



MORGANTOWN
CITY CLERK

304-284-7439
Morgantownwv.gov
389 Spruce St.
Morgantown, WV 26505

AGENDA

CITY COUNCIL REGULAR MEETING

City Hall Council Chambers, 389 Spruce Street, 2nd Floor, Morgantown, WV 26505

Tuesday, August 26, 2025, at 7:00 PM

This meeting will be broadcast live via YouTube at City of Morgantown - YouTube

(<https://www.youtube.com/@CityofMorgantown/streams>)

1. **PLEDGE:**
2. **CALL TO ORDER:**
3. **ROLL CALL:**
4. **APPROVAL OF MINUTES:**
 - A. August 12, 2025, Special Meeting Minutes
 - B. August 12, 2025, Regular Meeting Minutes
5. **CORRESPONDENCE:**
 - A.** Community Spotlight: Above and Beyond - Morgantown Police Lieutenant Jason Ammons
 - B.** Fairmont-Morgantown Housing Authority Annual Report - Executive Director Christal Crouso
 - C.** Mid-Atlantic Link Project - Jim Kotcon, Green Team Chair
6. **PUBLIC HEARINGS:**
 - A. An Ordinance Authorizing a Supplemental Agreement to Real Estate Contract No. DTFAEA-06-L-00064 with the Federal Aviation Administration
7. **UNFINISHED BUSINESS:**
 - A.** Consideration of APPROVAL of (Second Reading) of An Ordinance Authorizing a Supplemental Agreement to Real Estate Contract No. DTFAEA-06-L-00064 with the Federal Aviation Administration (*First Reading August 12, 2025*)
 - B.** Boards and Commissions
8. **PUBLIC PORTION WHICH SHALL BE SUBJECT TO RULES ESTABLISHED BY COUNCIL AND ADOPTED BY RESOLUTION:**

9. SPECIAL COMMITTEE REPORTS:

10. CONSENT AGENDA:

- A.** Consideration of **APPROVAL** of **A Resolution Amending the FY 2025-2026 Budget Revision for the Morgantown Airport Improvement Fund (Revision #1)**
- B.** Consideration of **APPROVAL** of **An Order Granting Vacant Structure Exemption for 442 Baird Street**
- C.** Consideration of **APPROVAL** of **An Order Granting Vacant Structure Exemption for 731 Wells Street**
- D.** Consideration of **APPROVAL** of **An Order Granting Vacant Structure Exemption for 304 South High Street**

11. NEW BUSINESS:

- A.** Consideration of **APPROVAL** of **A Resolution for Proposed National Opioids Settlement**

12. CITY MANAGER'S REPORT:

13. REPORT FROM CITY CLERK:

14. REPORT FROM CITY ATTORNEY:

15. REPORT FROM COUNCIL MEMBERS:

16. EXECUTIVE SESSION:

17. ADJOURNMENT:

For accommodations please call or text 304-288-7072



City Council Agenda Item Summary

Council Meeting Date: August 26, 2025

Item: Community Spotlight: Above and Beyond Award presented to Lt. Ammons
Department: City Manager, MPD, City Clerk
Requested By: Administration
Strategic Goal: Compassionate and Engaged

Recommended Motion: N/A

Item Summary:

The City of Morgantown proudly recognizes Lieutenant Jason K. Ammons for going above and beyond in providing service to our community. Earlier this summer, a mobile home was stranded on Route 119 for several weeks. Thanks to Lt. Ammons' leadership and coordination, the situation was resolved with care and efficiency.

By working closely with the Morgantown Police Department, Monongalia County Sheriff's Department, Department of Highways, Chargingatu Transport, Randy at Tractor Supply, and other partners, Lt. Ammons helped orchestrate a successful effort to safely relocate the mobile home, sparing additional costs for the owner and other parties involved.

This was a true example of community collaboration, patience, and teamwork.

Fiscal Impact: N/A



City Council Agenda Item Summary

Council Meeting Date: 08/26/2025

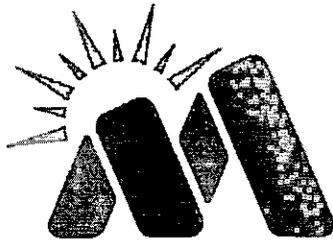
Item: Fairmont-Morgantown Housing Authority Annual Report
Department: N/A
Requested By: Christal Crouso, Executive Director
Strategic Goal: Compassionate and Engaged

Recommended Motion: No motion required.

Item Summary:

Christal Crouso, Executive Director of the Fairmont-Morgantown Housing Authority will be providing their Annual Report to City Council.

Fiscal Impact: N/A



The City of
MORGANTOWN
The Journey Starts Here

City of Morgantown Board/Commission Annual Report
Reporting Period: July 1, 2024 to June 30, 2025

Submitted to: Morgantown City Council and City Manager

Submitted by: Christal Crouso, Executive Director

Date: 08/19/2025

I. Board/Commission Overview

- **Board/Commission Name:** The Fairmont-Morgantown Housing Authority
- **Chairperson:** Marcella Yaremchuk
- **Vice-Chairperson (if applicable):** Rachael Coen
- **Members (Names & Roles):** Jay Rogers -Commissioner (2 seats vacant)
- **Staff Liaison (if applicable):** n/a
- **Meeting Frequency:** Monthly

II. Activities Summary (July 1 – June 30)

1. Mission & Objectives:

- Briefly describe the board/commission’s purpose and responsibilities.

FMHA's Mission: Transforming our communities and empowering people through housing opportunities

Provide decent, safe and sanitary rental housing for low-income families in the private market and also through

public housing programs. The Board of Commissioners provides all direction and oversight.

including setting polices, ensuring compliance with all applicable regulations as well as and fiduciary responsibility.

2. Key Accomplishments:

- List major projects, initiatives, or decisions made during the year.
- Include any community engagement efforts, partnerships, or public outreach.

High Performers with HUD for Section 8 and Public Hosing Programs: \$677K per month in rental subsidy

Launch of the Home4Good Landlord Repair Program and HECM Counseling Program

Completion of an two-year Strategic Plan: Move to the Suite at the Spruce Center

50% increase in the Family Self-Sufficiency Program;1289 vouchers with 60% spent in Mon County

3. Challenges & Issues:

- Highlight any difficulties faced and how they were addressed (or future plans to address them).

Extreme housing voucher waiting lists and closure of the waiting list

HUD's cuts to the Emergency Housing Voucher Program/Loss of Case Management Services

No funding received to start a master plan for Upper Falling Run Housing Project

High housing costs for homeownership Lack of Homeowner Repair Programs

4. Goals for the Upcoming Year:

- Outline planned initiatives, projects, or improvements.
- Maintain leasing at 98-100% in both Section 8 and Public Housing.
-
- Reapply for Fair Housing Outreach funding 2025-2026 and other opportunities
-
- Continue working with local universities on the development of a Scholar House
-
- Apply for funding for a development plan at Upper Falling Run.
-

III. Financial Condition *

NOTE: FMHA manages multiple projects/programs. Each program has its own budget + operational expenses. Balance sheets/income statements and budgets for each are attached.

1. Budget Overview:

- Beginning Balance (as of July 1): See Attached Statements
- Revenue/Funding Sources: (e.g., grants, city funding, fees) See Attached Statements
- Expenditures: (e.g., operational costs, programs, events) See Attached Statements
- Ending Balance (as of June 30): See attached Statements

2. Financial Challenges:

- Identify any financial constraints or funding needs.
FMHA faces funding cuts to all federally funded programs.
Secondary sources for funding such as foundations and grant programs have are
being over subscribed due to the federal budget cuts and proposed cuts.

3. Funding Needs & Recommendations:

- Any additional resources or budgetary requests for the upcoming year.
FMHA will be reapplying for funding from the city to compete a development plan for Upper Falling Run.
FMHA's Housing Counseling Programs are at risk in the coming years

IV. Additional Comments (If Applicable)

- Any other relevant information or recommendations for City Council consideration.

FMHA continues to work collectively with many local housing organizations on housing related programs and other wrap-around services. FMHA has supported multiple funding applications from local developers via MOU's, letters of support, empowerment programs, etc....

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Public Housing-06/30/2025					
4						
5		Public Housing				Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	1,088,586.02				1,088,586.02
10	113-Cash (Other Restricted)	0.00				0.00
11	114-Cash-Tenant Security Deposits	38,602.80				38,602.80
12	100-Total Cash	1,127,188.82				1,127,188.82
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	0.00				0.00
15	126-Accts Receivable-Tenants	1,213.44				1,213.44
16	126.1-Allowance for Bad Debt-Tenants	(419.00)				(419.00)
17	120-Total Accts Receivable (Net)	794.44				794.44
18	Other Current Assets					
19	131-Investments (Unrestricted)	445,148.59				445,148.59
20	142-Prepaid Expenses and Other Assets	14,932.63				14,932.63
21	143-Inventories	0.00				0.00
22	144-Inter Program Due From	0.00				0.00
23	150-Total Other Current Assets	460,081.22				460,081.22
24	Total Current Assets	1,588,064.48				1,588,064.48
25	Capital Assets					
26	161-Land	1,154,497.67				1,154,497.67
27	162-Buildings	6,626,111.64				6,626,111.64
28	163-Furn/Equip (Dwellings)	446,787.28				446,787.28
29	164-Furn/Equip (Administration)	145,144.72				145,144.72
30	165-Leasehold Improvements	1,130,127.31				1,130,127.31
31	166-Accumulated Depreciation	(5,957,399.91)				(5,957,399.91)
32	167-Construction In Progress	357,201.34				357,201.34
33	160-Total Capital Assets (net of Depreciation)	3,902,470.05				3,902,470.05
34	Non-Current Assets					
35	174-Other Assets	0.00				0.00
36	180-Total Non-Current Assets	0.00				0.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	18,823.00				18,823.00
39	Total Deferred Outflows	18,823.00				18,823.00
40	Total Non-Currents/Deferred Outflows	18,823.00				18,823.00
41	290-Total Assets/Deferred Outflows	5,509,357.53				5,509,357.53
42						
43						
44						
45						
46	Liabilities					

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Public Housing-06/30/2025					
4						
5		Public Housing				Totals
47	Current Liabilities					
48	312-Accounts Payable	13,860.04				13,860.04
49	321-Accrued Wages/Payroll Taxes	8,743.49				8,743.49
50	322-Accrued Compensated Absences-Current	19,929.47				19,929.47
51	341-Tenant Security Deposits	42,817.33				42,817.33
52	342-Unearned Revenue	20,700.00				20,700.00
53	345-Other Current Liabilities	0.00				0.00
54	346-Accrued Liabilities (Other)	1,476.89				1,476.89
55	347-Inter Program Due To	132,351.64				132,351.64
56	310-Total Current Liabilities	239,878.86				239,878.86
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	0.00				0.00
59	353-Non Current Liabilities (Other)	0.00				0.00
60	354-Accrued Comp Absences (Non-Current)	59,788.41				59,788.41
61	357-Accrued Pension and OPEB	0.00				0.00
62	350-Total Non Current Liabilities	59,788.41				59,788.41
63	300-Total Liabilities	299,667.27				299,667.27
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	16,428.00				16,428.00
66	508.4-Net Investment in Capital Assets	3,816,202.45				3,816,202.45
67	511.4-Restricted Net Position	0.00				0.00
68	512.4-Unrestricted Net Position	1,377,059.81				1,377,059.81
69	513-Total Equity-Net Assets/Position	5,193,262.26				5,193,262.26
70	Total Deferred Inflows/Equity	5,209,690.26				5,209,690.26
71	600-Total Liabilities/Def Inflows/Equity	5,509,357.53				5,509,357.53
72						
73		0.00				0.00

	A	B	C	D	E
1	Public Housing-06/30/2025	Annual Budget	YTD Actual	Budget Remaining	
2	REVENUES				
3	70300-Net Tenant Rental Revenue	276,000.00	156,223.04	119,776.96	
4	70400-Tenant Revenue (Other)	27,919.56	19,809.89	8,109.67	
5	70600-HUD PHA Operating Grants	589,430.00	286,904.00	302,526.00	
6	70610-Capital Grants	0.00	0.00	0.00	
7	70710-Contracted Staff-Admin	0.00	0.00	0.00	
8	70740-Contracted Staff-Mtce	0.00	0.00	0.00	
9	70750-Other Fees	0.00	0.00	0.00	
10	70800-Other Government Grants	0.00	0.00	0.00	
11	71100-Investment Income	17,397.64	20,024.03	(2,626.39)	
12	71300-Proceeds From Disposition of Asset	0.00	0.00	0.00	
13	71310-Cost of Sale of Assets	0.00	0.00	0.00	
14	71400-Fraud Recovery	0.00	0.00	0.00	
15	71500-Other Revenue	0.00	6,316.02	(6,316.02)	
16	71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00	
17	Total Revenues	910,747.20	489,276.98	421,470.22	
18	EXPENSES				
19	91100-Salaries/Wages-Program	42,561.00	27,790.12	14,770.88	☒
20	91100-Salaries-Wages-Admin	193,875.12	83,374.70	110,500.42	☒
21	91200-Auditing Fees	3,132.40	0.00	3,132.40	☒
22	91400-Advertising/Marketing	39.75	6.80	32.95	☒
23	91500-Employee Benefits-Program	18,228.80	6,564.94	11,663.86	☒
24	91500-Employee Benefits-Admin	62,672.18	25,497.60	37,174.58	☒
25	91600-Office Expenses	21,128.65	7,829.05	13,299.60	☒
26	91700-Legal Expenses	0.00	1,200.00	(1,200.00)	☒
27	91800-Travel	13,729.97	3,906.84	9,823.13	☒
28	91900-Other	106,863.19	63,218.68	43,644.51	☒
29	92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00	☒
30	92400-Tenant Services-Other	3,000.00	6.36	2,993.64	☒
31	92500-Employee Benefits-Tenant Services	0.00	0.00	0.00	☒
32	93100-Water	50,439.47	26,195.22	24,244.25	☒
33	93200-Electric	12,214.65	7,253.42	4,961.23	☒
34	93300-Gas	3,217.20	1,077.56	2,139.64	☒
35	93800-Other Utilities	0.00	0.00	0.00	☒
36	94100-Salaries/Wages-Mtce.	143,369.16	51,751.94	91,617.22	☒
37	94200-Materials/Supplies-Mtce	28,397.00	17,386.23	11,010.77	☒
38	94300-Contracts-Mtce.	98,722.96	35,272.58	61,450.38	☒
39	94500-Employee Benefits-Mtce	40,066.77	11,093.99	28,972.78	☒
40	95200-Protective Svces-Other Contracts	19,697.62	10,893.46	8,804.16	☒
41	96110-Property Insurance	87,283.21	43,641.60	43,641.61	☒
42	96120-Liability Insurance	15,023.03	7,511.52	7,511.51	☒
43	96130-Auto Insurance	0.00	0.00	0.00	☒
44	96140-Other Insurance	6,970.24	3,485.10	3,485.14	☒
45	96200-Other General Expenses	0.00	0.00	0.00	☒
46	96210-Compensated Absences	0.00	0.00	0.00	☒
47	96300-Payments In Lieu Of Taxes	27,810.00	13,905.00	13,905.00	☒
48	96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00	☒
49	96700-Interest Expense/Amortization	0.00	0.00	0.00	☒
50	97100-Extraordinary Mtce.	0.00	0.00	0.00	☒
51	97300-Housing Assistance Payments	0.00	0.00	0.00	☒
52	97400-Depreciation Expense	200,000.00	100,002.00	99,998.00	☒
53	Total Expenses	1,196,442.37	548,864.71	647,577.66	
54	Net Surplus/(Deficit)	(285,695.17)	(59,587.73)	(226,107.44)	

