OHIO COUNTY DEVELOPMENT AUTHORITY
9/12/2022

The Ohio County Development Authority met in regular session on Monday, September 12, 2022.

Present at the meeting was Zach Abraham, Glenn Elliott, John Gearry, Raymond Helbling, Eriks Janelsins, John McColloch, Eran Molz, Don Nickerson, John Olejasz, Mary Pockl, Randy Russell, Tanner Russell, Bob Smith, Randy Wharton, Don Tennant, Cody Koehler, and by phone was W. Franklin Evans, Erikka Storch and Brian Taylor.

Tanner Russell made a motion to approve the minutes from the June 16, 2022, Ohio County Development Authority meeting. Second by Zach Abraham. Motion carried with all voting in favor. Tanner Russell made a motion to approve the minutes. Second back Zach Abraham Motion carried with all voting in favor.

TREASURERS REPORT

OCDA Finance Director Cody Koehler reported that the board has a copy of the current Treasurer's report from June 30, 2022, through Friday, September 9, 2022. It is the same format as the last few meetings. He mentioned it is worth noting on grants and tenant collections as we noted in the past, are all current on their balances or prepaying for the upcoming month. He stated you can see Oil & Gas royalties, contribution from the OCC and a few other categories there. One thing he stated he did try to do in the back was group some of the operating checks and payments out. Don Nickerson made a motion to approve the Treasurer's report. Second by Tanner Russell. Motion carried with all voting in favor.

2021-2022 Audit

OCDA Finance Director Cody Koehler reported that if you recall at our June meeting when we finalized the 2021 audit, we were eager to have the State turn around as quickly as possible this year and the current year audit wrapped up. A few weeks ago, someone from the State Auditors reached out and expressed their concerns with the ARPA funds that are within the most municipalities and counties they were going to have an increase in the number of audits they were going to have to do and were worried about have enough resources to dedicate to ours. So, he put their audit bid out and submitted RFP's so August 31, 2022, he sent out six RFPs to six of the thirty-two firms that are on the State Auditor's list. He is currently waiting the bid period is open until this Friday, September 16, 2022. He stated as of now he received one proposal and two others who have pledged to get us one by Friday, two others denied. He reported that what is required is to finalize and engage a third-party accountant firm as the Auditor, he needs to prepare an audit procurement committee which is three people from the board or authority to go through all the proposals and do the formal process of scoring and selecting a final auditor. He stated he would recommend that himself, Mary Pockl, and Mr. Randy Russell at least, but there can be up to five people on the scoring committee. Zach Abraham asked if it could be the members of the finance committee. OCDA Finance Director Cody Koehler is hoping by Friday to have three, possibly four, proposals. Do our review scoring next week and turn it around to the State and have someone engaged by early October and keep our December 15, 2022, final audit deadline. Zach Abraham asked if that is possible. Mary Pockl responded she is not sure everyone is crazy right now, but if you put that deadline

in the RFP. Zach Abraham asked John Olejasz if he is interested in being on the scoring committee, and maybe Tanner Russell. Tanner Russell and John Olejasz both responded with yes, they will be on the committee. Cody Koehler reported the Kozicki, Hughes, & Tickerhoof are in the process of finalizing our June 30, 2022, formal report with notes and disclosures and this should be available at the next meeting.

