



# The City of Morgantown

389 Spruce Street  
Morgantown, West Virginia 26505  
(304) 284-7439 Fax: (304) 284-7525  
www.morgantownwv.gov

Office of the City Clerk

**AGENDA**  
**MORGANTOWN CITY COUNCIL**  
**SPECIAL MEETING**  
*Not Televised*  
*City Hall - Council Chambers*  
**January 8, 2019**  
**5:00 p.m.**

1. **CALL TO ORDER:**
2. **ROLL CALL BY CITY CLERK:**
3. **UNFINISHED BUSINESS:**
4. **EXECUTIVE SESSION:** Pursuant to WV State Code Section 6-9A-4(b) (2) (A)  
To Discuss Personnel Matters in considering new appointments for Boards and Commissions.

**Board of Zoning Appeals – Morgantown Utility Board – Planning Commission – Historic Landmark Commission**

**5:00 p.m. – Garrett Tomblin – Board of Zoning Appeals**

**5:20 p.m. – Jessica Eichlin – Historic Landmark Commission**

**5:40 p.m. – Carol Pyles – Planning Commission**

**6:00 p.m. – Holly Childs - Morgantown Utility Board**

5. **ADJOURNMENT:**

**\*If you need an accommodation contact us at 284-7439\***

## Heather Carl

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**From:** noreply@civicplus.com  
**Sent:** Wednesday, December 26, 2018 9:42 AM  
**To:** Heather Carl; ltucker@morgantownwv.gov  
**Subject:** Online Form Submittal: Application to Serve on City Boards and Commimssions

### Application to Serve on City Boards and Commimssions

|   |                                 |
|---|---------------------------------|
| Name  | Garrett Tomblin                 |
| Phone Number  | 7242555124                      |
| Address   | 3 karen Ln                      |
| City  | Morgantown                      |
| State   | wv                              |
| Zip Code  | 26501                           |
| Email Address   | gtomblin@equitransmidstream.com |
| Fax Number  | <i>Field not completed.</i>     |
| City Resident?  | Yes                             |
| Years of City Residency   | 3                               |
| Ward  | 6th                             |
| Who is your employer?   | Equitrans Midstream             |
| What type of business are (were) you employed in?                         | Oil and Gas                     |
| Job Title or Job Description:   | Reliability Engineer            |
| Professional Certification/License:                                       | 21124                           |
| Special Interests:  | N/A                             |
| Please check the Boards and Commissions you are interested in serving on: | Board of Zoning Appeals         |

# Garrett K. Tomblin, MBA, PE

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## Objective:

To utilize my extensive experience, strong work ethic, education, interpersonal and organizational skills to fulfill civic responsibility.

## Summary of Qualifications

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Proven leadership skills with the ability to control costs and develop staff expertise. Experienced manager of daily accounting activities including general ledger, capital allocation, accounts payable, and payroll. Extensive financial management experience including financial planning, forecasting, tax reporting and operating expense forecasts.

## Professional Experience:

### *Equitrans Midstream Corporation*

#### Engineer III

Jun 2015-Present

- Predictive Data Analytics
- Manager of Power Generation
- Lead Engineer of Root Cause Investigations

### *Alpha Natural Resources*

#### Project Engineer

2011-Jun 2015

- Construction manager of Running Right Leadership Academy
  - \$26m Budget
  - Oversee Staff and Tech Curriculum Development
  - [Video Link](#)
- Construction of the first Full Scale Mixed-bed Media-plants in operation
  - \$75M Budget
- Manager of Idle Properties

### *Elk Run Coal (Subsidiary of A. T. Massey)*

#### Electrician (Underground/Plant)

Jun 2009-Jun 2011

- Underground Section Electrician.
- Plant Electrician
- Technical Services Advisor

### *Hobet Mining LLC, Charleston, WV*

#### Maintenance Supervisor (Surface)

Jan 2006 – May 2009

- BE 1570 Dragline
- BE 495 Shovel
- Caterpillar Production Equipment
- Komatsu Haul Trucks
- No Lost Time Accidents
- Reduced Contract Labor Cost 5%

# Garrett K. Tomblin, MBA, PE

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## *Arch Coal Inc, Charleston, WV*

### Technical Services Engineer (UG/Surface/Prep Plant)

*Jan 2005-Jan 2006*

- Vibration Analysis
- Infrared Thermography
- Opportunity Loss Savings of \$500,000

