

**ORDERS—Mason County Commission, W. Va.**

TERMS \_\_\_\_\_

**MAR 13 2025**

CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 7393D-99

THE COUNTY COMMISSION OF MASON COUNTY met in the Commission room of the courthouse on Thursday, March 13, 2025, at 4:00 p.m. in regular session. Present were Rick Handley, via telephone; Sam Nibert, President Pro-Tem; Chris Johnson, Commissioner; Diana Cromley, County Clerk; and Jason Bechtle, Administrator.

Sam Nibert called the meeting to order. Diana Cromley gave the opening prayer, and Chris Johnson led the pledge of allegiance.

Susan Azevedo with the Office of the Attorney General was present.

Upon motion by Johnson and unanimous agreement, the Commission approved Estate Appointments, Affidavits for Small Estates, Orders Appointing Fiduciary Commissioners, Waivers of Final Settlement, Reports of Receipts and Disbursements, Commissioner's Reports of Claims and Final Settlement, and Applications for Corrections of Erroneous Assessments. Copies of which are attached hereto.

Upon motion by Handley and unanimous agreement, the Commission minutes from the previous meeting were approved with no omissions or corrections thereto.

The Commission executed the Bills and Purchase Orders as required.

The Commission scheduled a hearing on the Estate of Sidney Bauer Jr. for April 10, 2025 at 3:30 p.m.

Upon motion by Johnson, the Commission approved the hire of Jessica Butler as a full-time EMT/Driver with the EMS effective March 16, 2025.

Upon motion by Handley and unanimous agreement, the Commission approved the name "Golden Harvest Drive" for the road off of California Street in Hartford that will run along the river to 18 camping lots developed by Joe Hoffman. A copy of the letter regarding this request is attached hereto.

Upon motion by Johnson and unanimous agreement, the Commission approved liability insurance renewal with West Virginia Communities Risk Pool for the FY26.

The Commission conducted a public hearing regarding the proposed creation of a Tax Increment Financing District to be designated "The County Commission of Mason County Redevelopment District No. 1 – Henderson" (the "Property TIF District"), the adoption of a project plan for the Property TIF District to be designated as "Project Plan No. 1", and the financing of such Project Plan improvements through the issuance of tax

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increment revenue obligations pursuant to Chapter 7, Article 11B of the Code of West Virginia, 1931, as amended (the “TIF Act”).

The Commission conducted a public hearing regarding the proposed creation of an Economic Opportunity Development District to be know and designated as “Henderson Economic Opportunity Development District” (the “Excise TIF District”), the undertaking of projects for the Excise TIF District and the financing of such projects pursuant to the issuance of special district excise tax bonds pursuant to Chapter 7, Article 22 of the West Virginia Code (the “EODD Act”).

The hearings were opened for public comment. The attached “Speaking List” reflects the names of the persons who addressed the Commission with regard to the proposed “Property TIF District” and “Excise TIF District”. Also attached is the Guest Roster reflecting the names of those who attended the public hearings and Commission meeting.

Upon motion by Johnson and unanimous agreement, the Commission approved a Resolution approving (i) the Tax Increment Financing Application (the “Property TIF Application”) with respect to the creation of the proposed Property TIF District and the proposed improvements for the Property TIF District included in Project Plan No. 1; (ii) the submission of the Property TIF Application to the West Virginia Department of Economic Development or its successor (“WVDED”); and (iii) other items in connection therewith pursuant to the TIF Act. A copy of said Resolution is attached.

Upon motion by Johnson and unanimous agreement, the Commission approved a Resolution approving (i) the Economic Opportunity Development District (the “Excise TIF Application”) with respect to the creation of the proposed Excise TIF District and the undertaking of projects for the Excise TIF District; (ii) the submission of the Excise TIF Application to the WVDED; and (iii) other items in connection therewith pursuant to the EODD Act. A copy of said Resolution is attached.