UNFINISHED BUSINESS

The Highlands Master Planning

Mike Takacs from Bohler reported he wanted to give everyone an update. He had met with the subcommittee earlier in the summer. He had outlined as far as what the priorities were and key issues. He stated they were in line with what they and talked about prior. He reported what came out of that was as to how to get people around, especially from the Sports Complex having a lot of people that would be there for multiple hours and not having a way for them to get around without them using their car to go from place to place. He stated they talked about a seasonal shuttle service, or weekend shuttle service. He also identified signage as being a key element, landscape enhancement especially Cabela Drive to keep it from feeling like a five-lane highway. So, he and his team have a plan that they would like to take to the subcommittee showing how we are addressing those elements. He has a few samples to show you. He reported that what they had looked at was several different areas through the site and prepared what the existing looks like and then gave an example as to what the cross section would look like. He identified where sidewalks would be viable and where they would not. He identified signage elements as to where you are and where you want to go at the Highlands. One thing they talked about at the subcommittee meeting was Cabela Drive, what could they do with that. In some of the areas up there is a turning lane that is used and there are some that are not. They thought making them a boulevard like a curbing it and putting landscaping in the middle of it to soften the appearance. He wants to coordinate with Randy Russell to coordinate a meeting again with the subcommittee to go over what we are proposing, and then pull that back together and bring back to the entire board. Commissioner Abraham asked Mr. Takacs if he could send that to them electronically. He responded yes. Commissioner Abraham asked what the time horizon be on this. He stated that this is done, a few minor edits, it can go to the subcommittee right now. Commissioner Abraham reported that the members of the subcommittee that are attending tonight could get together with Mike and get a date set for the meeting.

I-70 Interchange at MM 8

Administrator Russell reported that as everyone knows Congressman McKinley approved an earmark for us to do the preliminary design and some of the environmental for the second interchange. He is still waiting to hear if that earmark will be. In the meantime, he has been sharing information with the Division of Highways and are hoping to set up a meeting with them in October to talk about where they stand with it. At the same time, they had submitted their own earmark, but he will try to get that verified.

NEW BUSINESS

Highlands Sports Complex Update

Harvey Greenridge reported that the board has a copy of the events that are planned and that started this week and go into the end of May. Starting in January there is an event every weekend, he is still in the process of setting up more events and other events to fill in. The team is constantly looking for

tournaments to come where we have openings. There are a lot of tournaments coming in and we are looking to bring in $500,000.00. The board has a list of tournaments. Commissioner Abraham asked Mr. Greenridge how the cornhole tournament went. He responded it went very well, they were happy with the facility and staff. He is already booking with them for next year. Commissioner Nickerson asked how the security is going up there. Are you still having problems getting security. He stated that it all depends on some days they show up, sometimes they do. He does have McKeen Security there.

Ohio County Growth & Retention Team

Commissioner Abraham stated in your packet there is proposal -Shared Resources Growth & Retention Team. This is a project that the OCC would like the OCDA to be involved in, we are relying upon the OCDA being involved. He stated he will give you the overview. He has asked a lot of different organizations to be a part of this, primarily who could help to serve as, provide resources with either funding, or in-kind labor. This is centered around how do we grow the population to come to Ohio County, specifically working with the City of Wheeling, the Ohio County Commission, the Wheeling Park Commission, Wheeling Heritage, Wheeling Chamber, Wheeling CVB, Belomar, Community Foundation, and in talking with Susie Nelson at the Community Foundation she has been putting together some information to where we may get some money from the Benedum Foundation. An assessment is being conducted through the Belomar through the City of Wheeling, there are four primary categories we want to focus on. The first would be individuals that want to move back to the Valley and work here on a full-time basis, second is kind of the snowbirds, third is someone that may want to stay here just for a few months and move on, and the fourth would be some one that would come in for a day or two or a few weeks and then leaves but they still would be taking the message of what Ohio County has to offer with them. This team because of all of us work on elements of this, there is no on team that is focused on trying to not only recruiting these individuals to the city and Ohio County. Part of this focus is what are we doing with to retain the people we have here now. He reported that it was an idea of what pulled it together in terms of how we can have one dedicated team, so we would have someone managing that project and there is lots of elements to it. Some are listed in the packet. There would also be a coordinator administrative type analyst that would go along with this because there will be a lot of data and research involved in this and then we must execute and deploy it. So, what we are asking the OCDA to be a part of is to be a part of that shared resource endeavor. We are asking it to be, obviously a lot of organizations from a governmental perspective cannot commit for multiple years, but we are looking to do this hopefully for a three-year period. If it takes off the actual team will have sort of a committee or board put together made up of the folks that are going to be sharing in those resources and that is who this team will report to. One of the asks is because the OCDA has more flexibility and that individual would become an employee of the OCDA. The offset with that is all those organizations that he mentioned would offset that, so it is a fraction of the cost. The OCDA would help to participate in funding first those two employees and if the Benedum foundation comes in or other funding reduced significantly. The second element that is listed in the packet is how do we share in a joint marketing effort where we are focusing on attracting and trying to target people through social and digital media and both traditional advertising space as well. He stated there is opportunity to go after people and have them come back here. One of the items that you have heard us talk about in our joint sessions was housing, how to incentivize people to come to the city and particular to the County and what are our competitive advantages. This is going to be ironed out and there is more work to do here but this is for the board to participatory in that and so he thinks it would be a great thing for the county and city. One