## *Hobet Mining LLC, Charleston, WV*

### Maintenance Planner

*Oct 2004 – Jan 2005*

- Scheduling and Planning of PM's
- Coordination of the Contractor Maintenance

## **Education:**

- 2009/2011 – MBA University of Charleston, Charleston, WV
- 2001/2004 - BS Mechanical Engineering - West Virginia University Institute of Technology, Montgomery, WV
- 2000/2001 – Southern WV Community College (part-time student while attending High School)

## **Skills:**

- WV PE License
- WV State/MSHA: Underground/Surface Electrician
- WV State Surface Foreman's Certification
- WV State Underground Experienced Miner

References Available upon request

**From:** [noreply@civicplus.com](mailto:noreply@civicplus.com)  
**To:** [Heather Carl](mailto:Heather_Carl); [ltucker@morgantownwv.gov](mailto:ltucker@morgantownwv.gov)  
**Subject:** Online Form Submittal: Application to Serve on City Boards and Commimssions  
**Date:** Monday, December 03, 2018 5:12:57 PM

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## Application to Serve on City Boards and Commimssions

|   |   |
|---|---|
| Name  | Holly Childs  |
| Phone Number  | 304-594-8085  |
| Address   | 912 Southpoint Circle   |
| City  | Morgantown  |
| State   | WV  |
| Zip Code  | 26501   |
| Email Address   | holly@WestRidgeWV.com   |
| Fax Number  | <i>Field not completed.</i>   |
| City Resident?  | Yes   |
| Years of City Residency   | 6   |
| Ward  | 6   |
| Who is your employer?   | WestRidge, Inc  |
| What type of business are (were) you employed in?                     | real estate development   |
| Job Title or Job Description:   | Director of Business Development & External Relations   |
| Professional Certification/License:                                   | CEcD (Certified Economic Developer)   |
| Special Interests:  | Improving Morgantown's infrastructure in terms of existing and new development. Planning for future growth, jobs and a better Morgantown. |
| Please check the Boards and Commissions you are interested in serving | Morgrantown Utility Board   |

# HOLLY CHILDS, CEcD

912 Southpoint Circle | Morgantown, West Virginia 26501  
304.594.8085 | holly@WestRidgeWV.com

## EXECUTIVE SUMMARY

### Experience

Proven professional track record in:

- creating strategic, sustainable economic development marketing and attraction campaigns
- planning, financing, and construction of numerous business parks, development sites, commercial buildings and infrastructure
- fostering entrepreneurship and technology initiatives through leveraging university partnerships, as well as state and federal funding for innovation
- directing comprehensive business development and business retention programs designed to grow and retain high-quality jobs
- leading broad-based community development initiatives
- partnering with regional stakeholders, including: board members, elected officials, government representatives, chambers of commerce, financial institutions, real estate developers, universities, manufacturers, small business owners, and citizens' groups to work toward mutual interests in strengthening local economies.

Extensive, well-balanced, invaluable experience in both successful public/private economic development organization management (17 years) and private commercial real estate development (5 years) – have successfully developed projects regionally, nationally and internationally, and have led economic development organizations in dynamic cities such as Pittsburgh, Cincinnati and metro Phoenix.

### Skills

- Highly-motivated, passionate, collaborative and insightful leader of many successful economic development organizations, programs and initiatives.
- Exceptional written and verbal communication skills.
- Extensive project funding and financing experience, including working with Tax Increment Financing (TIF) districts, New Markets and Historic Tax Credit programs, Community Development Block Grant (CDBG) programs, federal EDA grants, USDA grants and loans, brownfields redevelopment and community revitalization grants, West Virginia Industrial Access Road (IAR) grants, and state LED grants.
- Access to broad network of capital providers - including non-traditional sources - for commercial project financing.

### Education and Certification

- Master's degree received, plus doctoral coursework completed, as West Virginia University Swiger Fellowship recipient to study Resource Economics.
- Bachelor's degree with Honors in Economics, Wake Forest University.
- Completed IEDC's Economic Development Institute (EDI) and, in October 1999, was the youngest professional to ever receive the Certified Economic Developer (CEcD) certification.