Land owners, Kyle McCausland and Angela Potts, objected to the vote, expressing concerns over their property being included in the “Property TIF District” and “Excise TIF District” and expressed that they may wish to have their property excluded from the Districts.

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Nancy Bruns, with Dickinson Group, appeared before the Commission. The Dickinson Group is developing houses on Kanawha Valley Road and Jim Hill Road and requests infrastructure, including fresh water and waste water, for the development.

The Commission discussed a proposed Coal Miners' Resolution.

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Mason County Emergency Management  
911 Emergency Drive  
Point Pleasant WV 25550

I need to name a road off of California Street in Hartford that will run along the river to eighteen camping lots. It is not inside the municipality.

The owner Joe Hoffman has asked for the road name to be "Golden Harvest Drive", with the consent of the commission I would like to grant that request.

Thank You

  
Jeremy A. Bryant

Director

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## Mason County Commission Meeting

## Guest Roster

Date: March 13<sup>th</sup>, 2025

County Commission Meeting Room

## Upcoming Meetings

Mar. 27<sup>th</sup>, 2025 @ 4pmApril 10<sup>th</sup>, 2025 @ 4pmApril 17<sup>th</sup>, 2025 @ 4pm

|    | Name              | Organization | Email or Phone Number |
|----|-------------------|--------------|-----------------------|
| 1  | Tony Roach        |              | 304-857-2250          |
| 2  | Diana JACKS       |              | 740-794-1119          |
| 3  | Lora Long         |              |                       |
| 4  | Phyllis Bright    |              | 364-812-7359          |
| 5  | Sandra Mitchell   |              | 304-812-4346          |
| 6  | Michael McGowan   |              | 851-237-8049          |
| 7  | Mike A McGowan    |              | 304-812-3272          |
| 8  | Jean Childers     |              | 304-593-0453          |
| 9  | Bex PATTERSON     |              |                       |
| 10 | Doug M. Cox       |              | 304-674-9052          |
| 11 | Mike Wincen       |              | 304-812-6321          |
| 12 | Kim Hops          |              | 304-675-4891          |
| 13 | John WATSON       |              | 740-339-0938          |
| 14 | Rani Leedy        |              | 606-831-0702          |
| 15 | Robert Leedy      |              | 606-831-0702          |
| 16 | Franky F. Ford    |              | 911-555-1275          |
| 17 | Skylar Matthews   |              | 304-881-8075          |
| 18 | Nancy BRUNS       |              | 828-226-1830          |
| 19 | Cady Pearson      |              | 910-916-6571          |
| 20 | Bob M. (Sf. 6)    |              | (204) 1-235-8...      |
| 21 | Imelda M. Roberts |              | impotts40@gmail.com   |
| 22 | Angel Paez        |              | 304-593-5309          |
| 23 | Tonya Gleason     |              | 304-857-2813          |
| 24 | Ann Garrett       |              | 304-675-4404          |
| 25 | Chris PAYNE       |              | (304) 993-7430        |

Way m...

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## ORDERS—Mason County Commission, W. Va.

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CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 7393D-99



## Mason County Commission Meeting

## Guest Roster

Date: March 13<sup>th</sup>, 2025

County Commission Meeting Room

Upcoming MeetingsMar. 27<sup>th</sup>, 2025 @ 4pmApril 10<sup>th</sup>, 2025 @ 4pmApril 17<sup>th</sup>, 2025 @ 4pm

|    | Name            | Organization | Email or Phone Number            |
|----|-----------------|--------------|----------------------------------|
| 26 | Morgan Camp     | MSW          | mccom@westvirginia-statewide.com |
| 27 | Debra Smith     |              | 304-685-7606                     |
| 28 | Lonnie Williams | President    |                                  |
| 29 | Rebecca Porter  |              | 304 593-4330                     |
| 30 |                 |              |                                  |
| 31 |                 |              |                                  |
| 32 |                 |              |                                  |
| 33 |                 |              |                                  |
| 34 |                 |              |                                  |



