directors special meeting minutes. The motion was seconded by Mr. Bohman and unanimously carried.

A motion was made by Mr. Canterbury to approve and dispense with the reading of August 20, 2026, Board of Directors 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. Ritchie and unanimously carried.

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

FINAL APPROVALS

There were no final approvals this month.

OLD BUSINESS

Loan Commitment Extensions

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

	<u>Date</u> <u>Approved</u>	<u>Amount</u> <u>Committed</u>
1. Ohio Valley & Business Development Corporation Three (3) month extension New expiration date: 12/31/2026	08/17/2023	\$ 2,500,000
2. Shur Solution, L.L.C. Four (4) month extension New expiration date: 01/31/2027	11/20/2025	\$ 174,400

Loan Commitment Expirations and Rescissions

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

	<u>Date</u> <u>Approved</u>	<u>Amount</u> <u>Committed</u>
1. S.J. Morse Company	10/16/2025	\$ 409,000

Expiring with borrower's knowledge and agreement.

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. Proposal to approve the Wolters Kluwer N.V.-CASH Software Contract Renewal in the total amount of \$46,158.67, payable over a three-year term commencing in fiscal year 2026-2027.

Mr. Brouse presented the contract renewal for Wolters Kluwer N.V.-CASH Software in the amount of \$46,158.67.

A motion was made by Mr. Irby to approve the contract renewal of Wolters Kluwer N.V.-CASH Software in the amount of \$46,158.67. The motion was seconded by Mr. Ritchie and unanimously carried.

Karen Wolfe joined the meeting.

B. Resolution authorizing and directing the issuance of an amount not to exceed \$18,000,000 in aggregate principal amount of West Virginia Economic Development Authority Solid Waste Disposal Facilities Revenue Bonds, (Prime 6, LLC Project), Series 2026, to fund certain "Solid Waste Disposal Facilities"

Ms. Batten presented an Authorizing Resolution with respect to financing certain facilities by WVEDA for Prime 6, LLC in Marion County, West Virginia, through the issuance of revenue bonds in an amount not to exceed \$18,000,000.

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

Ms. DePompei left the meeting.

C. Public Comment Session

Mr. Jennings of Preston County Wood Products gave an overview of the project.
Mr. Thresher gave an overview of Obdura I, LLC and their interest in the Panthera Property.

INFORMATIONAL REPORT

There was no Informational Report.

Pursuant to West Virginia Code 6-9A-4, the Chairman called for 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. Irby and unanimously carried.

The following left the meeting: Craig Jennings, Chris Jennings, Blake Jennings, Cory Jennings, and Tom Thresher.

GENERAL SESSION

Preston County Economic Authority - Loan Application

A motion was made by Mr. Irby to approve a 20-year direct loan to Preston County Economic Development Authority in the amount of \$2,250,000. The motion was seconded by Mr. Ritchie 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 \$2,250,000 to Preston County Economic Development Authority.

NOW, THEREFORE, BE IT RESOLVED: That the loan request to Preston County Economic Development Authority in the amount of \$2,250,000 is given preliminary and final approval.

Clear Mountain Bank for the benefit of The Bullock Distillery, LLC – Loan Insurance Request

A motion was made by Mr. Ritchie to approve Loan Insurance to Clear Mountain Bank for the benefit of The Bullock Distillery, LLC, in the amount of \$120,000. The motion was seconded by Mr. Irby and unanimously carried.

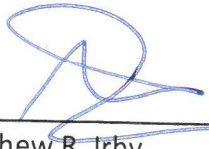
WVEDA/WVJIT Participation Agreement

A motion was made by Mr. Irby approving the WVEDA to enter into a Participation Agreement with the WVJIT in the amount of \$14,225,000. The motion was seconded by Mr. Ritchie and unanimously carried.

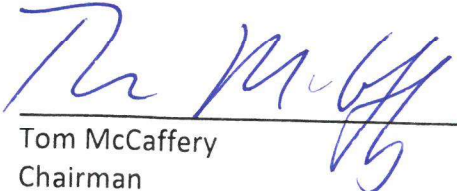
Other Business

None

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



Matthew R. Irby
Secretary



Tom McCaffery
Chairman