of the things were doing right now is we are putting a utility plan together. Randy Russell and his team are putting all the city utilities, county utilities and municipality utilities together to see what we all have, that includes water, sewage, electric, cable, natural gas, and broadband. Looking at all the assets we have in terms of open land, buildings, where do we have opportunity and where to set businesses that might come here. Another idea is how do we have an investor weekend, get all the hoteliers in the area to participate in this and have the city assessor, have tax credit people here, have the banking institutions here, how do we get people to come here let's center it around events that we are having in Ohio County and the City of Wheeling. He stated he has had three or four meetings so far. REDP is part of this also. He reported that everyone has committed. Zach Abraham asked if there are any questions, please reach out to me and he would like to in the future have an approval at some point form the OCDA if everyone thinks that is a good idea. He stated we need number one how to increase the business and number two how to increase the population.

TENANT LEASING AND PROPERTY TRANSACTIONS

Randy Russell made a motion to go into executive session to discuss tenant and property transactions under WV code 6-9A-4. Second by Tanner Russell. Motion carried with all voting in favor. Commissioner Abraham made a motion to go back into regular session of the OCDA meeting. Second by Tanner Russell. Motion carried with all voting in favor.

Property Purchase 20.84ac

Eran Molz made a motion to authorize the purchase of 20.84 acres from the West Virginia Economic Development Authority for the sum of $2,400,000.00. Second by Secretary Pockl. Motion carried with all voting in favor.

Lease in Power Center B-7,500 sf Tenant

Secretary Pockl made a motion to approve the new tenant in Power Center B. Second by Zach Abraham. Motion carried with all voting in favor.

Lease in Power Center A- 6500 sf Tenant

Secretary Pockl made a motion to approve the new tenant in Power Center A. Second by Zach Abraham. Motion carried with all voting in favor.

Lease Amendment- Books A Million

Eran Molz made a motion to approve the Lease Amendment with Books a Million. Second by Secretary Pockl. Motion carried with all voting in favor.

Lease Amendment- Shoe Dept

Eran Molz made a motion to approve the lease amendment with Shoe Show. Second by Tanner Russell. Motion carried with all voting in favor.

Lease Amendment- Lane Bryant

Zach Abraham made a motion to approve the lease amendment with Lane Bryant. Second by Secretary Pockl. Motion carried with all voting in favor.

Lease Modification-Bubbas Burghers

Zach Abraham made a motion to approve the lease modification for bubbas burghers. Second by Tanner Russell. Motion carried with all voting in favor.

Lease Termination-Bed, bath & Beyond

Secretary Pockl made a motion to approve the lease termination with Bed, Bath & Beyond. Second by Zach Abraham. Motion carried with all voting in favor.

LEGAL MATTERS

Nothing from the board.

NEXT MEETING

President Wharton reported that the next meeting will be on Monday, October 17, 2022, at 6:00 p.m. Meeting adjourned.

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President, Randy Wharton Secretary, Mary Pockl

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