## Mason County Commission Meeting

## Speaking List

Date: March 13<sup>th</sup>, 2025

County Commission Meeting Room

Upcoming MeetingsMar. 27<sup>th</sup>, 2025 @ 4pmApril 10<sup>th</sup>, 2025 @ 4pmApril 17<sup>th</sup>, 2025 @ 4pm

|     | Name           | Organization    | Email or Phone Number |
|-----|----------------|-----------------|-----------------------|
| 1.  | Quincy F. Ford |                 | 304-593-1275          |
| 2.  | Tony Roach     |                 | 304-857-2250          |
| 3.  | Cody Pearson   | Henderson C.O.C | 910 916 6571          |
| 4.  | Doug Whitehead |                 | 304-674-5117          |
| 5.  |                |                 |                       |
| 6.  |                |                 |                       |
| 7.  |                |                 |                       |
| 8.  |                |                 |                       |
| 9.  |                |                 |                       |
| 10. |                |                 |                       |

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**MAR 13 2025**

CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 73930-99

**Resolution Submitting Application – Property TIF****RESOLUTION**

**WHEREAS**, The County Commission of Mason County, West Virginia (the “County Commission”) is authorized by the West Virginia Tax Increment Financing Act, Chapter 7, Article 11B of the Code of West Virginia 1931, as amended (the “Act”), to create development and redevelopment districts, cause project plans to be prepared, to approve project plans, to issue tax increment financing obligations, and to take such other actions necessary or desirable to facilitate the orderly development and economic stability of Mason County, West Virginia (the “County”), all as more fully set forth in the Act;

**WHEREAS**, the Mason County Development Authority, a public corporation and county development authority of the State of West Virginia created by the County Commission pursuant to Chapter 7, Article 12 of the West Virginia Code of 1931, as amended (the “Development Authority”) has prepared for the County Commission’s review and consideration an application (the “Application”) for the creation and establishment of a redevelopment district in the County to be known and designated as “The County Commission of Mason County Redevelopment District No. 1 – Henderson” (the “TIF District”), and approval of a project plan for the TIF District to be known and designated as “Project Plan No. 1” (the “Project Plan”);

**WHEREAS**, the County Commission recognizes the potential of the TIF District to encourage economic growth and development in geographic areas characterized by high levels of unemployment, stagnant employment, slow income growth, contaminated property or inadequate infrastructure, and to encourage private investment designed to promote and facilitate the orderly development or redevelopment of such areas, as provided for in the Act;

**WHEREAS**, the County Commission did, on March 13, 2025, following proper notice thereof, hold a public hearing with respect to the Application wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the TIF District, its proposed boundaries and the proposed Project Plan;

**WHEREAS**, the County Commission has, following such public hearing, found and determined that the submission of the Application to the West Virginia Department of Economic Development or its successor (“WVDED”) and the approval of the Application by the WVDED will benefit the County and its residents by facilitating the orderly development and economic stability of the County, and that development therein will encourage investing in job-producing, private development and expand the public tax base of the County, that future capital improvements will result in the increase in the value of property located in the TIF District and will encourage increased employment and business activity within such area and will serve a public purpose of the County Commission; and

**WHEREAS**, the County Commission now desires to submit the Application to the WVDED for consideration for approval.

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**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF MASON COUNTY, WEST VIRGINIA, AS FOLLOWS:**