	A	B	C	D	E
1	Capital Funds-06/30/2025	Annual Budget	YTD/Actual	Budget Remaining	
2	REVENUES				
3	70300-Net Tenant Rental Revenue	0.00	0.00	0.00	
4	70400-Tenant Revenue (Other)	0.00	0.00	0.00	
5	70600-HUD PHA Operating Grants	0.00	0.00	0.00	
6	70610-Capital Grants	448,958.00	142,183.23	306,774.77	
7	70710-Contracted Staff-Admin	0.00	0.00	0.00	
8	70740-Contracted Staff-Mtce	0.00	0.00	0.00	
9	70750-Other Fees	0.00	0.00	0.00	
10	70800-Other Government Grants	0.00	0.00	0.00	
11	71100-Investment Income	0.00	0.00	0.00	
12	71300-Proceeds From Disposition of Asset	0.00	0.00	0.00	
13	71310-Cost of Sale of Assets	0.00	0.00	0.00	
14	71400-Fraud Recovery	0.00	0.00	0.00	
15	71500-Other Revenue	0.00	0.00	0.00	
16	71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00	
17	Total Revenues	448,958.00	142,183.23	306,774.77	
18	EXPENSES				
19	91100-Salaries/Wages-Program	0.00	0.00	0.00	
20	91100-Salaries/Wages-Admin	0.00	0.00	0.00	
21	91200-Auditing Fees	0.00	0.00	0.00	
22	91400-Advertising/Marketing	0.00	0.00	0.00	
23	91500-Employee Benefits-Program	0.00	0.00	0.00	
24	91500-Employee Benefits-Admin	0.00	0.00	0.00	
25	91600-Office Expenses	0.00	0.00	0.00	
26	91700-Legal Expenses	0.00	0.00	0.00	
27	91800-Travel	0.00	0.00	0.00	
28	91900-Other	0.00	0.00	0.00	
29	92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00	
30	92400-Tenant Services-Other	0.00	0.00	0.00	
31	92500-Employee Benefits-Tenant Services	0.00	0.00	0.00	
32	93100-Water	0.00	0.00	0.00	
33	93200-Electric	0.00	0.00	0.00	
34	93300-Gas	0.00	0.00	0.00	
35	93800-Other Utilities	0.00	0.00	0.00	
36	94100-Salaries/Wages-Mtce.	0.00	0.00	0.00	
37	94200-Materials/Supplies-Mtce	0.00	0.00	0.00	
38	94300-Contracts-Mtce.	0.00	0.00	0.00	
39	94500-Employee Benefits-Mtce	0.00	0.00	0.00	
40	95200-Protective Svces-Other Contracts	0.00	0.00	0.00	
41	96110-Property Insurance	0.00	0.00	0.00	
42	96120-Liability Insurance	0.00	0.00	0.00	
43	96130-Auto Insurance	0.00	0.00	0.00	
44	96140-Other Insurance	0.00	0.00	0.00	
45	96200-Other General Expenses	0.00	0.00	0.00	
46	96210-Compensated Absences	0.00	0.00	0.00	
47	96300-Payments In Lieu Of Taxes	0.00	0.00	0.00	
48	96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00	
49	96700-Interest Expense/Amortization	0.00	0.00	0.00	
50	97100-Extraordinary Mtce.	0.00	0.00	0.00	
51	97300-Housing Assistance Payments	0.00	0.00	0.00	
52	97400-Depreciation Expense	0.00	0.00	0.00	
53	Total Expenses	0.00	0.00	0.00	
54	Net Surplus/(Deficit)	448,958.00	142,183.23	306,774.77	
55					

	A	B	C	D	E	F
1	The Fairmont-Mordantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Section 8-HCV-06/30/2026					
4						
5		HCV		FYI		Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	873,110.56		0.00		873,110.56
10	113-Cash (Other Restricted)	109,915.47		0.00		109,915.47
11	114-Cash-Tenant Security Deposits	0.00		0.00		0.00
12	100-Total Cash	983,026.03		0.00		983,026.03
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	(4,911.33)		0.00		(4,911.33)
15	126-Accts Receivable-Tenants	0.00		0.00		0.00
16	126.1-Allowance for Bad Debt-Tenants	0.00		0.00		0.00
17	120-Total Accts Receivable (Net)	(4,911.33)		0.00		(4,911.33)
18	Other Current Assets					
19	131-Investments (Unrestricted)	306,618.02		0.00		306,618.02
20	142-Prepaid Expenses and Other Assets	19,806.95		0.00		19,806.95
21	143-Inventories	0.00		0.00		0.00
22	144-Inter Program Due From	37,542.80		0.00		37,542.80
23	150-Total Other Current Assets	363,967.77		0.00		363,967.77
24	Total Current Assets	1,342,082.47		0.00		1,342,082.47
25	Capital Assets					
26	161-Land	0.00		0.00		0.00
27	162-Buildings	0.00		0.00		0.00
28	163-Furn/Equip (Dwellings)	0.00		0.00		0.00
29	164-Furn/Equip (Administration)	40,567.16		0.00		40,567.16
30	165-Leasehold Improvements	0.00		0.00		0.00
31	166-Accumulated Depreciation	(14,119.43)		0.00		(14,119.43)
32	167-Construction In Progress	0.00		0.00		0.00
33	160-Total Capital Assets (net of Depreciation)	26,447.73		0.00		26,447.73
34	Non-Current Assets					
35	174-Other Assets	10,198.00		0.00		10,198.00
36	180-Total Non-Current Assets	10,198.00		0.00		10,198.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	51,437.00		0.00		51,437.00
39	Total Deferred Outflows	51,437.00		0.00		51,437.00
40	Total Non-Currents/Deferred Outflows	61,635.00		0.00		61,635.00
41	290-Total Assets/Deferred Outflows	1,430,165.20		0.00		1,430,165.20
42						
43						
44						
45						
46	Liabilities					
47	Current Liabilities					
48	312-Accounts Payable	4,496.00		0.00		4,496.00
49	321-Accrued Wages/Payroll Taxes	11,708.01		0.00		11,708.01
50	322-Accrued Compensated Absences-Current	15,656.58		0.00		15,656.58
51	341-Tenant Security Deposits	0.00		0.00		0.00
52	342-Unearned Revenue	0.00		0.00		0.00
53	345-Other Current Liabilities	0.00		0.00		0.00

	A	B	C	D	E	F
1	The Fairmont-Morantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Section 8-FY-06/30/2020					
4						
5		HCV		FYI		Totals
54	346-Accrued Liabilities (Other)	0.00		0.00		0.00
55	347-Inter Program Due To	33,113.30		0.00		33,113.30
56	310-Total Current Liabilities	64,973.89		0.00		64,973.89
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	0.00		0.00		0.00
59	353-Non Current Liabilities (Other)	0.00		0.00		0.00
60	354-Accrued Comp Absences (Non-Current)	46,969.75		0.00		46,969.75
61	357-Accrued Pension and OPEB	0.00		0.00		0.00
62	350-Total Non Current Liabilities	46,969.75		0.00		46,969.75
63	300-Total Liabilities	111,943.64		0.00		111,943.64
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	14,302.00		0.00		14,302.00
66	508.4-Net Investment in Capital Assets	0.00		0.00		0.00
67	511.4-Restricted Net Position	117,908.50		0.00		117,908.50
68	512.4-Unrestricted Net Position	1,186,011.06		0.00		1,186,011.06
69	513-Total Equity-Net Assets/Position	1,303,919.56		0.00		1,303,919.56
70	Total Deferred Inflows/Equity	1,318,221.56		0.00		1,318,221.56
71	600-Total Liabilities/Def Inflows/Equity	1,430,165.20		0.00		1,430,165.20
72						
73		0.00		0.00		0.00
74						
75	Unclosed					
76	CY	0		0		

	A	B	C	D	E
1	Section 8-HCV-06/30/2025	Annual Budget	YTD Actual	Budget Remaining	
2	REVENUES				
3	70300-Net Tenant Rental Revenue	0.00	0.00	0.00	
4	70400-Tenant Revenue (Other)	0.00	0.00	0.00	
5	70600-HUD PHA Operating Grants	8,800,717.77	4,649,309.00	4,151,408.77	
6	70610-Capital Grants	0.00	0.00	0.00	
7	70710-Contracted Staff-Admin	0.00	0.00	0.00	
8	70740-Contracted Staff-Mtce	0.00	0.00	0.00	
9	70750-Other Fees	0.00	0.00	0.00	
10	70800-Other Government Grants	0.00	0.00	0.00	
11	71100-Investment Income	23,878.00	15,288.75	8,589.25	
12	71300-Proceeds From Disposition of Asset	0.00	0.00	0.00	
13	71310-Cost of Sale of Assets	0.00	0.00	0.00	
14	71400-Fraud Recovery	8,450.00	20,507.00	(12,057.00)	
15	71500-Other Revenue	0.00	0.00	0.00	
16	71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00	
17	Total Revenues	8,833,045.77	4,685,104.75	4,147,941.02	
18	EXPENSES				
19	91100-Salaries/Wages-Program	293,615.13	145,466.07	148,149.06	
20	91100-Salaries-Wages-Admin	144,789.96	61,799.27	82,990.69	
21	91200-Auditing Fees	11,433.26	0.00	11,433.26	
22	91400-Advertising/Marketing	108.51	60.12	48.39	
23	91500-Employee Benefits-Program	93,375.66	44,481.59	48,894.07	
24	91500-Employee Benefits-Admin	34,305.47	13,185.38	21,120.09	
25	91600-Office Expenses	52,980.60	20,872.47	32,108.13	
26	91700-Legal Expenses	13,816.73	4,368.00	9,448.73	
27	91800-Training/Travel	16,013.04	7,975.37	8,037.67	
28	91900-Other	164,486.60	90,903.32	73,583.28	
29	92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00	
30	92400-Tenant Services-Other	0.00	0.00	0.00	
31	92500-Employee Benefits-Tenant Services	0.00	0.00	0.00	
32	93100-Water	0.00	0.00	0.00	
33	93200-Electric	0.00	0.00	0.00	
34	93300-Gas	0.00	0.00	0.00	
35	93800-Other Utilities	0.00	0.00	0.00	
36	94100-Salaries/Wages-Mtce.	0.00	0.00	0.00	
37	94200-Materials/Supplies-Mtce	0.00	0.00	0.00	
38	94300-Contracts-Mtce.	0.00	0.00	0.00	
39	94500-Employee Benefits-Mtce	0.00	0.00	0.00	
40	95200-Protective Svces-Other Contracts	0.00	0.00	0.00	
41	96110-Property Insurance	0.00	0.00	0.00	
42	96120-Liability Insurance	15,054.46	7,527.24	7,527.22	
43	96130-Auto Insurance	4,685.90	2,342.94	2,342.96	
44	96140-Other Insurance	0.00	0.00	0.00	
45	96200-Other General Expenses	0.00	0.00	0.00	
46	96210-Compensated Absences	0.00	0.00	0.00	
47	96300-Payments In Lieu Of Taxes	0.00	0.00	0.00	
48	96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00	
49	96700-Interest Expense/Amortization	0.00	0.00	0.00	

	A	B	C	D	E
1	Section 8-HCV-06/30/2025	Annual Budget	YTD Actual	Budget Remaining	
50	97100-Extraordinary Mtce.	0.00	0.00	0.00	
51	97300-Housing Assistance Payments	7,942,289.00	4,126,632.00	3,815,657.00	
52	97400-Depreciation Expense	10,000.00	5,606.00	4,394.00	
53	Total Expenses	8,796,954.32	4,531,219.77	4,265,734.55	
54	Net Surplus/(Deficit)	36,091.45	153,884.98	(117,793.53)	
55					
56	Reconciliation of Net Surplus/(Deficit) to Contributions To/(From) Reserves:				
57	Depreciation (+)	(10,000.00)	(5,606.00)		
58	Capital Expenditures (-)	0.00	0.00		
59	Net Inflow/(Outflow)-Operations	26,091.45	148,278.98		
60					
61		Vouchers	Admin	Total	
62	Federal Funding (HAP)	4,238,037.00	411,272.00	4,649,309.00	
63	Federal Funding (xxx)			0.00	
64	Federal Funding (FYI)			0.00	
65	Recaptures	10,253.50	10,253.50	20,507.00	
66	Other		15,288.75	15,288.75	
67	Expenses:	(4,126,632.00)	(404,587.77)	(4,531,219.77)	
68	Surplus/(Deficit) Breakout	121,658.50	32,226.48	153,884.98	
69					
70					

	A	B	C	D	E	F	G
1	The Fairmont-Morgantown Housing Authority						
2	Statement of Net Position (Balance Sheet)						
3	Section 8-Mainstream-06/30/2025						
4							
5					MS5		
6	Assets						
7	Current Assets						
8	Cash						
9	111-Cash (Unrestricted)				18,917.47		
10	113-Cash (Other Restricted)				135,081.50		
11	114-Cash-Tenant Security Deposits				0.00		
12	100-Total Cash				153,998.97		
13	Accounts Receivable						
14	125-Accts Receivable-Miscellaneous				0.00		
15	126-Accts Receivable-Tenants				0.00		
16	126.1-Allowance for Bad Debt-Tenants				0.00		
17	120-Total Accts Receivable (Net)				0.00		
18	Other Current Assets						
19	131-Investments (Unrestricted)				0.00		
20	142-Prepaid Expenses and Other Assets				1,790.19		
21	143-Inventories				0.00		
22	144-Inter Program Due From				1,020.00		
23	150-Total Other Current Assets				2,810.19		
24	Total Current Assets				156,809.16		
25	Capital Assets						
26	161-Land				0.00		
27	162-Buildings				0.00		
28	163-Furn/Equip (Dwellings)				0.00		
29	164-Furn/Equip (Administration)				0.00		
30	165-Leasehold Improvements				0.00		
31	166-Accumulated Depreciation				0.00		
32	167-Construction In Progress				0.00		
33	160-Total Capital Assets (net of Depreciation)				0.00		
34	Non-Current Assets						
35	171-Notes/Morthages Rec. (Non-Current)				0.00		
36	180-Total Non-Current Assets				0.00		
37	Deferred Outflows						
38	200-Deferred Outflow of Resources				0.00		
39	Total Deferred Outflows				0.00		
40	Total Non-Currents/Deferred Outflows				0.00		
41	290-Total Assets/Deferred Outflows				156,809.16		
42							
43							
44							
45							
46	Liabilities						
47	Current Liabilities						

	A	B	C	D	E	F	G
1	The Fairmont-Morgantown Housing Authority						
2	Statement of Net Position (Balance Sheet)						
3	Section 8 Mainstream-06/30/2025						
4							
5					MS5		
48	312-Accounts Payable				0.00		
49	321-Accrued Wages/Payroll Taxes				1,194.68		
50	322-Accrued Compensated Absences-Current				1,562.50		
51	341-Tenant Security Deposits				0.00		
52	342-Unearned Revenue				0.00		
53	345-Other Current Liabilities				0.00		
54	346-Accrued Liabilities (Other)				0.00		
55	347-Inter Program Due To				6,816.34		
56	310-Total Current Liabilities				9,573.52		
57	Non-Current Liabilities						
58	352-Long Term Debt (net of current)				0.00		
59	353-Non Current Liabilities (Other)				0.00		
60	354-Accrued Comp Absences (Non-Current)				4,687.50		
61	357-Accrued Pension and OPEB				0.00		
62	350-Total Non Current Liabilities				4,687.50		
63	300-Total Liabilities				14,261.02		
64	Deferred Inflows/Equity						
65	400-Deferred Inflow of Resources				0.00		
66	508.4-Net Investment in Capital Assets				0.00		
67	511.4-Restricted Net Position				27,107.00		
68	512.4-Unrestricted Net Position				115,441.14		
69	513-Total Equity-Net Assets/Position				142,548.14		
70	Total Deferred Inflows/Equity				142,548.14		
71	600-Total Liabilities/Def Inflows/Equity				156,809.16		
72							

