

**Monongahela Conservation District  
Finance Committee Meeting Minutes - DRAFT  
October 31, 2024  
Steve Lebnick Agricultural Center  
Morgantown, WV  
10:00 am**

**Attendance:** Chuck Cienawski, Andy Price, Mark Teets, HR Scott (virtual), Adrienne Hoalcraft, Don Whetzel (virtual)

Cienawski called the meeting to order at 10:03 AM.

The Pledge of Allegiance was led by Andy Price.


The Prayer was given by Mark Teets.

**Remodel Funding**

- Price spoke with Clear Mountain Bank and Grant County Bank regarding interest rates and loan requirements. Banks will require certain information to give an accurate interest rate.
- Cienawski obtained a list of what information First Exchange (and other banks) will need. A range of \$200,000-\$500,000 is the borrowing range being considered.
- A discussion about including NRCS's current rental income in bank information packets was discussed.
- A letter to the executive director of WVCA was submitted. Follow-up questions from the state have been submitted. Hoalcraft and Scott are working to answer them.
- The location of the MCD conference room was discussed.
- The letter to WVCA requested \$20-\$25 per square foot as a future rent.
- Price informed the board that the appraisal would need to be done in Mills Group name or be done separately by the bank to be an independent appraisal.
- Price suggested submitting the required information packets to 3-4 banks to receive accurate offers. The preliminary requests aren't enough to ensure a accurate interest rate.
- Hoalcraft will supply the board with Profit and Loss sheets for the past three years and information from Bookwise on expenses, 33% of which will be associated with WVCA.
- Cienawski committed on the usefulness of having easy access to the deed and property restrictions.
- Different lease length options were discussed. The state will only use a flat rate. Cienawski favors a short-term lease.
- A discussion was had regarding the possibility of the state wanting more space in the future. If that occurs a new lease would need made or an addendum would be added.
- Reviewing insurance costs and WVCA's current lease was discussed.
- Teets spoke on further conversation with the state regarding the wording of "Viable option" being used.
- The supervisors will work with Hoalcraft and Mills Group to prepare the required information packets to be submitted to the banks.
- Price moved to adjourn at 10:50 am. Scott seconded. Meeting ended.



Chairman, Mark Teets



Date