## CAREER HISTORY

### **Director of Business Development & External Relations, WestRidge, Inc.**

June 2017– present

*Morgantown, West Virginia*

Absolutely thrilled to be leading the overall development, branding and marketing of our best-in-class WestRidge Business + Retail Park:

- 1,000+ acres of dynamic, mixed-use development with direct access to Interstate 79 via three full interchanges;
- branding and creation of five unique neighborhoods: WestRidge Commerce Centre (flex industrial and distribution), WestRidge Crossing and WestRidge Commons (70+ acres of new retail and medical facilities = super regional premier shopping center with more than 1.2 million GLA), WestRidge Corporate Centre (500,000+ SF Class A office) and WestRidge Business Park (future office and light industrial).

Our master-planned, pedestrian- and bike-friendly development will have 6+ miles of sidewalks, walking trails and bike lanes, all with breathtaking views of my home state of West Virginia.

### **President & CEO, Morgantown Area Economic Partnership**

January 2015 – June 2017

*Morgantown, West Virginia*

- Led initial development of mixed-use I-68 Commerce Park, including: access road development; land acquisition from the City of Morgantown through FAA Land Release process; contracting for engineering, architectural & planning services; and annexation of adjacent properties, increasing Commerce Park from 95 acres to 200+ acres.
- Sold all but one remaining lot within the 77-acre Chaplin Hill Business Park. Completed Phase IV of Corporate Drive. Marketed, negotiated and sold over one-third of the park in less than two years.
- Sold remaining 16.5 acres of Fort Martin Industrial Park in 2015; reserved additional 8+ acres for future riverfront development.
- Sold Morgantown Airpark site, the MCDA's long-dormant 13-acre Hartman Run site, for private flex industrial development project. Negotiated and sold Morgantown Enterprise Center, the MCDA's functionally obsolete business incubator, for well above appraised value. These sales all resulted in additional investment capital for the MCDA.
- Partnered with privately-owned Morgantown Industrial Park (MIP) to secure State grant of \$447,500 toward access road construction for two new 20+ acre pad-ready sites for business location - both had already been pre-leased, resulting in commitment of more than \$75 million in new capital investment.
- Completed Business Retention & Expansion (BRE) visits with 40+ companies, including: FCX, CTL, City Neon, TeleTech, Pillar, Preferred Surfaces, United BioSource (UBC), Addivant, Azimuth, ZEV Corporation and Javins.

### **Director of Acquisitions - Western US, Brentwood Developments, Inc.**

June 2013 – April 2014

Rocklin, California (office location, home in Morgantown)

- Identified new shopping center investment opportunities throughout the western US (primarily CA, AZ, and NV), initiated due diligence review process, and directed the strategic acquisition of: (1) existing shopping centers for investment and/or redevelopment; and (2) development sites on which to build new retail shopping centers.

**Partner & Chief Operating Officer (COO), Brentwood East, LLC**

April 2012 – June 2013 (relocated to Morgantown February 2013)

Pittsburgh, Pennsylvania

- Opened and ran downtown Pittsburgh office for affiliate of Brentwood Developments, Inc. for one-year trial period. Corporate headquarters determined that the best allocation of our investment resources was to maintain focus exclusively in the western US, so I relocated to Morgantown, WV to be near my children for home base, and regularly commuted to our US headquarters in Sacramento - as well as traveling to our other commercial properties in the West as needed.

**Chief Strategy Officer (CSO), Burns & Scalo Real Estate Services, Inc.**

June 2011 – April 2012

Pittsburgh, Pennsylvania

- Initially joined Burns & Scalo Real Estate Services as Director of Business and Community Development, and was soon after promoted to become the company's Chief Strategy Officer (CSO), responsible for assisting the CEO with creating, communicating, executing and sustaining strategic growth initiatives throughout the company.
- Led cross-functional sustainability, green building, business development and community economic development initiatives across the talented team at Burns & Scalo.
- Advised and consulted on the launch of Class-G®, a green building certification program designed to recognize companies for their commitment to sustainability across both their building operations and corporate culture.

**Director, Business & Community Development, Burns & Scalo Real Estate Services, Inc.**

October 2010 – June 2011

Pittsburgh, Pennsylvania

**Executive Director, Green Building Alliance**

May 2009 – October 2010

Pittsburgh, Pennsylvania

- Led team of talented, passionate people dedicated to driving market demand for green buildings and green building products throughout Western PA through project development and partnerships, education, research, product initiatives and policy advocacy. Increased both revenues and membership exponentially, and built a team culture that led to GBA's first-ever recognition as one of Western PA's Best Places to Work in 2010.