	A	B	C	D	E	F
1	Section 8-Mainstream-06/30/2025	Annual Budget	YTD Actual	Budget Remaining		
2	REVENUES					
3	70300-Net Tenant Rental Revenue	0.00	0.00	0.00		
4	70400-Tenant Revenue (Other)	0.00	0.00	0.00		
5	70600-HUD PHA Operating Grants	806,352.18	377,963.00	428,389.18		
6	70610-Capital Grants	0.00	0.00	0.00		
7	70710-Contracted Staff-Admin	0.00	0.00	0.00		
8	70740-Contracted Staff-Mtce	0.00	0.00	0.00		
9	70750-Other Fees	0.00	0.00	0.00		
10	70800-Other Government Grants	0.00	0.00	0.00		
11	71100-Investment Income	613.12	1,675.97	(1,062.85)		
12	71300-Proceeds From Disposition of Asset	0.00	0.00	0.00		
13	71310-Cost of Sale of Assets	0.00	0.00	0.00		
14	71400-Fraud Recovery	0.00	2,079.00	(2,079.00)		
15	71500-Other Revenue	0.00	0.00	0.00		
16	71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00		
17	Total Revenues	806,965.30	381,717.97	425,247.33		
18	EXPENSES					
19	91100-Salaries/Wages-Program	30,215.25	15,026.58	15,188.67		
20	91100-Salaries-Wages-Admin	14,319.96	6,322.23	7,997.73		
21	91200-Auditing Fees	1,096.34	0.00	1,096.34		
22	91400-Advertising/Marketing	10.74	5.96	4.78		
23	91500-Employee Benefits-Program	9,604.56	4,595.06	5,009.50		
24	91500-Employee Benefits-Admin	3,392.84	1,349.90	2,042.94		
25	91600-Office Expenses	5,645.16	2,307.06	3,338.10		
26	91700-Legal Expenses	1,366.49	432.00	934.49		
27	91800-Training/Travel	1,583.69	788.84	794.85		
28	91900-Other	15,861.61	8,721.11	7,140.50		
29	92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00		
30	92400-Tenant Services-Other	0.00	0.00	0.00		
31	92500-Employee Benefits-Tenant Services	0.00	0.00	0.00		
32	93100-Water	0.00	0.00	0.00		
33	93200-Electric	0.00	0.00	0.00		
34	93300-Gas	0.00	0.00	0.00		
35	93800-Other Utilities	0.00	0.00	0.00		
36	94100-Salaries/Wages-Mtce.	0.00	0.00	0.00		
37	94200-Materials/Supplies-Mtce	0.00	0.00	0.00		
38	94300-Contracts-Mtce.	0.00	0.00	0.00		
39	94500-Employee Benefits-Mtce	0.00	0.00	0.00		
40	95200-Protective Svces-Other Contracts	0.00	0.00	0.00		
41	96110-Property Insurance	0.00	0.00	0.00		
42	96120-Liability Insurance	1,488.90	744.48	744.42		
43	96130-Auto Insurance	463.44	231.72	231.72		
44	96140-Other Insurance	0.00	0.00	0.00		
45	96200-Other General Expenses	0.00	0.00	0.00		
46	96210-Compensated Absences	0.00	0.00	0.00		
47	96300-Payments In Lieu Of Taxes	0.00	0.00	0.00		
48	96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00		
49	96700-Interest Expense/Amortization	0.00	0.00	0.00		
50	97100-Extraordinary Mtce.	0.00	0.00	0.00		
51	97300-Housing Assistance Payments	720,000.00	331,073.00	388,927.00		
52	97400-Depreciation Expense	0.00	0.00	0.00		
53	Total Expenses	805,048.98	371,597.94	433,451.04		

	A	B	C	D	E	F
54	Net Surplus/(Deficit)	1,916.32	10,120.03	(8,203.71)		
55						
56	Reconciliation of Net Surplus/(Deficit) to Contributions To/(From) Reserves:					
57	Depreciation (+)	0.00	0.00			
58	Capital Expenditures (-)	0.00	0.00			
59	Net Inflow/(Outflow)-Operations	1,916.32	10,120.03			
60						
61		Vouchers	Admin	Total		
62	Federal Funding (MSS HAP)	351,282.00	26,681.00	377,963.00		
63	Federal Funding (MSS)			0.00		
64	Recaptures	1,039.50	1,039.50	2,079.00		
65	Other		1,675.97	1,675.97		
66	Expenses:	(331,073.00)	(40,524.94)	(371,597.94)		
67	Surplus/(Deficit) Breakout	21,248.50	(11,128.47)	10,120.03		
68						
69						

	A	B	C	D
1	The Fairmont-Morantown Housing Authority			
2	Statement of Net Position (Balance Sheet)			
3	Section 8-FSS-06/30/2025			
4				
5			FSS	
6	Assets			
7	Current Assets			
8	Cash			
9	111-Cash (Unrestricted)		65,392.39	
10	113-Cash (Other Restricted)		23,441.44	
11	114-Cash-Tenant Security Deposits		0.00	
12	100-Total Cash		88,833.83	
13	Accounts Receivable			
14	125-Accts Receivable-Miscellaneous		6,400.70	
15	126-Accts Receivable-Tenants		0.00	
16	126.1-Allowance for Bad Debt-Tenants		0.00	
17	120-Total Accts Receivable (Net)		6,400.70	
18	Other Current Assets			
19	131-Investments (Unrestricted)		0.00	
20	142-Prepaid Expenses and Other Assets		0.00	
21	143-Inventories		0.00	
22	144-Inter Program Due From		0.00	
23	150-Total Other Current Assets		0.00	
24	Total Current Assets		95,234.53	
25	Capital Assets			
26	161-Land		0.00	
27	162-Buildings		0.00	
28	163-Furn/Equip (Dwellings)		0.00	
29	164-Furn/Equip (Administration)		0.00	
30	165-Leasehold Improvements		0.00	
31	166-Accumulated Depreciation		0.00	
32	167-Construction In Progress		0.00	
33	160-Total Capital Assets (net of Depreciation)		0.00	
34	Non-Current Assets			
35	171-Notes/Morthages Rec. (Non-Current)		0.00	
36	180-Total Non-Current Assets		0.00	
37	Deferred Outflows			
38	200-Deferred Outflow of Resources		0.00	
39	Total Deferred Outflows		0.00	
40	Total Non-Currents/Deferred Outflows		0.00	
41	290-Total Assets/Deferred Outflows		95,234.53	
42				
43				
44				
45				

	A	B	C	D
1	The Fairmont-Morgantown Housing Authority			
2	Statement of Net Position (Balance Sheet)			
3	Section 8-FSS-06/30/2025			
4				
5			FSS	
46	Liabilities			
47	Current Liabilities			
48	312-Accounts Payable		0.00	
49	321-Accrued Wages/Payroll Taxes		1,876.74	
50	322-Accrued Compensated Absences-Current		4,168.64	
51	341-Tenant Security Deposits		0.00	
52	342-Unearned Revenue		0.00	
53	345-Other Current Liabilities		0.00	
54	346-Accrued Liabilities (Other)		0.00	
55	347-Inter Program Due To		2,988.28	
56	310-Total Current Liabilities		9,033.66	
57	Non-Current Liabilities			
58	352-Long Term Debt (net of current)		0.00	
59	353-Non Current Liabilities (Other)		64,605.38	
60	354-Accrued Comp Absences (Non-Current)		12,505.93	
61	357-Accrued Pension and OPEB		0.00	
62	350-Total Non Current Liabilities		77,111.31	
63	300-Total Liabilities		86,144.97	
64	Deferred Inflows/Equity			
65	400-Deferred Inflow of Resources		0.00	
66	508.4-Net Investment in Capital Assets		0.00	
67	511.4-Restricted Net Position		0.00	
68	512.4-Unrestricted Net Position		9,089.56	
69	513-Total Equity-Net Assets/Position		9,089.56	
70	Total Deferred Inflows/Equity		9,089.56	
71	600-Total Liabilities/Def Inflows/Equity		95,234.53	
72				
73			0.00	

Section 8-FSS-06/30/2025	Annual Budget	YTD Actual	Budget Remaining
REVENUES			
70300-Net Tenant Rental Revenue	0.00	0.00	0.00
70400-Tenant Revenue (Other)	0.00	0.00	0.00
70600-HUD PHA Operating Grants	100,000.00	41,837.49	58,162.51
70610-Capital Grants	0.00	0.00	0.00
70710-Contracted Staff-Admin	0.00	0.00	0.00
70740-Contracted Staff-Mtce	0.00	0.00	0.00
70750-Other Fees	0.00	0.00	0.00
70800-Other Government Grants	0.00	0.00	0.00
71100-Investment Income	0.00	0.00	0.00
71300-Proceeds From Disposition of Asset	0.00	0.00	0.00
71310-Cost of Sale of Assets	0.00	0.00	0.00
71400-Fraud Recovery	0.00	0.00	0.00
71500-Other Revenue	0.00	4,927.68	(4,927.68)
71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00
Total Revenues	100,000.00	46,765.17	53,234.83
EXPENSES			
91100-Salaries/Wages-Program	0.00	0.00	0.00
91100-Salaries-Wages-Admin	0.00	0.00	0.00
91200-Auditing Fees	0.00	0.00	0.00
91400-Advertising/Marketing	0.00	0.00	0.00
91500-Employee Benefits-Program	0.00	0.00	0.00
91500-Employee Benefits-Admin	0.00	0.00	0.00
91600-Office Expenses	0.00	0.00	0.00
91700-Legal Expenses	0.00	0.00	0.00
91800-Training/Travel	6,247.51	0.00	6,247.51
91900-Other	0.00	0.00	0.00
92100-Salaries/Wages-Tenant Services	69,075.48	33,233.44	35,842.04
92400-Tenant Services-Other	0.00	894.56	(894.56)
92500-Employee Benefits-Tenant Services	18,344.07	8,604.05	9,740.02
93100-Water	0.00	0.00	0.00
93200-Electric	0.00	0.00	0.00
93300-Gas	0.00	0.00	0.00
93800-Other Utilities	0.00	0.00	0.00
94100-Salaries/Wages-Mtce.	0.00	0.00	0.00
94200-Materials/Supplies-Mtce	0.00	0.00	0.00
94300-Contracts-Mtce.	0.00	0.00	0.00
94500-Employee Benefits-Mtce	0.00	0.00	0.00
95200-Protective Svces-Other Contracts	0.00	0.00	0.00
96110-Property Insurance	0.00	0.00	0.00
96120-Liability Insurance	0.00	0.00	0.00
96130-Auto Insurance	0.00	0.00	0.00
96140-Other Insurance	0.00	0.00	0.00
96200-Other General Expenses	0.00	0.00	0.00
96210-Compensated Absences	0.00	0.00	0.00
96300-Payments In Lieu Of Taxes	0.00	0.00	0.00
96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00
96700-Interest Expense/Amortization	0.00	0.00	0.00
97100-Extraordinary Mtce.	0.00	0.00	0.00
97300-Housing Assistance Payments	0.00	0.00	0.00
97400-Depreciation Expense	0.00	0.00	0.00
Total Expenses	93,667.06	42,732.05	50,935.01
Net Surplus/(Deficit)	6,332.94	4,033.12	2,299.82

	A	B	C	D	E	F	G
1	The Fairmont-Morgantown Housing Authority						
2	Statement of Net Position (Balance Sheet)						
3	Section 8-EHV-06/30/2025						
4							
5	EHV						
6	Assets						
7	Current Assets						
8	Cash						
9	111-Cash (Unrestricted)			157,419.35			
10	113-Cash (Other Restricted)			130,369.00			
11	114-Cash-Tenant Security Deposits			0.00			
12	100-Total Cash			287,788.35			
13	Accounts Receivable						
14	125-Accts Receivable-Miscellaneous			0.00			
15	126-Accts Receivable-Tenants			0.00			
16	126.1-Allowance for Bad Debt-Tenants			0.00			
17	120-Total Accts Receivable (Net)			0.00			
18	Other Current Assets						
19	131-Investments (Unrestricted)			0.00			
20	142-Prepaid Expenses and Other Assets			0.00			
21	143-Inventories			0.00			
22	144-Inter Program Due From			937.00			
23	150-Total Other Current Assets			937.00			
24	Total Current Assets			288,725.35			
25	Capital Assets						
26	161-Land			0.00			
27	162-Buildings			0.00			
28	163-Furn/Equip (Dwellings)			0.00			
29	164-Furn/Equip (Administration)			0.00			
30	165-Leasehold Improvements			0.00			
31	166-Accumulated Depreciation			0.00			
32	167-Construction In Progress			0.00			
33	160-Total Capital Assets (net of Depreciation)			0.00			
34	Non-Current Assets						
35	171-Notes/Morthages Rec. (Non-Current)			0.00			
36	180-Total Non-Current Assets			0.00			
37	Deferred Outflows						
38	200-Deferred Outflow of Resources			0.00			
39	Total Deferred Outflows			0.00			
40	Total Non-Currents/Deferred Outflows			0.00			
41	290-Total Assets/Deferred Outflows			288,725.35			
42							
43							

	A	B	C	D	E	F	G
1	The Fairmont-Morgantown Housing Authority						
2	Statement of Net Position (Balance Sheet)						
3	Section 8-EHV-06/30/2025						
4							
5				EHV			
44							
45							
46	Liabilities						
47	Current Liabilities						
48	312-Accounts Payable			0.00			
49	321-Accrued Wages/Payroll Taxes			371.16			
50	322-Accrued Compensated Absences-Current			142.04			
51	341-Tenant Security Deposits			0.00			
52	342-Unearned Revenue			170,670.34			
53	345-Other Current Liabilities			0.00			
54	346-Accrued Liabilities (Other)			0.00			
55	347-Inter Program Due To			0.00			
56	310-Total Current Liabilities			171,183.54			
57	Non-Current Liabilities						
58	352-Long Term Debt (net of current)			0.00			
59	353-Non Current Liabilities (Other)			0.00			
60	354-Accrued Comp Absences (Non-Current)			426.11			
61	357-Accrued Pension and OPEB			0.00			
62	350-Total Non Current Liabilities			426.11			
63	300-Total Liabilities			171,609.65			
64	Deferred Inflows/Equity						
65	400-Deferred Inflow of Resources			0.00			
66	508.4-Net Investment in Capital Assets			0.00			
67	511.4-Restricted Net Position			10,089.00			
68	512.4-Unrestricted Net Position			107,026.70			
69	513-Total Equity-Net Assets/Position			117,115.70			
70	Total Deferred Inflows/Equity			117,115.70			
71	600-Total Liabilities/Def Inflows/Equity			288,725.35			
72							
73				0.00			

	A	B	C	D	E
1	Section 8-EHV-06/30/2025	Annual Budget	YTD Actual	Budget Remaining	
2	REVENUES				
3	70300-Net Tenant Rental Revenue	0.00	0.00	0.00	
4	70400-Tenant Revenue (Other)	0.00	0.00	0.00	
5	70600-HUD PHA Operating Grants	582,088.80	259,631.95	322,456.85	
6	70610-Capital Grants	0.00	0.00	0.00	
7	70710-Contracted Staff-Admin	0.00	0.00	0.00	
8	70740-Contracted Staff-Mtce	0.00	0.00	0.00	
9	70750-Other Fees	0.00	0.00	0.00	
10	70800-Other Government Grants	0.00	0.00	0.00	
11	71100-Investment Income	1,577.25	2,414.46	(837.21)	
12	71300-Proceeds From Disposition of Asset	0.00	0.00	0.00	
13	71310-Cost of Sale of Assets	0.00	0.00	0.00	
14	71400-Fraud Recovery	0.00	1,882.00	(1,882.00)	
15	71500-Other Revenue	0.00	0.00	0.00	
16	71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00	
17	Total Revenues	583,666.05	263,928.41	319,737.64	
18	EXPENSES				
19	91100-Salaries/Wages-Program	0.00	0.00	0.00	
20	91100-Salaries/Wages-Admin	0.00	0.00	0.00	
21	91200-Auditing Fees	0.00	0.00	0.00	
22	91400-Advertising/Marketing	0.00	0.00	0.00	
23	91500-Employee Benefits-Program	0.00	0.00	0.00	
24	91500-Employee Benefits-Admin	0.00	0.00	0.00	
25	91600-Office Expenses	0.00	203.05	(203.05)	
26	91700-Legal Expenses	0.00	0.00	0.00	
27	91800-Training/Travel	0.00	0.00	0.00	
28	91900-Other	0.00	0.00	0.00	
29	92100-Salaries/Wages-Tenant Services	11,895.54	6,468.05	5,427.49	
30	92400-Tenant Services-Other	0.00	15,870.95	(15,870.95)	
31	92500-Employee Benefits-Tenant Services	3,739.28	1,977.56	1,761.72	
32	93100-Water	0.00	0.00	0.00	
33	93200-Electric	0.00	0.00	0.00	
34	93300-Gas	0.00	0.00	0.00	
35	93800-Other Utilities	0.00	0.00	0.00	
36	94100-Salaries/Wages-Mtce.	0.00	0.00	0.00	
37	94200-Materials/Supplies-Mtce	0.00	0.00	0.00	
38	94300-Contracts-Mtce.	0.00	0.00	0.00	
39	94500-Employee Benefits-Mtce	0.00	0.00	0.00	
40	95200-Protective Svces-Other Contracts	0.00	0.00	0.00	
41	96110-Property Insurance	0.00	0.00	0.00	
42	96120-Liability Insurance	0.00	0.00	0.00	
43	96130-Auto Insurance	0.00	0.00	0.00	
44	96140-Other Insurance	0.00	0.00	0.00	
45	96200-Other General Expenses	0.00	0.00	0.00	
46	96210-Compensated Absences	0.00	0.00	0.00	
47	96300-Payments In Lieu Of Taxes	0.00	0.00	0.00	
48	96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00	