1. It is hereby found and determined following the public hearing thereon that the Application, as submitted to the County Commission, is approved and is in form and substance suitable for submission to the WVDED for its consideration of approval and the County Commission approves the submission of the Application to the WVDED for consideration of approval.
2. It is hereby found and determined that the projects described in the Project Plan are not reasonably expected to occur without the use of tax increment financing.
3. It is hereby found and determined that the development or redevelopment as set forth in the Application will not be solely used for development of commercial businesses that will unfairly compete in the local economy and that development or redevelopment is in the public interest because it will (i) discourage commerce, industry or manufacturing from moving their operations to another state; (ii) result in increased employment in the County; or (iii) result in preservation or enhancement of the tax base of the County.
4. It is hereby authorized that the President of the County Commission cause the Application and all other necessary documentation to be submitted to the WVDED, together with a request for approval thereof.
5. The President, County Clerk and Members of the County Commission and other officials and employees of the County Commission are hereby authorized and directed to take such actions as they shall deem appropriate in facilitating the approval of the Application.
6. This Resolution shall become effective immediately upon adoption.

[Signature Page Follows]



## ORDERS—Mason County Commission, W. Va.

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CASTO &amp; HARRIS, INC. SPENCER, WV RE-ORDER NO. 7393D-99

Adopted this March 13, 2025.

THE COUNTY COMMISSION OF MASON  
COUNTY

By: \_\_\_\_\_

*Rick Hardley*

Its President

**ORDERS—Mason County Commission, W. Va.**

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**MAR 13 2025**

CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 73930-99

**CERTIFICATION**

The undersigned, being the duly qualified, elected and acting Clerk of The County Commission of Mason County, does hereby certify that the foregoing Resolution was duly adopted by the County Commission, at a regular meeting duly held, pursuant to proper notice thereof, on March 13, 2025, a quorum being present and acting throughout, and which Resolution has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this March 13, 2025.



By: \_\_\_\_\_

Name: Diana Cromley

Title: County Clerk

**ORDERS—Mason County Commission, W. Va.**

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**MAR 13 2025**

CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 7393D-99

**Resolution Submitting Application - Excise TIF****RESOLUTION**

**WHEREAS**, The County Commission of Mason County, West Virginia (the "County Commission") is authorized by the County Economic Opportunity Development District Act, Chapter 7, Article 22 of the Code of West Virginia 1931, as amended (the "Act") to create Economic Opportunity Development Districts, to approve Economic Development District projects, to issue bonds or notes to finance development expenditures and other costs permitted by the Act and to take other actions as are necessary or desirable to stimulate the construction, supplementation, reconstruction and repair of structures and facilities in undeveloped, underdeveloped or seriously deteriorated areas within Mason County, West Virginia (the "County"), which will serve a public purpose and promote the health, safety, prosperity, security and general welfare of all citizens in the State of West Virginia all as more fully set forth in the Act;

**WHEREAS**, the Mason County Development Authority, a public corporation and county development authority of the State of West Virginia created by the County Commission pursuant to Chapter 7, Article 12 of the West Virginia Code of 1931, as amended (the "Development Authority") has prepared for the County Commission's review and consideration an application (the "Application") for the creation and establishment in accordance with the Act of an Economic Opportunity Development District to be known and designated as "Henderson Economic Opportunity Development District" (the "Excise TIF District");

**WHEREAS**, the County Commission recognizes the potential of the Excise TIF District to stimulate the construction, supplementation, reconstruction and/or repair of modern and modernized structures and facilities in underdeveloped and/or undeveloped areas of the County, thereby stimulating economic growth and job creation in the County, which would serve a public purpose and promote the health, safety, prosperity, security and general welfare of all citizens in the County and State as provided for in the Act;

**WHEREAS**, the County Commission did, on March 13, 2025, following proper notice thereof, hold a public hearing with respect to the Application wherein interested parties were afforded a reasonable opportunity to express their views on the proposed creation of the Excise TIF District and its proposed boundaries;

**WHEREAS**, the County Commission has, following such public hearing, found and determined that the submission of the Application to the West Virginia Department of Economic Development or its successor ("WVDED") and the approval of the Application by the WVDED will promote the establishment and vitality of significant business opportunities within the County and serve as an effective means for developing or restoring and promoting retail and other business activity within the Excise TIF District, which will stimulate economic growth and job creation in the County thereby serving a public purpose and promoting the health, safety, prosperity, security and general welfare of all citizens in the County and State all as more fully set forth in the Act; and