### **Director of Economic Development, City of Cincinnati**

March 2007 – April 2009

Cincinnati, Ohio

- Led high-performance team of 7 economic development professionals specializing in: large-scale (\$50 million+) urban sustainable mixed-use developments; projects which generate significant well-paying jobs (50+); and strategic downtown revitalization projects.
- Led incentives negotiations and complex property financing package to locate the corporate headquarters for Medpace, a global clinical research firm, into the City – creating 1400 new well-paying jobs and catalyzing a \$100 million mixed-use development on a former brownfields site.
- Structured financing for Great American Tower at Queen City Square, a \$322 million, 800,000sf Silver LEED certified office skyscraper in the CBD to be completed in 2011, which will be the new world headquarters for American Financial Group, and generate and retain a total of 8,600 jobs in the CBD.
- Posted gain of more than 2,000 new jobs in City of Cincinnati between October and December 2008, despite struggling economy.

### **Economic Development Director, City of Goodyear**

May 2005 – March 2007

Goodyear, Arizona

- Managed an Improvement District for the McDowell Road Commercial Corridor in metro Phoenix, which – at \$78.3 million in public funding and more than 400 acres of mixed-use development -- was the largest single Improvement District ever in the history of Arizona.
- Continuously developed complex, tight-deadline economic development site selection proposals as a response to RFPs for specific corporate facilities needs, including many Fortune 500 projects. Worked with partners to insure comprehensive, competitive and timely submission of proposals.
- Encouraged strategic planning in City land use and environmentally responsible development, including leading the development of the Valley Forward's Environmental Excellence award-winning El Rio Masterplan.
- Supervised staff of four project management and economic development professionals in the areas of Office and Industrial Project Management, Retail and Redevelopment Project Management, and Business Retention and Expansion.

### **President, Greater Logan County Community Improvement Corporation**

November 2003 – April 2005

Bellefontaine, Ohio

- Managed 18 economic/infrastructure development projects simultaneously in 11 different communities, including: all grants writing and project proposal development; developing project budgets and assuming financial accountability; construction monitoring and insuring labor/jobsite compliance; addressing planning and zoning issues; working proactively with municipalities; and administering successfully acquired state and federal grant and loan funds and other incentives.
- Assisted local corporations by developing proposals to provide access to government services, commodities sourcing, financing and tax incentives

generating more than \$120 million in new capital investment, creating 170 new jobs and retaining more than 1400. Companies successfully assisted include: Quincy Castings; Honda Transmission Manufacturing; World Class Plastics; Dana Glacier Daido; and AGC Automotive Americas.

### **Executive Director, Preston County Economic Development Authority**

January 1996 – September 2002

Kingwood, West Virginia

- Developed proposals for public grant and loan funds totaling more than \$20 million for infrastructure improvement projects. Had direct project management, review and oversight authority for engineering, legal and labor compliance issues.
- Developed and managed organization's annual economic development budget through tremendous period of revenue growth and reallocation. Oversaw diversified land portfolio of more than \$6.0 million and managed construction projects totaling more than \$130 million. Structured federal contracting agreement for public water and wastewater services to be provided for a proposed USP project.
- Competitively selected as the first American to ever participate in the Nagoya Chamber of Commerce & Industry's 2001 Welcome Program, and spent two months living and working in Nagoya Japan as a trade representative while touring Japanese manufacturing operations (e.g., Toyota, Daido Steel, Brother Industries) and meeting with their executives.

## EDUCATION

### **Oregon State University – Corvallis, Oregon – PhD, Resource & Environmental Economics - 1995 - 1996**

- Awarded doctoral fellowship to continue my studies in Resource Economics, particularly in Land and Environmental Economics and Economic Development. Attended for one year, then accepted a position doing economic development work leading a non-profit development agency in my home state of West Virginia.

### **West Virginia University – Morgantown, West Virginia – M.S., Environmental & Natural Resource Economics - 1992 - 1994**

- Awarded a Swiger Fellowship for graduate studies in Resource Economics. Also granted a Research Assistantship with the WVU Bureau of Business and Economics (regional economics and demographic studies) and the WVU Extension Service (community economic development division).

### **Wake Forest University – Winston-Salem, North Carolina – Bachelor of Arts (B.A.), cum laude with departmental Honors in Economics - 1988 - 1992**

- Graduated with Honors in Economics - one of seven in my graduating class at Wake Forest to do so, and one of only two women to receive this prestigious designation.