	A	B	C	D	E
49	96700-Interest Expense/Amortization	0.00	0.00	0.00	
50	97100-Extraordinary Mtce.	0.00	0.00	0.00	
51	97300-Housing Assistance Payments	540,000.00	247,097.00	292,903.00	
52	97400-Depreciation Expense	0.00	0.00	0.00	
53	Total Expenses	555,634.82	271,616.61	284,018.21	
54	Net Surplus/(Deficit)	28,031.23	(7,688.20)	35,719.43	
55					
56	Reconciliation of Net Surplus/(Deficit) to Contributions To/(From) Reserves:				
57	Depreciation (+)	0.00	0.00		
58	Capital Expenditures (-)	0.00	0.00		
59	Net Inflow/(Outflow)-Operations	28,031.23	(7,688.20)		
60					
61		Vouchers	Admin	Total	
62	Federal Funding (EHV HAP)	215,917.00	27,844.00	243,761.00	
63	Federal Funding (Service Fees/Etc)		15,870.95	15,870.95	
64	Recaptures	941.00	941.00	1,882.00	
65	Other		2,414.46	2,414.46	
66	Expenses:	(247,097.00)	(24,519.61)	(271,616.61)	
67	Surplus/(Deficit) Breakout	(30,239.00)	22,550.80	(7,688.20)	
68					

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Facilities-06/30/2025					
4						
5		Facilities and Rehab				Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	283,580.89				283,580.89
10	113-Cash (Other Restricted)	0.00				0.00
11	114-Cash-Tenant Security Deposits	0.00				0.00
12	100-Total Cash	283,580.89				283,580.89
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	18,288.95				18,288.95
15	126-Accts Receivable-Tenants	0.00				0.00
16	126.1-Allowance for Bad Debt-Tenants	0.00				0.00
17	120-Total Accts Receivable (Net)	18,288.95				18,288.95
18	Other Current Assets					
19	131-Investments (Unrestricted)	0.00				0.00
20	142-Prepaid Expenses and Other Assets	40,448.44				40,448.44
21	143-Inventories	1,279,236.33				1,279,236.33
22	144-Inter Program Due From	275,811.93				275,811.93
23	150-Total Other Current Assets	1,595,496.70				1,595,496.70
24	Total Current Assets	1,897,366.54				1,897,366.54
25	Capital Assets					
26	161-Land	161,927.37				161,927.37
27	162-Buildings	757,286.85				757,286.85
28	163-Furn/Equip (Dwellings)	0.00				0.00
29	164-Furn/Equip (Administration)	299,458.40				299,458.40
30	165-Leasehold Improvements	0.00				0.00
31	166-Accumulated Depreciation	(660,471.16)				(660,471.16)
32	167-Construction In Progress	0.00				0.00
33	160-Total Capital Assets (net of Depreciation)	558,201.46				558,201.46
34	Non-Current Assets					
35	174-Other Assets	0.00				0.00
36	180-Total Non-Current Assets	0.00				0.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	63,501.00				63,501.00
39	Total Deferred Outflows	63,501.00				63,501.00
40	Total Non-Currents/Deferred Outflows	63,501.00				63,501.00
41	290-Total Assets/Deferred Outflows	2,519,069.00				2,519,069.00
42						
43						
44						
45						

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Facilities-06/30/2025					
4						
5		Facilities and Rehab				Totals
46	Liabilities					
47	Current Liabilities					
48	312-Accounts Payable	3,597.40				3,597.40
49	321-Accrued Wages/Payroll Taxes	11,188.86				11,188.86
50	322-Accrued Compensated Absences-Current	0.00				0.00
51	341-Tenant Security Deposits	0.00				0.00
52	342-Unearned Revenue	53,081.86				53,081.86
53	345-Other Current Liabilities	0.00				0.00
54	346-Accrued Liabilities (Other)	121.86				121.86
55	347-Inter Program Due To	16,659.33				16,659.33
56	310-Total Current Liabilities	84,649.31				84,649.31
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	417,000.00				417,000.00
59	353-Non Current Liabilities (Other)	0.00				0.00
60	354-Accrued Comp Absences (Non-Current)	0.00				0.00
61	357-Accrued Pension and OPEB	10,003.00				10,003.00
62	350-Total Non Current Liabilities	427,003.00				427,003.00
63	300-Total Liabilities	511,652.31				511,652.31
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	19,652.00				19,652.00
66	508.4-Net Investment in Capital Assets	465,552.92				465,552.92
67	511.4-Restricted Net Position	0.00				0.00
68	512.4-Unrestricted Net Position	1,522,211.77				1,522,211.77
69	513-Total Equity-Net Assets/Position	1,987,764.69				1,987,764.69
70	Total Deferred Inflows/Equity	2,007,416.69				2,007,416.69
71	600-Total Liabilities/Def Inflows/Equity	2,519,069.00				2,519,069.00
72						
73		0.00				0.00

Facilities-06/30/2025	Annual Budget	YTD Actual	Budget Remaining
REVENUES			
70300-Net Tenant Rental Revenue	0.00	0.00	0.00
70400-Tenant Revenue (Other)	0.00	0.00	0.00
70600-HUD PHA Operating Grants	0.00	0.00	0.00
70610-Capital Grants	0.00	0.00	0.00
70710-Contracted Staff-Admin	0.00	0.00	0.00
70740-Contracted Staff-Mtce	0.00	0.00	0.00
70750-Other Fees	0.00	0.00	0.00
70800-Other Government Grants	0.00	0.00	0.00
71100-Investment Income	3,267.79	3,114.03	153.76
71300-Proceeds From Disposition of Asset	0.00	0.00	0.00
71310-Cost of Sale of Assets	0.00	0.00	0.00
71400-Fraud Recovery	0.00	0.00	0.00
71500-Other Revenue	165,717.96	80,320.38	85,397.58
71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00
Total Revenues	168,985.75	83,434.41	85,551.34
EXPENSES			
91100-Salaries/Wages-Program	0.00	0.00	0.00
91100-Salaries-Wages-Admin	0.00	0.00	0.00
91200-Auditing Fees	0.00	0.00	0.00
91400-Advertising/Marketing	23.79	0.00	23.79
91500-Employee Benefits-Program	0.00	0.00	0.00
91500-Employee Benefits-Admin	0.00	0.00	0.00
91600-Office Expenses	5,339.98	4,706.00	633.98
91700-Legal Expenses	3,865.07	0.00	3,865.07
91800-Travel	1,834.10	3,177.68	(1,343.58)
91900-Other	15,751.03	12,005.65	3,745.38
92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00
92400-Tenant Services-Other	0.00	0.00	0.00
92500-Employee Benefits-Tenant Services	0.00	0.00	0.00
93100-Water	2,719.79	1,540.72	1,179.07
93200-Electric	13,884.43	5,512.74	8,371.69
93300-Gas	3,564.97	2,850.59	714.38
93800-Other Utilities	1,471.48	942.28	529.20
94100-Salaries/Wages-Mtce.	15,974.52	3,176.75	12,797.77
94200-Materials/Supplies-Mtce	1,934.66	1,462.41	472.25
94300-Contracts-Mtce.	9,209.19	4,882.86	4,326.33
94500-Employee Benefits-Mtce	1,806.52	360.57	1,445.95
95200-Protective Svces-Other Contracts	804.13	716.14	87.99
96110-Property Insurance	19,372.11	9,686.04	9,686.07
96120-Liability Insurance	0.00	0.00	0.00
96130-Auto Insurance	3,532.40	1,766.22	1,766.18
96140-Other Insurance	8,581.96	4,290.96	4,291.00
96200-Other General Expenses	0.00	0.00	0.00
96210-Compensated Absences	0.00	0.00	0.00
96300-Payments In Lieu Of Taxes	0.00	0.00	0.00
96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00
96700-Interest Expense/Amortization	0.00	0.00	0.00
97100-Extraordinary Mtce.	0.00	0.00	0.00
97300-Housing Assistance Payments	0.00	0.00	0.00
97400-Depreciation Expense	36,000.00	18,000.00	18,000.00
Total Expenses	145,670.13	75,077.61	70,592.52
Net Surplus/(Deficit)	23,315.62	8,356.80	14,958.82

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Home Ownership Center-06/30/2025					
4						
5		HOC/Counseling				Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	39,076.19				39,076.19
10	113-Cash (Other Restricted)	0.00				0.00
11	114-Cash-Tenant Security Deposits	0.00				0.00
12	100-Total Cash	39,076.19				39,076.19
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	91,902.73				91,902.73
15	126-Accts Receivable-Tenants	0.00				0.00
16	126.1-Allowance for Bad Debt-Tenants	0.00				0.00
17	120-Total Accts Receivable (Net)	91,902.73				91,902.73
18	Other Current Assets					
19	131-Investments (Unrestricted)	0.00				0.00
20	142-Prepaid Expenses and Other Assets	0.00				0.00
21	143-Inventories	0.00				0.00
22	144-Inter Program Due From	0.00				0.00
23	150-Total Other Current Assets	0.00				0.00
24	Total Current Assets	130,978.92				130,978.92
25	Capital Assets					
26	161-Land	0.00				0.00
27	162-Buildings	0.00				0.00
28	163-Furn/Equip (Dwellings)	0.00				0.00
29	164-Furn/Equip (Administration)	0.00				0.00
30	165-Leasehold Improvements	0.00				0.00
31	166-Accumulated Depreciation	0.00				0.00
32	167-Construction In Progress	0.00				0.00
33	160-Total Capital Assets (net of Depreciation)	0.00				0.00
34	Non-Current Assets					
35	171-Notes/Morthages Rec. (Non-Current)	0.00				0.00
36	180-Total Non-Current Assets	0.00				0.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	0.00				0.00
39	Total Deferred Outflows	0.00				0.00
40	Total Non-Currents/Deferred Outflows	0.00				0.00
41	290-Total Assets/Deferred Outflows	130,978.92				130,978.92
42						
43						
44						
45						

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Home Ownership Center-06/30/2025					
4						
5		HOC/Counseling				Totals
46	Liabilities					
47	Current Liabilities					
48	312-Accounts Payable	0.00				0.00
49	321-Accrued Wages/Payroll Taxes	1,388.34				1,388.34
50	322-Accrued Compensated Absences-Current	4,193.95				4,193.95
51	341-Tenant Security Deposits	0.00				0.00
52	342-Unearned Revenue	0.00				0.00
53	345-Other Current Liabilities	0.00				0.00
54	346-Accrued Liabilities (Other)	0.00				0.00
55	347-Inter Program Due To	87,141.59				87,141.59
56	310-Total Current Liabilities	92,723.88				92,723.88
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	0.00				0.00
59	353-Non Current Liabilities (Other)	0.00				0.00
60	354-Accrued Comp Absences (Non-Current)	12,581.86				12,581.86
61	357-Accrued Pension and OPEB	0.00				0.00
62	350-Total Non Current Liabilities	12,581.86				12,581.86
63	300-Total Liabilities	105,305.74				105,305.74
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	0.00				0.00
66	508.4-Net Investment in Capital Assets	0.00				0.00
67	511.4-Restricted Net Position	0.00				0.00
68	512.4-Unrestricted Net Position	25,673.18				25,673.18
69	513-Total Equity-Net Assets/Position	25,673.18				25,673.18
70	Total Deferred Inflows/Equity	25,673.18				25,673.18
71	600-Total Liabilities/Def Inflows/Equity	130,978.92				130,978.92
72						
73		0.00				0.00
74						
75	Beg Unclosed P/L					
76	Current Year P/L					

	A	B	C	D	E
1	Home Ownership Center-06/30/2025	Annual Budget	YTD Actual	Budget Remaining	
2	REVENUES				
3	70300-Net Tenant Rental Revenue	0.00	0.00	0.00	
4	70400-Tenant Revenue (Other)	0.00	0.00	0.00	
5	70600-HUD PHA Operating Grants	0.00	0.00	0.00	
6	70610-Capital Grants	0.00	0.00	0.00	
7	70710-Contracted Staff-Admin	0.00	0.00	0.00	
8	70740-Contracted Staff-Mtce	0.00	0.00	0.00	
9	70750-Other Fees	0.00	0.00	0.00	
10	70800-Other Government Grants	0.00	0.00	0.00	
11	71100-Investment Income	0.00	415.05	(415.05)	
12	71300-Proceeds From Disposition of Asset	0.00	0.00	0.00	
13	71310-Cost of Sale of Asséts	0.00	0.00	0.00	
14	71400-Fraud Recovery	0.00	0.00	0.00	
15	71500-Other Revenue	102,983.20	42,145.33	60,837.87	
16	71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00	
17	Total Revenues	102,983.20	42,560.38	60,422.82	
18	EXPENSES				
19	91100-Salaries/Wages-Program	61,984.04	26,598.68	35,385.36	
20	91100-Salaries-Wages-Admin	0.00	0.00	0.00	
21	91200-Auditing Fees	0.00	0.00	0.00	
22	91400-Advertising/Marketing	0.00	0.00	0.00	
23	91500-Employee Benefits-Program	22,541.74	9,053.90	13,487.84	
24	91500-Employee Benefits-Admin	0.00	0.00	0.00	
25	91600-Office Expenses	2,633.76	1,523.21	1,110.55	
26	91700-Legal Expenses	0.00	0.00	0.00	
27	91800-Travel	6,856.64	96.69	6,759.95	
28	91900-Other	8,967.02	5,287.90	3,679.12	
29	92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00	
30	92400-Tenant Services-Other	0.00	0.00	0.00	
31	92500-Employee Benefits-Tenant Services	0.00	0.00	0.00	
32	93100-Water	0.00	0.00	0.00	
33	93200-Electric	0.00	0.00	0.00	
34	93300-Gas	0.00	0.00	0.00	
35	93800-Other Utilities	0.00	0.00	0.00	
36	94100-Salaries/Wages-Mtce.	0.00	0.00	0.00	
37	94200-Materials/Supplies-Mtce	0.00	0.00	0.00	
38	94300-Contracts-Mtce.	0.00	0.00	0.00	
39	94500-Employee Benefits-Mtce	0.00	0.00	0.00	
40	95200-Protective Svces-Other Contracts	0.00	0.00	0.00	
41	96110-Property Insurance	0.00	0.00	0.00	
42	96120-Liability Insurance	0.00	0.00	0.00	
43	96130-Auto Insurance	0.00	0.00	0.00	
44	96140-Other Insurance	0.00	0.00	0.00	
45	96200-Other General Expenses	0.00	0.00	0.00	
46	96210-Compensated Absences	0.00	0.00	0.00	
47	96300-Payments In Lieu Of Taxes	0.00	0.00	0.00	
48	96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00	
49	96700-Interest Expense/Amortization	0.00	0.00	0.00	
50	97100-Extraordinary Mtce.	0.00	0.00	0.00	
51	97300-Housing Assistance Payments	0.00	0.00	0.00	
52	97400-Depreciation Expense	0.00	0.00	0.00	
53	Total Expenses	102,983.20	42,560.38	60,422.82	
54	Net Surplus/(Deficit)	0.00	0.00	0.00	

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Development-06/30/2025					
4						
5		Development				Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	536,119.88				536,119.88
10	113-Cash (Other Restricted)	0.00				0.00
11	114-Cash-Tenant Security Deposits	0.00				0.00
12	100-Total Cash	536,119.88				536,119.88
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	800.00				800.00
15	126-Accts Receivable-Tenants	0.00				0.00
16	126.1-Allowance for Bad Debt-Tenants	0.00				0.00
17	120-Total Accts Receivable (Net)	800.00				800.00
18	Other Current Assets					
19	131-Investments (Unrestricted)	1,107,164.84				1,107,164.84
20	142-Prepaid Expenses and Other Assets	0.00				0.00
21	143-Inventories	0.00				0.00
22	144-Inter Program Due From	0.00				0.00
23	150-Total Other Current Assets	1,107,164.84				1,107,164.84
24	Total Current Assets	1,644,084.72				1,644,084.72
25	Capital Assets					
26	161-Land	0.00				0.00
27	162-Buildings	0.00				0.00
28	163-Furn/Equip (Dwellings)	0.00				0.00
29	164-Furn/Equip (Administration)	0.00				0.00
30	165-Leasehold Improvements	0.00				0.00
31	166-Accumulated Depreciation	0.00				0.00
32	167-Construction In Progress	0.00				0.00
33	160-Total Capital Assets (net of Depreciation)	0.00				0.00
34	Non-Current Assets					
35	171-Notes/Morthages Rec. (Non-Current)	0.00				0.00
36	180-Total Non-Current Assets	0.00				0.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	0.00				0.00
39	Total Deferred Outflows	0.00				0.00
40	Total Non-Currents/Deferred Outflows	0.00				0.00
41	290-Total Assets/Deferred Outflows	1,644,084.72				1,644,084.72
42						
43						
44						
45						
46	Liabilities					