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CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 7393D-99

**WHEREAS**, the County Commission now desires to submit the Application to the WVDED for consideration for approval.

**NOW, THEREFORE, BE IT RESOLVED BY THE COUNTY COMMISSION OF MASON COUNTY, WEST VIRGINIA, AS FOLLOWS:**

1. It is hereby found and determined, following the public hearing thereon, that the Application is approved, and the submission of the Application to the WVDED for consideration of approval and obtaining all other necessary approvals is hereby approved, ordered and directed.

2. It is hereby found and determined that the approval of the Application and the submission of the Application to the WVDED and obtaining all other necessary approvals will promote the establishment and vitality of significant business opportunities within the County and serve as an effective means for developing or restoring and promoting retail and other business activity within the Excise TIF District, which will stimulate economic growth and job creation in the County Commission thereby serving a public purpose and promoting the health, safety, prosperity and general welfare of all citizens in the County and State all as more fully set forth in the Act.

3. It is hereby authorized that the President of the County Commission cause the Application and all other necessary documentation to be submitted to the WVDED, together with a request for approval thereof.

4. The President, County Clerk and Members of the County Commission and other officials and employees of the County Commission are hereby authorized and directed to take such actions as they shall deem appropriate in facilitating the approval of the Application.

5. This Resolution is effective immediately upon adoption.

[Signature Page Follows]

ORDERS—Mason County Commission, W. Va.

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MAR 13 2025

CASD & HARRIS, INC., SPENCER, WV RE-ORDER NO. 73930-99

Adopted this March 13, 2025.

THE COUNTY COMMISSION OF MASON  
COUNTY

By: Rick Handley  
Its President

## ORDERS—Mason County Commission, W. Va.

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MAR 13 2025

CASTO &amp; HARRIS, INC., SPENCER, WV RE-ORDER NO. 7393D-99

**CERTIFICATION**

The undersigned, being the duly qualified, elected and acting Clerk of The County Commission of Mason County, does hereby certify that the foregoing Resolution was duly adopted by the County Commission, at a regular meeting duly held, pursuant to proper notice thereof, on March 13, 2025, a quorum being present and acting throughout, and which Resolution has not been modified, amended or revoked and is a true, correct and complete copy thereof as of this March 13, 2025.



By: \_\_\_\_\_

Name: Diana Cromley

Title: County Clerk

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**ORDERS—Mason County Commission, W. Va.**

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CASTO & HARRIS, INC., SPENCER, WV RE-ORDER NO. 7393D-99

Commission Meeting March 13, 2025

**ESTATE APPOINTMENTS**

MACY LOU CARTER  
GLORIA LEE MCCALLISTER  
WILMA JUNE NIBERT  
MELVIN WILLIAM ROACH JR  
MICHAEL RAY ROBINSON

**AFFIDAVIT FOR SMALL ESTATE**

AUNITA L ROLLER

**AFFIDAVIT AND WAIVER OF FINAL SETTLEMENT**

ELFRIEDE METZ LUCAS  
SANDRA L MILLER  
SARA ELIZABETH SMITH

**CERTIFICATE OF COMPLETION OF ANCILLARY ADMINISTRATION**

STEPHEN WESLEY KIDD  
WILLIAM H TERRILL

**APPLICATION FOR CORRECTION OF ERRONEOUS ASSESSMENT**

JACOBS JOHN D II & ALICIA A

ACCT: 00121782

Upon motion by Handley and unanimous agreement, this meeting was adjourned.

  
RICK HANDLEY, PRESIDENT

  
SAM NIBERT, COMMISSIONER

  
CHRIS JOHNSON, COMMISSIONER

  
DIANA N. CROMLEY, CLERK