Putnam County Development Authority, Inc.
Board of Directors Meeting

Area 34 | 971 WV-34 Hurricane, WV 25526
Tuesday, July 28, 2026 4:30pm

Meeting Minutes

CALL TO ORDER: Chairman CD Caldwell called the meeting to order at 4:30 p.m. Chairman Caldwell noted that a quorum was present and that the meeting could lawfully conduct business.

MEMBERS PRESENT: CD Caldwell, Casey Arthur, Alan Noffsinger, Brad Sergent, Steven Tankersley, Aldofo Torres, Gary Young Rocky young,

MEMBERS ATTENDING VIRTUALLY: Scott Edwards

MEMBERS ABSENT: Jeremy Alberts, Jason Asbury, Brian Ellis, Glenn Jeffries, Heather Vanater

STAFF PRESENT: Morganne Tenney, Megan Lomax, Melissa Smith

COMMENTS AND ANNOUNCEMENTS: Chairman CD Caldwell reminded the members that PCDA is a non-permitting agency and helps the county develop and grow. All staff and board members introduced themselves.

APPROVAL OF MINUTES: The June 16, 2026, meeting minutes were distributed and reviewed. Alan Noffsinger made a motion, seconded by Brad Sergent, to approve the meeting minutes as presented. The motion was carried by voice vote.

FINANCIAL REPORTS: The financial report for the period ending June 30, 2026, was presented by Treasurer Steven Tankersley. Rocky Young made a motion to approve the report as presented, which was seconded by Gary Young. The motion was approved by voice vote.

COMMITTEE REPORTS: The executive committee met on August 4, 2026; no actions were taken at the August 4th meeting.

EXECUTIVE DIRECTOR REPORT: Executive Director Tenney stated that the PCDA Foundation has finished the donation letter drive for 2026 and thanked Eric Embree for his help mailing the letters out. Executive Director Tenney asked all board members to attend the annual dinner on September 24, 2026.

PCDA STAFF REPORT: Melissa Smith joined the team on June 22, 2026. Her responsibilities include property database management, accounts payable and receivable, and keeping Morganne in line.

PDCA joined Advantage Valley for a ribbon-cutting ceremony at the Waterway Industrial Park on Friday, June 26, 2026. A joint venture between a WV-based company and a Swedish firm will be located in the facility with over 100 jobs created.

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Advantage Valley successfully won a POWER grant after losing funding last year due to DOGE. PCDA will be a subrecipient, pending board approval tonight, for $42,000 annually to support business retention and expansion. This contract will remain for 3 years.

Google offered a facility tour of the New Albany, OH data center campus to a group of local leaders. PCDA helped arrange the tour, communicated to the invitees, and coordinated the trip. Attendees included PCDA, Putnam County Commission, Delegate Hess-Crouse, Senator Jeffries, Buffalo Mayor, three members of Buffalo's Town Council, Putnam Planning and Infrastructure Office, and Putnam County Sheriff Bobby Eggleton. The group was provided with information regarding the New Albany site and given a facility tour of the oldest standing (and most outdated, loudest) building on the campus. The first building was built in 2018, and construction is still occurring for the seventh building. Director Tenney continues to work extensively with Google's teams as they prepare for local engagement such as public affairs, workforce development, supplier procurement, and permitting.

PCDA has been extremely engaged with the WVDOH regarding traffic mitigation and roadway improvements. The PCDA, on behalf of the County Commission, submitted the first application for the new Neighborhood Access program to address concerns on Harbor Lane in Hurricane. More projects are being discussed with WVDOH across the entire county.

On July 24, 2026, PCDA had the opportunity to host a group of Japanese business owners as part of a WV tour with the WV Department of Economic Development. These business owners are interested in entering the US market. A presentation and tour was provided by Tasty Blend in the Putnam Business Park and was well received by some of the business owners who are in the food processing industry.

PCDA continues to work with Project Kanawha, Woodworth Farm, Service Wire's expansion, and nVent's expansion.

Putnam County's open house for the Valley Link Transmission project is on July 29, 3036 at 4:00 pm at Poca High School. Morganne encouraged board members and the community to attend, ask questions, and learn more about this massive project across WV.

PCDA submitted the Opportunity Zone Designation request for Poca on June 30, 2026.

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PCDA committed to another year of administration with the Kanawha Valley FAME Chapter. A memorandum of understanding is being reviewed with the chapter outlining the PCDA's responsibilities and the chapter's fee of $7,000 to PCDA.

PCDA is reviewing several items with the 2301 Virginia Avenue building, including a roof inspection, cleaning, and warranty transfer, a structural report, filling potholes in the graveled lot, and HVAC/electrical capacities.

EXECUTIVE SESSION: Scott Edwards motioned to enter executive session at 5:06 pm and Steven Tankersley seconded. The motion was carried by voice vote. At 6:10 pm, Scott Edwards moved to exit the executive session, seconded by Steven Tankersley. The motion was carried by voice vote.

NEW BUSINESS: Scott Edwards made a motion to approve, seconded by Steven Tankersley, to move forward with the terms of the CBRE commission agreement on 2301 Virginia Ave., Culloden for Project Splash.

Rocky Young made a motion, seconded by Scott Edwards to approve the general terms of the lease agreement on 2301 Virginia Ave., Culloden for Project Splash.

Scott Edwards made a motion to approve a contract for the Putnam Business Park Phase II property with Roger Goldizen, with a purchase price of $1,000,000, to be closed within 9 months of execution. This motion lacked a second and the motion died.

Alan Noffsinger made a motion, seconded by Steven Tankersley, to approve the Advantage Valley Power Grant as presented.

Rocky Young made a motion, seconded by Gary Young to approve the Kanawha Valley FAME chapter agreement as presented.

ADJOURNMENT:

With no further business, Scott Edwards made a motion to adjourn, which Steven Tankersley seconded. The meeting adjourned at 6:18 p.m. The next meeting will be held at Area 34 and is scheduled for August 18, 2026, at 4:30 p.m.

Respectfully submitted by Steven Tankersley, Treasurer.