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Development-06/30/2025					
4						
5		Development				Totals
47	Current Liabilities					
48	312-Accounts Payable	0.00				0.00
49	321-Accrued Wages/Payroll Taxes	0.00				0.00
50	322-Accrued Compensated Absences-Current	0.00				0.00
51	341-Tenant Security Deposits	0.00				0.00
52	342-Unearned Revenue	0.00				0.00
53	345-Other Current Liabilities	0.00				0.00
54	346-Accrued Liabilities (Other)	0.00				0.00
55	347-Inter Program Due To	0.00				0.00
56	310-Total Current Liabilities	0.00				0.00
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	0.00				0.00
59	353-Non Current Liabilities (Other)	0.00				0.00
60	354-Accrued Comp Absences (Non-Current)	0.00				0.00
61	357-Accrued Pension and OPEB	0.00				0.00
62	350-Total Non Current Liabilities	0.00				0.00
63	300-Total Liabilities	0.00				0.00
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	0.00				0.00
66	508.4-Net Investment in Capital Assets	0.00				0.00
67	511.4-Restricted Net Position	0.00				0.00
68	512.4-Unrestricted Net Position	1,644,084.72				1,644,084.72
69	513-Total Equity-Net Assets/Position	1,644,084.72				1,644,084.72
70	Total Deferred Inflows/Equity	1,644,084.72				1,644,084.72
71	600-Total Liabilities/Def Inflows/Equity	1,644,084.72				1,644,084.72
72						
73		0.00				0.00

Development-06/30/2025	Annual Budget	YTD Actual	Budget Remaining
REVENUES			
70300-Net Tenant Rental Revenue	0.00	0.00	0.00
70400-Tenant Revenue (Other)	0.00	0.00	0.00
70600-HUD PHA Operating Grants	0.00	0.00	0.00
70610-Capital Grants	0.00	0.00	0.00
70710-Contracted Staff-Admin	0.00	0.00	0.00
70740-Contracted Staff-Mtce	0.00	0.00	0.00
70750-Other Fees	0.00	0.00	0.00
70800-Other Government Grants	0.00	0.00	0.00
71100-Investment Income	24,511.69	36,993.62	(12,481.93)
71300-Proceeds From Disposition of Asset	0.00	0.00	0.00
71310-Cost of Sale of Assets	0.00	0.00	0.00
71400-Fraud Recovery	0.00	0.00	0.00
71500-Other Revenue	0.00	3,701.00	(3,701.00)
71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00
Total Revenues	24,511.69	40,694.62	(16,182.93)
EXPENSES			
91100-Salaries/Wages-Program	12,389.04	5,998.74	6,390.30
91100-Salaries-Wages-Admin	0.00	0.00	0.00
91200-Auditing Fees	0.00	0.00	0.00
91400-Advertising/Marketing	0.00	0.00	0.00
91500-Employee Benefits-Program	2,498.53	1,235.25	1,263.28
91500-Employee Benefits-Admin	0.00	0.00	0.00
91600-Office Expenses	0.00	0.00	0.00
91700-Legal Expenses	257.50	0.00	257.50
91800-Travel	3,257.50	0.00	3,257.50
91900-Other	1,066.05	1,183.63	(117.58)
92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00
92400-Tenant Services-Other	0.00	0.00	0.00
92500-Employee Benefits-Tenant Services	0.00	0.00	0.00
93100-Water	0.00	0.00	0.00
93200-Electric	0.00	0.00	0.00
93300-Gas	0.00	0.00	0.00
93800-Other Utilities	0.00	0.00	0.00
94100-Salaries/Wages-Mtce.	0.00	0.00	0.00
94200-Materials/Supplies-Mtce	0.00	0.00	0.00
94300-Contracts-Mtce.	0.00	0.00	0.00
94500-Employee Benefits-Mtce	0.00	0.00	0.00
95200-Protective Svces-Other Contracts	0.00	0.00	0.00
96110-Property Insurance	642.85	321.42	321.43
96120-Liability Insurance	0.00	0.00	0.00
96130-Auto Insurance	0.00	0.00	0.00
96140-Other Insurance	1,414.71	707.34	707.37
96200-Other General Expenses	0.00	0.00	0.00
96210-Compensated Absences	0.00	0.00	0.00
96300-Payments In Lieu Of Taxes	0.00	0.00	0.00
96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00
96700-Interest Expense/Amortization	0.00	0.00	0.00
97100-Extraordinary Mtce.	0.00	0.00	0.00
97300-Housing Assistance Payments	0.00	0.00	0.00
97400-Depreciation Expense	0.00	0.00	0.00
Total Expenses	21,526.18	9,446.38	12,079.80
Net Surplus/(Deficit)	2,985.51	31,248.24	(28,262.73)

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Housing Navigation-06/30/2020					
4						
5		Housing Navigation				Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	26,059.38				26,059.38
10	113-Cash (Other Restricted)	0.00				0.00
11	114-Cash-Tenant Security Deposits	0.00				0.00
12	100-Total Cash	26,059.38				26,059.38
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	0.00				0.00
15	126-Accts Receivable-Tenants	0.00				0.00
16	126.1-Allowance for Bad Debt-Tenants	0.00				0.00
17	120-Total Accts Receivable (Net)	0.00				0.00
18	Other Current Assets					
19	131-Investments (Unrestricted)	0.00				0.00
20	142-Prepaid Expenses and Other Assets	0.00				0.00
21	143-Inventories	0.00				0.00
22	144-Inter Program Due From	0.00				0.00
23	150-Total Other Current Assets	0.00				0.00
24	Total Current Assets	26,059.38				26,059.38
25	Capital Assets					
26	161-Land	0.00				0.00
27	162-Buildings	0.00				0.00
28	163-Furn/Equip (Dwellings)	0.00				0.00
29	164-Furn/Equip (Administration)	0.00				0.00
30	165-Leasehold Improvements	0.00				0.00
31	166-Accumulated Depreciation	0.00				0.00
32	167-Construction In Progress	0.00				0.00
33	160-Total Capital Assets (net of Depreciation)	0.00				0.00
34	Non-Current Assets					
35	174-Other Assets	0.00				0.00
36	180-Total Non-Current Assets	0.00				0.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	0.00				0.00
39	Total Deferred Outflows	0.00				0.00
40	Total Non-Currents/Deferred Outflows	0.00				0.00
41	290-Total Assets/Deferred Outflows	26,059.38				26,059.38
42						
43						
44						
45						

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Housing Navigation-06/30/2025					
4						
5		Housing Navigation				Totals
46	Liabilities					
47	Current Liabilities					
48	312-Accounts Payable	0.00				0.00
49	321-Accrued Wages/Payroll Taxes	1,612.95				1,612.95
50	322-Accrued Compensated Absences-Current	2,810.93				2,810.93
51	341-Tenant Security Deposits	0.00				0.00
52	342-Unearned Revenue	0.00				0.00
53	345-Other Current Liabilities	0.00				0.00
54	346-Accrued Liabilities (Other)	0.00				0.00
55	347-Inter Program Due To	20,837.31				20,837.31
56	310-Total Current Liabilities	25,261.19				25,261.19
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	0.00				0.00
59	353-Non Current Liabilities (Other)	0.00				0.00
60	354-Accrued Comp Absences (Non-Current)	8,432.79				8,432.79
61	357-Accrued Pension and OPEB	0.00				0.00
62	350-Total Non Current Liabilities	8,432.79				8,432.79
63	300-Total Liabilities	33,693.98				33,693.98
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	0.00				0.00
66	508.4-Net Investment in Capital Assets	0.00				0.00
67	511.4-Restricted Net Position	0.00				0.00
68	512.4-Unrestricted Net Position	(7,634.60)				(7,634.60)
69	513-Total Equity-Net Assets/Position	(7,634.60)				(7,634.60)
70	Total Deferred Inflows/Equity	(7,634.60)				(7,634.60)
71	600-Total Liabilities/Def Inflows/Equity	26,059.38				26,059.38
72						
73		0.00				0.00

Housing Navigation-06/30/2025	Annual Budget	YTD Actual	Budget Remaining
REVENUES			
70300-Net Tenant Rental Revenue	0.00	0.00	0.00
70400-Tenant Revenue (Other)	0.00	0.00	0.00
70600-HUD PHA Operating Grants	0.00	0.00	0.00
70610-Capital Grants	0.00	0.00	0.00
70710-Contracted Staff-Admin	0.00	0.00	0.00
70740-Contracted Staff-Mtce	0.00	0.00	0.00
70750-Other Fees	0.00	0.00	0.00
70800-Other Government Grants	0.00	0.00	0.00
71100-Investment Income	0.00	0.00	0.00
71300-Proceeds From Disposition of Asset	0.00	0.00	0.00
71310-Cost of Sale of Assets	0.00	0.00	0.00
71400-Fraud Recovery	0.00	0.00	0.00
71500-Other Revenue	88,590.16	0.00	88,590.16
71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00
Total Revenues	88,590.16	0.00	88,590.16
EXPENSES			
91100-Salaries/Wages-Program	59,188.29	28,830.42	30,357.87
91100-Salaries-Wages-Admin	0.00	0.00	0.00
91200-Auditing Fees	0.00	0.00	0.00
91400-Advertising/Marketing	0.00	0.00	0.00
91500-Employee Benefits-Program	17,182.50	9,062.56	8,119.94
91500-Employee Benefits-Admin	0.00	0.00	0.00
91600-Office Expenses	897.49	342.33	555.16
91700-Legal Expenses	0.00	0.00	0.00
91800-Travel	6,600.00	1,964.01	4,635.99
91900-Other	4,721.88	3,373.63	1,348.25
92100-Salaries/Wages-Tenant Services			
92400-Tenant Services-Other	0.00	0.00	0.00
92500-Employee Benefits-Tenant Services			
93100-Water	0.00	0.00	0.00
93200-Electric	0.00	0.00	0.00
93300-Gas	0.00	0.00	0.00
93800-Other Utilities	0.00	0.00	0.00
94100-Salaries/Wages-Mtce.	0.00	0.00	0.00
94200-Materials/Supplies-Mtce	0.00	0.00	0.00
94300-Contracts-Mtce.	0.00	0.00	0.00
94500-Employee Benefits-Mtce	0.00	0.00	0.00
95200-Protective Svces-Other Contracts	0.00	0.00	0.00
96110-Property Insurance	0.00	0.00	0.00
96120-Liability Insurance	0.00	0.00	0.00
96130-Auto Insurance			0.00
96140-Other Insurance	0.00	0.00	0.00
96200-Other General Expenses	0.00	0.00	0.00
96210-Compensated Absences	0.00	0.00	0.00
96300-Payments In Lieu Of Taxes	0.00	0.00	0.00
96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00
96700-Interest Expense/Amortization	0.00	0.00	0.00
97100-Extraordinary Mtce.	0.00	0.00	0.00
97300-Housing Assistance Payments	0.00	0.00	0.00
97400-Depreciation Expense			0.00
Total Expenses	88,590.16	43,572.95	45,017.21
Net Surplus/(Deficit)	0.00	(43,572.95)	43,572.95

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Homeowners Rescue-06/30/2025					
4						
5		Homeowners Rescue				Totals
6	Assets					
7	Current Assets					
8	Cash					
9	111-Cash (Unrestricted)	105,900.82				105,900.82
10	113-Cash (Other Restricted)	0.00				0.00
11	114-Cash-Tenant Security Deposits	0.00				0.00
12	100-Total Cash	105,900.82				105,900.82
13	Accounts Receivable					
14	125-Accts Receivable-Miscellaneous	22,826.72				22,826.72
15	126-Accts Receivable-Tenants	0.00				0.00
16	126.1-Allowance for Bad Debt-Tenants	0.00				0.00
17	120-Total Accts Receivable (Net)	22,826.72				22,826.72
18	Other Current Assets					
19	131-Investments (Unrestricted)	0.00				0.00
20	142-Prepaid Expenses and Other Assets	0.00				0.00
21	143-Inventories	0.00				0.00
22	144-Inter Program Due From	0.00				0.00
23	150-Total Other Current Assets	0.00				0.00
24	Total Current Assets	128,727.54				128,727.54
25	Capital Assets					
26	161-Land	0.00				0.00
27	162-Buildings	0.00				0.00
28	163-Furn/Equip (Dwellings)	0.00				0.00
29	164-Furn/Equip (Administration)	0.00				0.00
30	165-Leasehold Improvements	0.00				0.00
31	166-Accumulated Depreciation	0.00				0.00
32	167-Construction In Progress	0.00				0.00
33	160-Total Capital Assets (net of Depreciation)	0.00				0.00
34	Non-Current Assets					
35	171-Notes/Morthages Rec. (Non-Current)	0.00				0.00
36	180-Total Non-Current Assets	0.00				0.00
37	Deferred Outflows					
38	200-Deferred Outflow of Resources	0.00				0.00
39	Total Deferred Outflows	0.00				0.00
40	Total Non-Currents/Deferred Outflows	0.00				0.00
41	290-Total Assets/Deferred Outflows	128,727.54				128,727.54
42						
43						
44						
45						

	A	B	C	E	G	H
1	The Fairmont-Morgantown Housing Authority					
2	Statement of Net Position (Balance Sheet)					
3	Homeowners Rescue-06/30/2025					
4						
5		Homeowners Rescue				Totals
46	Liabilities					
47	Current Liabilities					
48	312-Accounts Payable	0.00				0.00
49	321-Accrued Wages/Payroll Taxes	1,225.65				1,225.65
50	322-Accrued Compensated Absences-Current	537.68				537.68
51	341-Tenant Security Deposits	0.00				0.00
52	342-Unearned Revenue	50,000.00				50,000.00
53	345-Other Current Liabilities	0.00				0.00
54	346-Accrued Liabilities (Other)	0.00				0.00
55	347-Inter Program Due To	11,620.20				11,620.20
56	310-Total Current Liabilities	63,383.53				63,383.53
57	Non-Current Liabilities					
58	352-Long Term Debt (net of current)	0.00				0.00
59	353-Non Current Liabilities (Other)	0.00				0.00
60	354-Accrued Comp Absences (Non-Current)	1,613.03				1,613.03
61	357-Accrued Pension and OPEB	0.00				0.00
62	350-Total Non Current Liabilities	1,613.03				1,613.03
63	300-Total Liabilities	64,996.56				64,996.56
64	Deferred Inflows/Equity					
65	400-Deferred Inflow of Resources	0.00				0.00
66	508.4-Net Investment in Capital Assets	0.00				0.00
67	511.4-Restricted Net Position	0.00				0.00
68	512.4-Unrestricted Net Position	63,730.98				63,730.98
69	513-Total Equity-Net Assets/Position	63,730.98				63,730.98
70	Total Deferred Inflows/Equity	63,730.98				63,730.98
71	600-Total Liabilities/Def Inflows/Equity	128,727.54				128,727.54
72						
73		0.00				0.00

Homeowners Rescue-06/30/2025	Annual Budget	YTD Actual	Budget Remaining
REVENUES			
70300-Net Tenant Rental Revenue	0.00	0.00	0.00
70400-Tenant Revenue (Other)	0.00	0.00	0.00
70600-HUD PHA Operating Grants	0.00	0.00	0.00
70610-Capital Grants	0.00	0.00	0.00
70710-Contracted Staff-Admin	0.00	0.00	0.00
70740-Contracted Staff-Mtce	0.00	0.00	0.00
70750-Other Fees	0.00	0.00	0.00
70800-Other Government Grants	0.00	0.00	0.00
71100-Investment Income	0.00	0.00	0.00
71300-Proceeds From Disposition of Asset	0.00	0.00	0.00
71310-Cost of Sale of Assets	0.00	0.00	0.00
71400-Fraud Recovery	0.00	0.00	0.00
71500-Other Revenue	70,156.83	48,805.12	21,351.71
71600-Gain/(Loss) on Sale of Cap Assets	0.00	0.00	0.00
Total Revenues	70,156.83	48,805.12	21,351.71
EXPENSES			
91100-Salaries/Wages-Program	43,778.04	21,759.18	22,018.86
91100-Salaries-Wages-Admin	0.00	0.00	0.00
91200-Auditing Fees	0.00	0.00	0.00
91400-Advertising/Marketing	0.00	0.00	0.00
91500-Employee Benefits-Program	14,055.85	6,707.09	7,348.76
91500-Employee Benefits-Admin	0.00	0.00	0.00
91600-Office Expenses	1,017.26	413.07	604.19
91700-Legal Expenses	0.00	0.00	0.00
91800-Travel	6,000.00	2,516.54	3,483.46
91900-Other	5,305.68	2,595.54	2,710.14
92100-Salaries/Wages-Tenant Services	0.00	0.00	0.00
92400-Tenant Services-Other	0.00	0.00	0.00
92500-Employee Benefits-Tenant Services	0.00	0.00	0.00
93100-Water	0.00	0.00	0.00
93200-Electric	0.00	0.00	0.00
93300-Gas	0.00	0.00	0.00
93800-Other Utilities	0.00	0.00	0.00
94100-Salaries/Wages-Mtce.	0.00	0.00	0.00
94200-Materials/Supplies-Mtce	0.00	0.00	0.00
94300-Contracts-Mtce.	0.00	0.00	0.00
94500-Employee Benefits-Mtce	0.00	0.00	0.00
95200-Protective Svces-Other Contracts	0.00	0.00	0.00
96110-Property Insurance	0.00	0.00	0.00
96120-Liability Insurance	0.00	0.00	0.00
96130-Auto Insurance	0.00	0.00	0.00
96140-Other Insurance	0.00	0.00	0.00
96200-Other General Expenses	0.00	0.00	0.00
96210-Compensated Absences	0.00	0.00	0.00
96300-Payments In Lieu Of Taxes	0.00	0.00	0.00
96400-Bad Debt (Tenant Rents)	0.00	0.00	0.00
96700-Interest Expense/Amortization	0.00	0.00	0.00
97100-Extraordinary Mtce.	0.00	0.00	0.00
97300-Housing Assistance Payments	0.00	0.00	0.00
97400-Depreciation Expense	0.00	0.00	0.00
Total Expenses	70,156.83	33,991.42	36,165.41
Net Surplus/(Deficit)	0.00	14,813.70	(14,813.70)



City Council Agenda Item Summary

Council Meeting Date: 08/12/2025

Item: Information on the Mid-Atlantic Link Project
Department: N/A
Requested By: City Council
Strategic Goal: N/A

Recommended Motion: No motion required.

Item Summary:

On 08/12/2025, the City Council considered and passed a resolution opposing the siting or construction of the Mid-Atlantic Link Project. At that meeting, several Council members expressed a desire to provide an opportunity for the public to hear more about the project.

Jim Kotcon, chair of the Green Team, will be presenting information on this project, but not as an official position of the Green Team.

Staff also reached out to a representative connected with NextEra to notify them of the scheduled agenda item to provide an opportunity to present information as well. As of publication of the agenda packet, there was not a confirmation of their attendance.

Fiscal Impact: N/A

City Council Agenda Item Summary

Council Meeting Date: 08/26/2025

Item: Approval of Ordinance for a Supplemental Agreement with the Federal Aviation Administration (FAA) for the use and maintenance of FAA provided and maintained navigational aids at the Morgantown Municipal Airport (MGW)

Department: Airport

Requested By: Jon Vrabel

Strategic Goal: Vibrant and Prosperous & Connected & Well Maintained

Recommended Motion: I motion to approve the ordinance for Supplemental Agreement DTFAEA-06-L-00064 with the Federal Aviation Administration (FAA) for the use and maintenance of FAA provided and maintained navigational equipment at the Morgantown Municipal Airport (MGW).

Item Summary: This agreement is for an additional 20 year period allowing the FAA to provide and maintain navigational aids for Air Traffic Control and for the aircraft operators using the Morgantown Municipal Airport.

The original agreement was executed in October of 2005 and expires in September of 2025. This supplemental agreement extends the original agreement from 2005 for an additional 20 years until September 30, 2045.

This agreement allows the FAA to use Airport property to install and maintain navigational aids needed by Air Traffic Control and by flying users of the airport. The FAA provides all equipment, cabling, power, and telecommunications to the equipment. The FAA will only install equipment based on necessity and will confer with the Airport and its approved Airport Layout Plan to prevent any equipment being placed in areas for future development or that may impede the operation of the Airport.

This agreement adds a new requirement that was not in previous agreements. This new requirement is the Defense Counter Intelligence Program (DCIP) compliance. In summary, this requirement prevents the City from releasing any sensitive information regarding the policies, procedures, and equipment used at the Airport. The DCIP is designed to detect, deter, and deny an illicit human and technological intelligence gathering activities and to address national security concerns. In particular, the focus is to prevent foreign entities from retrieving any sensitive information that could be used against our nation including non-public information from FAA data networks, imagery,



City Council Agenda Item Summary

technical specifications, trade secrets, proprietary information, sensitive security information, and sensitive unclassified information.

Overall this agreement continues the many years of FAA provided navigational aids that have been installed and used by both the Air Traffic Control tower and by the many users operating at MGW.

This item has been previously discussed at the July Committee of the Whole meeting. This item was heard on First Reading at the City Council 08/12/2025 meeting.

Fiscal Impact: The fiscal impact of this agreement does not provide any revenue or expenses as this agreement is a neutral cost to the FAA and MGW. The agreement allows the FAA to utilize the space needed by the navigational aids fee free since the City accepts grants from the Airport Improvement Program.



U.S. Department
of Transportation
**Federal Aviation
Administration**

Eastern Service Area
Real Estate Branch, AAQ-910

1701 Columbia Avenue
College Park, GA 30337

SENT VIA EMAIL TO JAMIE MILLER [jamie.miller@morgantownwv.gov]

July 21, 2025

City of Morgantown, WV
c/o Jamie Miller —City Manager
430 Spruce St. Morgantown.,
West Virginia, 26505

Dear Ms. Miller:

Attached is Supplemental Agreement No. 1 for Federal Aviation Administration (FAA)
Real Estate Contract No. DTFAEA-06-L-00064.

The purpose of this agreement is to extend the term of FAA contract for an additional 20-
year period, as well as adding (1) new security clause as protection for sensitive information
in possession of FAA that Lessor does not provide. Additionally, we've updated the list of
facilities located at the Morgantown Municipal Airport/Walter L. Bill Hart Field, in
Morgantown, West Virginia and have attached a copy for your records.

The enclosed Public Authorization Certificate is to be completed by someone other than the
individual executing the lease, with signing authority on behalf of the City of Morgantown,
West Virginia.

Please review and coordinate signatures on the Supplement Lease Agreement and Public
Authorization Certificate. Electronic signatures are strongly encouraged. Please return the
lease as a PDF document to myself and Joseph Swearington at the following email address:
Joseph.R-CTR.Swearington@faa.gov. Following receipt of the document, a fully executed
lease will be returned to you for your records.

If you need additional information, please contact me at (404)305-5746 or via email at
Mariah.Perez@faa.gov.

Sincerely,

MARIAH
PEREZ
Digitally signed
by MARIAH
PEREZ
Date: 2025.07.21
11:00:02 -04'00'

Mariah Perez
Real Estate Contracting Officer
Federal Aviation Administration

Attachments

**AN ORDINANCE OF THE CITY OF MORGANTOWN
AUTHORIZING SUPPLEMENTAL AGREEMENT NO. 1 TO REAL ESTATE
CONTRACT NO. DTFAEA-06-L-00064 WITH THE FEDERAL AVIATION
ADMINISTRATION**

The City of Morgantown hereby ordains as follows:

Section 1. Findings and Purpose. City Council finds and concludes that it is essential to the continued operation of the Morgantown Municipal Airport to continue to contract with the Federal Aviation Administration for navigation, communication, and weather aids for the support of Air Traffic Operations at the Morgantown Municipal Airport, and that the City Manager and other appropriate personnel should be authorized to execute the contract documents necessary to accomplish that purpose.

Section 2. Authorization to Contract with Federal Aviation Administration.

The City Manager is authorized to execute a “Supplemental Agreement” to Federal Aviation Administration Contract No. DTFAEA-06-L-00064, substantially in the form attached hereto, together with such other documents as may be necessary to accomplish the purposes of the agreement, and that an appropriate designated staff member or agent of the City is authorized to execute the certificate of authorization included therein and/or to provide other proof of authorization as may be required by the Federal Aviation Administration.

Section 3. Repeal, Savings, Severability.

Any section of this Code repealed or modified by a subsequent ordinance will continue in force until the effective date of the repealing ordinance.

The repeal or modification of any part of this Code does not affect any existing right acquired, or liability or obligation incurred, under the code sections amended or repealed unless the modifying ordinance expressly so provides. Any repealed or modified part of this Code will remain in force for the purpose of sustaining any proper legal proceedings and prosecutions related to the enforcement of such right or liability brought prior to the repeal or modification.

The repeal of any repealing ordinance, clause, or provision does not revive any former ordinance, clause, or provision unless expressly provided by ordinance.

If any provision of this Ordinance, or the application of this Ordinance to any person or circumstance, is held invalid by a court of competent jurisdiction or other entity or agency having jurisdiction to make such determination, the remainder of this Ordinance and the application to other persons or circumstances remain in effect.

Section 4. Effective date; application. This ordinance shall be effective upon adoption. This Ordinance does not affect rights, duties, or liabilities that matured, penalties that were incurred, and proceedings that were begun, before its effective date. The law remains in force for the purpose of sustaining any proper action or prosecution for the enforcement of the right, penalty, forfeiture or liability.

Section 5. Recording of ordinance. The City Clerk is directed to obtain all signatures required by the form of Ordinance adopted and maintain an executed original ordinance with the official records of the City of Morgantown, to be maintained, preserved, and accessed in accordance with the laws of the State of West Virginia and the City of Morgantown, and to take the following additional actions: Deliver an executed copy of the Ordinance to the Airport Director and to the City Attorney.

FIRST READING: _____

Mayor

SECOND READING: _____

ADOPTED: _____

City Clerk

FILED: _____

DATED: July 17, 2025

REVISED LIST OF FACILITIES

MEMORANDUM OF AGREEMENT

DTFAEA-06-L-00064

MORGANTOWN MUNICIPAL AIRPORT/WALTER L. BILL HART FIELD

<u>Number</u>	<u>Facility</u>	<u>R/W (ATID) Number</u>	<u>Comments</u>
1	MALSR	18 (MGW)	Facility site is partially on the airport, off airport lease number is 69435Z-22-L-00045, equipment shelter, restricted critical area, access road
2	RTR	SUPPORT (MGW)	Facility site. Restricted critical area, shelter, and access road
3	GS	18 (MGW)	Facility equipment shelter site, restricted critical area
4	LOC	36 (MGW)	Antenna site, equipment shelter, restricted and access road
5	SWS	SUPPORT (MGW)	Facility site. Replaced wind equipment in 2019 and access road
6	ASOS	SUPPORT (MGW)	Pole, Sensor Group Site. Fenced in Restricted Area. Access Road and Separate Gate.
7	VASI-4	36 (MGW)	Facility site. Restricted critical area.
8	REIL	36 (MGW)	Facility equipment site. Restricted critical area.

15 NOV 2005

DEPARTMENT OF TRANSPORTATION
FEDERAL AVIATION ADMINISTRATION

MEMORANDUM OF AGREEMENT

Agreement Number DTFAEA-06-L-00064

This agreement is made and entered into by the The City of Morgantown, hereinafter referred to as Airport, for itself, its successors and assigns, and the Federal Aviation Administration, hereinafter referred to as the FAA.

WITNESSETH

WHEREAS, the parties listed above have entered into an Airport Improvement Grant Agreement; and

WHEREAS, the parties listed above have entered into an agreement providing for the construction, operation, and maintenance of FAA owned navigation, communication and weather aids for the support of Air Traffic Operations; and

WHEREAS, the parties consider it desirable to work in cooperation with each other in the technical installation and operation of air navigational aids; and

WHEREAS, both parties agreed the establishment, operation, and maintenance of systems for air traffic control, navigation, communication, and weather reporting is in the primary interest of safety and direct support of the ongoing operation of the Morgantown Municipal Airport, Morgantown, WV.

NOW, THEREFORE, the parties mutually agree as follows:

1. TERMS AND CONDITIONS:

It is mutually understood and agreed that the Airport requires FAA navigation aid facilities in order to operate their business and that the FAA requires navigation, communication and weather aid facilities at the Airport in order to support Air Traffic Operations. Thus, in the interest of both parties it is hereby agreed that the Airport will allow the FAA to construct, operate, and maintain FAA owned navigation, communication and weather aid facilities in areas on the Airport that have been mutually determined and agreed upon for the term commencing on **1 October 2005** and

continuing though **30 September 2025**. The FAA can terminate this agreement, in whole or part at any time by giving at least (60) day's notice in writing. Said notice shall be sent by certified or registered mail.

(a) Together with a right-of-way for ingress to and egress from the premises; a right-of-way for establishing and maintaining pole lines or under ground lines for extending electrical power and/or telecommunications lines to the premises; including a right-of-way for subsurface power, communication and/or water lines to the premises; all right-of-ways to be over the area referred to as **The City of Morgantown**, to be routed reasonably determined to be the most convenient to the FAA and as not to interfere with Airport operations. The Airport shall have the right to review and comment on plans covering access and utility rights-of-way under this paragraph.

(b) And the right to grading, conditioning, and installing drainage facilities, and seeding the soil of the premises, and the removal of all obstructions from the premises which may constitute a hindrance to the establishment and maintenance of navigational aid systems. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

(c) And the rights to make alterations, attach fixtures, and erect additions, structures or signs, in direct support of the Airport. The Airport shall have the right to review and comment on plans covering work permitted under this paragraph.

(d) And the right to park, without cost, all official and privately owned vehicles used for the maintenance and operation of the air navigational facilities. Parking shall be provided adjacent to the navigational aid facility or as near as possible without interfering with the operation of the Airport.

2. CONSIDERATION:

The FAA shall pay the Airport no monetary consideration, it is mutually agreed that the rights extended to the FAA herein are in consideration of the obligations assumed by the FAA in its establishment, operation, and maintenance of navigational aid facilities upon the premises.

3. PURPOSE:

It is understood and agreed that the use of the herein described premises, known as, **The City of Morgantown** shall be related to the FAA's activities in support of Air Traffic operations.

4. FAA FACILITIES:

The FAA facilities covered by this agreement are identified on the most current approved Airport Layout Plan (ALP) and/or other pertinent drawings that is made part of this agreement by reference and shown on the attached FAA "List of Facilities".

5. TITLE TO IMPROVEMENTS:

Title to the improvements constructed for use by the FAA during the life of this agreement shall be in the name of the FAA.

6. HAZARDOUS SUBSTANCE CONTAMINATION:

The FAA agrees to remediate, at its sole cost, all hazardous substance contamination on the FAA facility premises that is found to have occurred as a direct result of the installation, operation, relocation and/or maintenance of the FAA's facilities covered by this agreement. The Airport agrees to remediate or have remediated at its sole cost, any and all other hazardous substance contamination found on the FAA facility premises. The Airport also agrees to save and hold the U. S. Government harmless for any and all costs, liabilities and/or claims by third parties that arise out of hazardous contamination found on the FAA facility premises that are not directly attributable to the installation, operation and/or maintenance of the facilities on the attached FAA "List of Facilities."

7. INTERFERENCE WITH FAA OPERATIONS:

The Airport agrees not to erect or allow to be erected any structure or obstruction of whatsoever kind or nature within the Airport's boundaries that may interfere with the proper operation of the navigational aid facilities installed by the FAA, as it is not in the best interest of the Airport or the FAA.

8. FUNDING RESPONSIBILITY FOR FAA FACILITIES:

The Airport agrees that any relocation, replacement, or modification of any existing or future FAA's navigational aid systems made necessary by Airport improvements or changes, which interferes with the technical and/or operational characteristics of the facility, will be at the expense of the Airport, with the exception of any such improvements or changes which are made at the request of the FAA. In the event such relocations, replacements, or modifications are necessary due to causes not attributable to either the Airport or the FAA, funding responsibility shall be determined by mutual agreement between the parties.

9. NON-RESTORATION:

It is hereby agreed between the parties, that upon termination of its occupancy, the FAA shall have no obligation to restore and/or rehabilitate, either wholly or partially, the property which is the subject matter of this agreement. It is further agreed that the FAA may abandon in place any or all of the structures and equipment installed in or located upon said property by the FAA during its tenure. Such abandoned equipment shall become the property of the Airport.

10. NOTICES:

All notices/correspondence shall be in writing, reference the Agreement number, and be addressed as follows:

The City of Morgantown, City Hall
389 Spruce Street
Morgantown, WV 26505

FEDERAL AVIATION ADMINISTRATION
ATTN: REAL ESTATE, AEA-55B
1 Aviation Plaza
Jamaica, NY 11434

11. Previous Lease(s)/Agreement(s)

This agreement supersedes Land Lease numbers DTFAEA-05-L-8000⁷11, DTFA05-01-L-80012, *DTFA05-01-L-16156, DTFA05-01-L-16233, DTFA05-95-L-62355, DTFA05-87-L-61190 and DTFA05-86-L-61024. The aforesaid leases are hereby terminated.

12. The following clauses are incorporated by reference:

1. OFFICIALS NOT TO BENEFIT (10/96)
2. COVENANT AGAINST CONTINGENT FEES (8/02)
3. ANTI-KICKBACK (10/96)

13. SIGNATURES:

The Airport and the FAA hereby agree to the provisions outlined in this agreement as indicated by the signatures herein below of their duly authorized representative (s). This agreement is effective upon the date of signature by the last party thereof.

THE CITY OF MORGANTOWN

**UNITED STATES OF AMERICA,
FEDERAL AVIATION ADMINISTRATION**

By: [Signature]
Title: CITY MANAGER
Date: March 13, 2006
TIN: _____

By: [Signature]
Title: Contracting officer
Date: 16 MAR 2006

Boards & Commissions Vacant Position List

Updated 8/21/2025

- **Board of Parks and Recreation Commissioners:** 1 Vacant – (City Resident, Resident of City for at Least 3 Years)
1– 6yr term: 7/1/2021 – 6/30/2027
- **Board of Zoning Appeals:** 1 Vacant – (City Resident, Resident of City for at Least 3 Years)
1– 3yr term: (Alternate)
- **Civilian Police Review & Advisory Board:** 1 Vacant – (City Resident or Work within City)
1– 3yr term: 7/5/2023 – 7/4/2026
- **Cultural Arts Commission:** 1 Vacant
1– 3yr term: 4/1/2023 – 3/1/2027
- **Fairmont Morgantown Housing Authority:** 2 Vacant – (City Resident of Morgantown or Fairmont or Receiving Services)
1– 5yr term: 8/4/2025 – 8/3/2030 (City of Morgantown)
1– 5yr term: 8/4/2024 – 8/3/2029 (Resident of Public Housing or Voucher User-City of Fairmont)
- **Fire Code Board of Appeals:** 6 Vacant – City Resident (Legal, Building Contractor, Engineering/Architectural Design, Fire)
1– 3yr term: 5/1/2025 – 4/30/2028 (Legal)
1– 3yr term: 5/1/2025 – 4/30/2028 (Alternate)
1– 3yr term: 5/1/2025 – 4/30/2028 (Alternate)
1– 3yr term: 5/1/2025 – 4/30/2028 (Professional Engineer)
1– 3yr term: 5/1/2025 – 4/30/2028 (Fire Protection Contractor)
1– 3yr term: 5/1/2025 – 4/30/2028 (Fire Department Operations)
- **Health & Wellness Commission:** 2 Vacant – (City Resident or Work within City)
1 – 3yr term: 1/1/2023 – 12/31/2025
1 – 3yr term: 1/1/2024 – 12/31/2026
- **Historic Landmarks Commission:** 2 Vacant – City Resident
1 – 4yr term: 11/5/2022 – 11/4/2026
1 – 4yr term: 11/5/2024 – 11/4/2028
- **Housing Advisory Commission:** 2 Vacant –(City Resident or Work/Business within City)
1 — 3yr term: 11/1/2023 – 10/31/2026
1 — 3yr term: 11/1/2023 – 10/31/2026 (College Student Living Within City Limits)
- **Human Rights Commission:** 3 Vacant – City Resident
1 – 2yr term: 7/1/2024 – 6/30/2026
1 – 2yr term: 7/1/2025 – 6/30/2027
- **“ICC” Building Code Board of Appeals:** 1 Vacant (Architect/Engineer or Bldg. Contractor)
1 – 5yr term: 5/1/2021 – 4/30/2026 (Civil Engineer)
- **Parking Authority:** 3 Vacant – City Resident
3 – 3yr term: 7/1/2025 – 6/30/2028
- **Personnel Board:** 1 Vacant – City Resident
1 – 3yr term: 7/1/2024 – 6/30/2027
1 – 3yr term: 7/1/2025 – 6/30/2028
- **Planning Commission:** 2 Vacant – City Resident (Ward Specific)
1 – 3yr term: 3rd Ward 1/1/2023 – 12/31/2025
1 – 3yr term: 7th Ward 1/1/2025 – 12/31/2027
- **Sister Cities Commission:** 1 Vacant
1 – 3yr term: 6/1/2025 – 5/31/2028 – 2nd Ward, 4th Ward, and 7th Ward
- **Traffic Commission:** 3 Vacant – City Resident (Ward Specific)
3 – 3yr term: 4/4/2024 – 4/3/2027 – 2nd Ward, 4th Ward, and 7th Ward
- **Tree Board:** 2 Vacant
1 – 3yr term: 11/15/2023 – 11/14/2026
1 – 3yr term: 11/15/2024 – 11/14/2027

Boards & Commissions Vacant Position List

- **Urban Landscape Commission: 2 Vacant – City Resident** (Landscape Design – Horticulture - Plant Health)
 - 1 – 3yr term: 7/1/2023 – 6/30/2026 (*Horticulture*)
 - 1 – 3yr term: 7/1/2024 – 6/30/2027 (*Plant Health*)
 - 1 – 3yr term: 7/1/2025 – 6/30/2028 (*Landscape Arch/Design*)

- **Ward & Boundary Commission: 2 Vacant – City Resident (Ward Specific)**
 - 2 – 2yr terms: 7/1/2025 – 6/30/2027 – 2nd, 4th, 6th and 7th Wards

- **Woodburn Commission: 1 Vacant**
 - 1 – 2yr term: 1/1/2025 – 12/31/2027



City Council Agenda Item Summary

Item 10A.

Council Meeting Date: 08/26/2025

Item: Consideration of (APPROVAL) of A Resolution Amending the FY 2025-2026 Budget Revision for the Morgantown Airport Improvement Fund (Revision #1)

Department: Finance Department

Requested By: Jonathan Furgison, Finance Director

Strategic Goal: Excellent and Responsible – Fiscal Sustainability

Recommended Motion: Move to approve the resolution amending the FY2025-2026 Budget Revision for the Morgantown Airport Improvement Fund (Revision #1)

Item Summary:

Attached is a narrative and proposed amendment to the Airport Improvement Fund Budget for the Fiscal Year 2025-2026 as follows:

1. **Federal Grant - FAA Grant 58/25: This** budget revision formally incorporates Grant Award 3-54-0015-058-2025 from the Federal Aviation Administration into the FY26 Airport Improvement Fund. The grant supports the continued development of the Morgantown Municipal Airport's Runway 18-36 extension project, specifically funding Construction Phase 5 and Design Phase 6.
2. **State Grant – State Grant Share 58/25:** This budget revision incorporates the State of West Virginia's contribution toward Grant Award 3-54-0015-058-2025, administered by the Federal Aviation Administration, for the Runway 18-36 Extension Construction Project at the Morgantown Municipal Airport. The funding, provided through the West Virginia Division of Multimodal Transportation Facilities (DMTF), represents the State's share in support of the federally funded infrastructure initiative.
3. **State Grant – State Grant Share 57/25: This** budget revision incorporates the State of West Virginia's contribution toward FAA Grant 3-54-0015-057-2025, supporting the Runway 18-36 Extension Construction Project at the Morgantown Municipal Airport. The funding, provided through the West Virginia Division of Multimodal Transportation Facilities (DMTF), represents the State's cost-share portion of the federally supported infrastructure initiative.



City Council Agenda Item Summary

- 4. **Correction to Capital Outlay Expenditures:** The purpose of this proposed budget revision is to correct the FY26 budgeted capital outlay associated with FAA Grant 3-54-0015-055-2024 for the Runway 18-36 Extension Construction Project at the Morgantown Municipal Airport. The original FY26 budget included \$490,401.50 in expenditures for this project; however, the correct amount should be \$516,212.00, resulting in an increase of \$25,810.50. To maintain a net-zero impact on the overall Airport Improvement Fund appropriations, a corresponding reduction of \$25,810.50 is proposed from the fund’s contingency budget.

The proposed revision is designed to preserve operational continuity, protect long-term financial health, and maintain compliance with state reporting requirements.

Fiscal Impact: \$9,781,181 net increase to the overall FY26 Airport Improvement Fund Budget

RESOLUTION

WHEREAS, City Administration has presented to Morgantown City Council a 2025-2026 budget revision for the Morgantown Airport Improvement Fund (Revision 01) and has requested that City Council review and approve the same;

WHEREAS, the budget revision in question, a copy of which is hereto attached, appear to not only be in proper form, but also, acceptable as to income and expenditures set forth therein;

WHEREAS, City Council is of the opinion that it should approve said budget revision.

NOW, THEREFORE, BE IT RESOLVED by the City of Morgantown this _____ day of _____, 2025, that the 2025-2026 Budget Revision for the Morgantown Airport Improvement Fund Budget (Revision 01) hereto attached is approved.

Mayor

City Clerk



P: 304-284-7412
Morgantownwv.gov
389 Spruce St.
Morgantown, WV 26505

Proposed Budget Revision Fiscal Year Ended June 30, 2026

Airport Improvement Fund – Revision #1

This Budget Revision includes:

- 1. Federal Grant - FAA Grant 58/25**
- 2. State Grant – State Grant Share 58/25**
- 3. State Grant – State Grant Share 57/25**
- 4. Correction to Capital Outlay Expenditures**

1. Federal Grant - FAA Grant 58/25

Federal Aviation Administration (FAA)

Grant Award: 3-54-0015-058-2025

Runway 18-36 Extension (Construction Phase 5 & Design Phase 6)

Purpose:

This budget revision formally incorporates Grant Award 3-54-0015-058-2025 from the Federal Aviation Administration into the FY26 Airport Improvement Fund. The grant supports the continued development of the Morgantown Municipal Airport's Runway 18-36 extension project, specifically funding Construction Phase 5 and Design Phase 6.

City Council approved the acceptance of this grant on July 22, 2025, and execution was completed by the City Manager on July 23, 2025. This revision ensures alignment between the City's adopted budget and the awarded federal funding, enabling timely and compliant financial administration of the project.

Budgetary Adjustments:

The following adjustments are proposed:

1. Increase in Budgeted Revenues:

- **Account 252-000-000-365-077 – Federal FAA Grant 58/25:** Increase of \$9,520,188 in budgeted revenues related to this federal award.

2. Increase in Budgeted Expenditures:

- **Account 252-761-000-458-028 – Capital Outlay Other - FAA 58/25:** A corresponding increase of \$9,520,188 in budgeted expenditures for the Morgantown Municipal Airport's Morgantown Municipal Airport's runway 18-36 extension construction phase 5 and design phase 6 project.

2. State Grant – State Grant Share 58/25

State Share of FAA Grant 58/25

West Virginia Division of Multimodal Transportation Facilities (DMTF)

Project Number CIMO582026

Runway 18-36 Extension Construction Project

Purpose:

This budget revision incorporates the State of West Virginia's contribution toward Grant Award 3-54-0015-058-2025, administered by the Federal Aviation Administration, for the Runway 18-36 Extension Construction Project at the Morgantown Municipal Airport. The funding, provided through the West Virginia Division of Multimodal Transportation Facilities (DMTF), represents the State's share in support of Project's Construction Phase 5 and Design Phase 6.

This revision ensures that the Airport Improvement Fund accurately reflects all committed funding sources and maintains compliance with grant accounting standards.

Budgetary Adjustments:

The following adjustments are proposed:

1. Increase in Budgeted Revenues:

- **Account 252-000-000-366-008 – State Grant Share 58/25:** Increase of \$250,531.50 in budgeted revenues related to this State award.

2. Increase in Budgeted Expenditures:

- **Account 252-761-000-458-028 – Capital Outlay Other - FAA 58/25:** A corresponding increase of \$250,531.50 in budgeted expenditures for the Morgantown Municipal Airport's Morgantown Municipal Airport's runway 18-36 extension construction project.

3. State Grant – State Grant Share 57/25

State Share of FAA Grant 57/25

West Virginia Division of Multimodal Transportation Facilities (DMTF)

Project Number CIMO572026

Runway 18-36 Extension Construction Project

Purpose:

This budget revision incorporates the State of West Virginia's contribution toward FAA Grant 3-54-0015-057-2025, supporting the Runway 18-36 Extension Construction Project at the Morgantown Municipal Airport. The funding, provided through the West Virginia Division of Multimodal Transportation Facilities (DMTF), represents the State's cost-share portion of the FAA Grant 57/25 to update the Morgantown Municipal Airport Layout Plan. This grant is intended to fund a planning process to address safety concerns at the north end of the airport's runway.

This adjustment ensures that the Airport Improvement Fund reflects all committed funding sources and maintains compliance with grant accounting and reporting standards.

Budgetary Adjustments:

The following adjustments are proposed:

1. Increase in Budgeted Revenues:

- **Account 252-000-000-366-007 – State Grant Share 57/25:** Increase of \$10,462.50 in budgeted revenues related to this State award.

2. Increase in Budgeted Expenditures:

- **Account 252-761-000-458-027 – Capital Outlay Other - FAA 57/25:** A corresponding increase of \$10,462.50 in budgeted expenditures for the Morgantown Municipal Airport's Morgantown Municipal Airport's runway 18-36 extension construction project.

4. Correction to Capital Outlay Expenditures

**Correction to Capital Outlay – FAA Grant 55/24
Runway 18-36 Extension Construction Project
Adjustment Amount: +\$25,810.50 (Net Budget Impact of \$0)**

Purpose

The purpose of this proposed budget revision is to correct the FY26 budgeted capital outlay associated with FAA Grant 3-54-0015-055-2024 for the Runway 18-36 Extension Construction Project at the Morgantown Municipal Airport. The original FY26 budget included \$490,401.50 in expenditures for this project; however, the correct amount should be \$516,212.00, resulting in an increase of \$25,810.50.

To maintain a net-zero impact on the overall Airport Improvement Fund appropriations, a corresponding reduction of \$25,810.50 is proposed from the fund's contingency budget.

Budgetary Adjustments:

The following adjustments are proposed:

1. Increase in Budgeted Expenditures:

- **Account 252-761-000-458-105– Capital Outlay – FAA 55/24:** Increase of \$25,810.50 in budgeted capital outlay expenditures to reflect the full project cost as authorized under FAA Grant 55/24.

2. Decrease in Budgeted Expenditures:

- **Account 252-699-000-568-000– Airport Improvement Fund: Contingency Budget:** A corresponding decrease of \$25,810.50 in budgeted expenditures to ensure the proposed revision remains budget-neutral while preserving the integrity of the fund's overall appropriation authority.

City of Morgantown
Airport Improvement Fund (Fund # 252)
"Crosswalk" - Description of Account Numbers
For the Fiscal Year 2025-2026

Type of Account	Account #	Account Name	Description
Revenue	252-000-000-365-064	FAA Grant 47/21	Federal Aviation Agency (FAA) Grant for continued Runway 18-36 extension (Phase 2 construction - excavating approximately 331,000 cy of material and continued clearing/grubbing, and tree removal)
Revenue	252-000-000-365-061	FAA Grant 50/23	FAA Grant for continued Runway 18-36 extension (Phase 3 Construction - excavating approximately 205,000 cy of material, placement of embankment, and demolition of structures)
Revenue	252-000-000-365-072	FAA Grant 53/24	FAA Grant for continued Runway 18-36 extension (Phase 4 Construction - clearing and grubbing, 32,486 tons of durable rock imported from off-site)
Revenue	252-000-000-366-072	State Grant Share 53/24	State 5% match of FAA Grant 53/24
Revenue	252-000-000-365-073	FAA Grant 54/24	FAA Grant for continued Runway 18-36 extension (Phase 4 Construction - Placement of reinforced concrete pipe and wingwall, embankment work, etc.)
Revenue	252-000-000-366-073	State Grant Share 54/24	State 5% match of FAA Grant 54/24
Revenue	252-000-000-365-074	FAA Grant 55/24	FAA Grant for continued Runway 18-36 extension (Phase 4 Construction - importing 16,652 tons of durable rock)
Revenue	252-000-000-366-074	State Grant Share 55/24	State 5% match of FAA Grant 55/24
Revenue	252-000-000-365-075	FAA Grant 56/24	FAA Grant for continued Runway 18-36 extension (Phase 4 Construction - importing 49,956 tons of durable rock)
Revenue	252-000-000-366-075	State Grant Share 56/24	State 5% match of FAA Grant 56/24
Revenue	252-000-000-365-076	FAA Grant 57/25	FAA Grant to update the Morgantown Municipal Airport Layout Plan. This grant is intended to fund a planning process to address safety concerns at the north end of the airport's runway.
Revenue	252-000-000-366-076	State Grant Share 57/25	State 2.5% match of FAA Grant 57/25
Revenue	252-000-000-365-077	FAA Grant 58/25	FAA Grant for continued Runway 18-36 extension (Phase 5 Construction - base bid and add alternates 1-4 as well as Bid Package 6 preparation)
Revenue	252-000-000-366-077	State Grant Share 58/25	State 2.5% match of FAA Grant 58/25
Revenue	252-000-000-369-254	Contrib Capital Escrow	Local Matches



City Council Agenda Item Summary

Council Meeting Date: August 26, 2025

Item: Order Granting Vacant Structure Exemption for 442 Baird Street
Department: City Manager
Requested By: Fadi Farid (property owner)
Strategic Goal: Strategic Plan – Safe and Welcoming
Comprehensive Plan – Neighborhoods & Housing Strategies

Recommended Motion: I move to approve the order providing for Exemption from the Vacant Structure Registration for 442 Baird Street, including waiver of fees, not to exceed June 30, 2026

Item Summary: Article 1718 of City Code, entitled the Vacant Structures Code, requires property owners to register any vacant structure and pay the associated registration fee. The code provides for an exemption process. Upon request by the property owner, City Council shall exempt a vacant building from registration upon a finding for good cause.

City Council held a hearing on August 12, 2025 to determine if the exemption request should be granted. The order attached includes that the structure is vacant for good cause and provides for exemption from the registration and waiver of the registration fee until June 30, 2026.

Fiscal Impact: If approved, the fiscal impact would result in a loss of \$1,500 revenue due to waiver of the vacant structure registration fee.

**Order of the City Council
of The City of Morgantown, West Virginia
Granting Applicant an Exemption from the Requirement to Register a Structure as Vacant**

The City Council of the City of Morgantown Orders as follows:

At a hearing conducted August 12, 2025, (the “Hearing”), the City Council of The City of Morgantown, West Virginia, considered an application for exemption from the requirement to register a structure as vacant under the City of Morgantown’s Vacant Structures Code, codified at Article 1718 of the City Code, as it may be amended, supplemented, or replaced, at certain real property having the street address **442 Baird Street**, (the “Application”), which is owned by Fadi Farid (the “Applicant”). Notice of the hearing was delivered to the Applicant, prior to the hearing in accordance with Article 1718. Prior to the hearing, the City Building Official, Drew Cantis, submitted a staff recommendation on the Application (the “Staff Report”), which was delivered to City Council and the Applicant, and which recommended that exemption be granted through June 30, 2026, due to active and ongoing remodeling of the property. The hearing was conducted in accordance with procedural rules previously adopted by the City Council (the “Exemption Procedures,”) which were included in the notice of public hearing delivered to the Applicant. At the hearing, the Application was presented by Applicant, and the claims on behalf of the City were presented by Building Official Drew Cantis. Upon review of the Application and the information received at the public hearing, and for good cause shown, the City Council orders the following:

Findings of Fact

1. The Application seeks an exemption from the requirement to register a structure as vacant under the City of Morgantown’s Vacant Structures Code, codified at Article 1718 of the City Code, as it may be amended, supplemented, or replaced, at certain real property having the street address **442 Baird Street**, (the “Property”) all of which are owned by the Applicant, for the time period subject of the Application.
2. Prior to the hearing, the City Manager represented to City Council that she had reviewed the application and determined it to be complete. The Applicant was notified of the determination of completeness via email. The Application was submitted to City Council for determination in accordance with the rules adopted by City Council.
3. During the Hearing, Council received presentation of the Staff Report and heard argument by the Applicant regarding the Application.
4. As to the Property, the evidence shows the following:
 - 4.1. The subject property is unoccupied and otherwise vacant from human habitation based upon the applicant’s representations to Council.
 - 4.2. The subject property is not presently in a condition to be inhabited.
 - 4.3. The Applicant and staff agree that property repairs are ongoing to allow occupancy of the property, and that these repairs should make the property habitable and capable of being occupied no later than June 30, 2026.
 - 4.4. The subject property is not currently listed for sale or otherwise being marketed for sale.

- 4.5. At the time of the application for the exemption, the subject property was connected to electricity, and water utilities, and disconnected from gas utilities.

Conclusions of Law

1. City Council has established a procedure for exemption from registration under the Vacant Structures Code as authorized by City Code Section 1718.07(c) and as required as part of any local vacant structures code by West Virginia Code § 8-12-16c(b)(2), which provides that “The governing body of a municipality, on a case-by-case basis, upon request by the property owner, shall exempt a vacant building from registration upon a finding for good cause shown that the person will be unable to occupy the building for a determinative (*sic*)¹ period of time.”

2. The purpose of Section 1718 of the *City Code* is detailed as follows:

The purpose of this article shall be to ensure that all vacant structures will be kept weathertight and secure from trespassers, safe for entry by police officers and fire fighters in times of emergency, and to ensure that the structure and its contents do not present a hazard to the public during the time that the building remains vacant.

3. In addition, “Vacant building” is defined by Article 1708 as a building or other structure that is:

- (1) Unoccupied;
- (2) Unsecured and occupied by one or more unauthorized persons; or
- (3) Is without continuous utility service evidencing actual use of water, sewer, electric, and/or gas service to the building for a period exceeding 90 days, but excluding any new building under construction prior to the issuance of a certificate of occupancy for that building and excluding any building granted an exemption by City Council pursuant to Section 1718.07(c).

4. The evidence presented to City Council, and the above Findings of Fact, demonstrate that the Property is unoccupied and therefore qualifies as a vacant structure.

5. Under Section 7.f. of the Exemption Procedures, upon application for exemption from the registration requirement for a vacant structure, “City Council will determine whether an applicant has demonstrated (i) good cause, (ii) that the applicant will be unable to occupy the building, (iii) for a certain period of time.”

6. Section 7.f. defines good cause justifying an exemption as follows:

[G]ood cause supporting the inability to occupy a building means a legal or practical issue that is outside the control of the property owner (as that term is defined in City Code § 1718.03(a)) and which would prevent occupancy of the building despite reasonably diligent efforts by the property owner to

¹ The Morgantown City Code implements this portion of the requirement as a “determinate” period of time, indicating that an exemption will be granted based upon a specific period of time during which the structure cannot be occupied. The term “determinant,” meaning a factor which decisively affects the nature or outcome, appears to be used erroneously in the state law.

occupy the building or permit occupancy by another person. Such good cause may include, subject to the discretion of City Council in each individual case, the existence of contested claims to ownership of the property that cannot be resolved by the property owner and do not allow occupancy of the building, including claims made in probate or other testamentary transfer proceedings; the ongoing renovation of a building necessary to make it fit for occupancy and compliant with law, so long as such renovation is diligently pursued; or the ongoing attempt to sell the building to a new owner, so long as the property is continuously listed for sale, the property owner is actively participating in marketing the property for sale, the property owner is willing to accept purchase offers reasonably approximating the market value of the property, and other occupancy of the property during the marketing period is either not permitted by law or would substantially interfere with the sale of the property. Good cause for exemption does not include disrepair of the property or violations of law at the property, unless the applicant has demonstrated an ongoing renovation identified in the preceding sentence; difficulties in sale or occupancy of the property due to market conditions when an occupant might reasonably be found at current market prices or rates; nor the property owner's absence from the property, even with intent to return, absent additional factors as may be described in the preceding sentence.

Id.

7. As noted in the Findings of Fact, the Applicant offered evidence, supported by the Staff Report, that the Property is under ongoing renovation necessary to make it fit for occupancy and compliant with law, and such renovation is being diligently pursued.

8. Under Section 7.f., "If the applicant has established all three elements supporting the exemption to the satisfaction of Council, the application for exemption will be granted." The applicant has demonstrated good cause for the inability to occupy the property due to the necessity of repairs, inability to occupy the property due to the necessity of repairs, and ongoing renovations to correct the conditions such that they will persist only for a limited period of time allowed by the Exemption Procedures, i.e. until no later than June 30, 2026. Accordingly, the application for exemption must be granted pursuant to the Exemption Procedures. The property is exempt from registration under the Vacant Structures Code until July 1, 2026, and any and all prior fees for registration as a vacant structure under the Vacant Structures Code are waived by entry of this Order, and, if paid, will be refunded to the applicant within ninety (90) days of the entry of this Order. This Order has no application and effect on the duty to register the structure or pay any associated fees after July 1, 2026. The City Clerk is directed to deliver a copy of this decision to the applicant by electronic mail.

Adopted this ___ day of August, 2025:

Danielle Trumble, Mayor

Christine Wade, City Clerk



City Council Agenda Item Summary

Council Meeting Date: August 26, 2025

Item: Order Granting Vacant Structure Exemption for 731 Wells Street
Department: City Manager
Requested By: John Espinosa (property owner)
Strategic Goal: Strategic Plan – Safe and Welcoming
Comprehensive Plan – Neighborhoods & Housing Strategies

Recommended Motion: I move to approve the order providing for Exemption from the Vacant Structure Registration for 731 Wells Street, including waiver of fees, not to exceed June 30, 2026

Item Summary: Article 1718 of City Code, entitled the Vacant Structures Code, requires property owners to register any vacant structure and pay the associated registration fee. The code provides for an exemption process. Upon request by the property owner, City Council shall exempt a vacant building from registration upon a finding for good cause.

City Council held a hearing on August 12, 2025 to determine if the exemption request should be granted. The order attached includes that the structure is vacant for good cause and provides for exemption from the registration and waiver of the registration fee until June 30, 2026.

Fiscal Impact: If approved, the fiscal impact would result in a loss of \$1,000 revenue due to waiver of the vacant structure registration fee.

**Order of the City Council
of The City of Morgantown, West Virginia
Granting Applicant an Exemption from the Requirement to Register a Structure as Vacant**

The City Council of the City of Morgantown Orders as follows:

At a hearing conducted August 12, 2025, (the “Hearing”), the City Council of The City of Morgantown, West Virginia, considered an application for exemption from the requirement to register a structure as vacant under the City of Morgantown’s Vacant Structures Code, codified at Article 1718 of the City Code, as it may be amended, supplemented, or replaced, at certain real property having the street address **731 Wells Street**, (the “Application”), which is owned by John Espinosa (the “Applicant”). Notice of the hearing was delivered to the Applicant, prior to the hearing in accordance with Article 1718. Prior to the hearing, the City Building Official, Drew Cantis, submitted a staff recommendation on the Application (the “Staff Report”), which was delivered to City Council and the Applicant, and which recommended that exemption be granted through June 30, 2026, due to active and ongoing remodeling of the property. The hearing was conducted in accordance with procedural rules previously adopted by the City Council (the “Exemption Procedures,”) which were included in the notice of public hearing delivered to the Applicant. At the hearing, the Application was presented by Applicant, and the claims on behalf of the City were presented by Building Official Drew Cantis. Upon review of the Application and the information received at the public hearing, and for good cause shown, the City Council orders the following:

Findings of Fact

1. The Application seeks an exemption from the requirement to register a structure as vacant under the City of Morgantown’s Vacant Structures Code, codified at Article 1718 of the City Code, as it may be amended, supplemented, or replaced, at certain real property having the street address **731 Wells Street**, (the “Property”) all of which are owned by the Applicant, for the time period subject of the Application.
2. Prior to the hearing, the City Manager represented to City Council that she had reviewed the application and determined it to be complete. The Applicant was notified of the determination of completeness via email. The Application was submitted to City Council for determination in accordance with the rules adopted by City Council.
3. During the Hearing, Council received presentation of the Staff Report and heard argument by the Applicant regarding the Application.
4. As to the Property, the evidence shows the following:
 - 4.1. The subject property is unoccupied and otherwise vacant from human habitation based upon the applicant’s representations to Council.
 - 4.2. The subject property is not presently in a condition to be inhabited.
 - 4.3. The Applicant and staff agree that property repairs are ongoing to allow occupancy of the property, and that these repairs should make the property habitable and capable of being occupied no later than June 30, 2026.

- 4.4. The subject property is not currently listed for sale or otherwise being marketed for sale.
- 4.5. At the time of the application for the exemption, the subject property was connected to electricity utilities, and disconnected from water and gas utilities.

Conclusions of Law

1. City Council has established a procedure for exemption from registration under the Vacant Structures Code as authorized by City Code Section 1718.07(c) and as required as part of any local vacant structures code by West Virginia Code § 8-12-16c(b)(2), which provides that “The governing body of a municipality, on a case-by-case basis, upon request by the property owner, shall exempt a vacant building from registration upon a finding for good cause shown that the person will be unable to occupy the building for a determinatant (*sic*)¹ period of time.”

2. The purpose of Section 1718 of the *City Code* is detailed as follows:

The purpose of this article shall be to ensure that all vacant structures will be kept weathertight and secure from trespassers, safe for entry by police officers and fire fighters in times of emergency, and to ensure that the structure and its contents do not present a hazard to the public during the time that the building remains vacant.

3. In addition, “Vacant building” is defined by Article 1708 as a building or other structure that is:

- (1) Unoccupied;
- (2) Unsecured and occupied by one or more unauthorized persons; or
- (3) Is without continuous utility service evidencing actual use of water, sewer, electric, and/or gas service to the building for a period exceeding 90 days, but excluding any new building under construction prior to the issuance of a certificate of occupancy for that building and excluding any building granted an exemption by City Council pursuant to Section 1718.07(c).

4. The evidence presented to City Council, and the above Findings of Fact, demonstrate that the Property is unoccupied and therefore qualifies as a vacant structure.

5. Under Section 7.f. of the Exemption Procedures, upon application for exemption from the registration requirement for a vacant structure, “City Council will determine whether an applicant has demonstrated (i) good cause, (ii) that the applicant will be unable to occupy the building, (iii) for a certain period of time.”

6. Section 7.f. defines good cause justifying an exemption as follows:

¹ The Morgantown City Code implements this portion of the requirement as a “determinate” period of time, indicating that an exemption will be granted based upon a specific period of time during which the structure cannot be occupied. The term “determinant,” meaning a factor which decisively affects the nature or outcome, appears to be used erroneously in the state law.

[G]ood cause supporting the inability to occupy a building means a legal or practical issue that is outside the control of the property owner (as that terms is defined in City Code § 1718.03(a)) and which would prevent occupancy of the building despite reasonably diligent efforts by the property owner to occupy the building or permit occupancy by another person. Such good cause may include, subject to the discretion of City Council in each individual case, the existence of contested claims to ownership of the property that cannot be resolved by the property owner and do not allow occupancy of the building, including claims made in probate or other testamentary transfer proceedings; the ongoing renovation of a building necessary to make it fit for occupancy and compliant with law, so long as such renovation is diligently pursued; or the ongoing attempt to sell the building to a new owner, so long as the property is continuously listed for sale, the property owner is actively participating in marketing the property for sale, the property owner is willing to accept purchase offers reasonably approximating the market value of the property, and other occupancy of the property during the marketing period is either not permitted by law or would substantially interfere with the sale of the property. Good cause for exemption does not include disrepair of the property or violations of law at the property, unless the applicant has demonstrated an ongoing renovation identified in the preceding sentence; difficulties in sale or occupancy of the property due to market conditions when an occupant might reasonably be found at current market prices or rates; nor the property owner's absence from the property, even with intent to return, absent additional factors as may be described in the preceding sentence.

Id.

7. As noted in the Findings of Fact, the Applicant offered evidence, supported by the Staff Report, that the Property is under ongoing renovation necessary to make it fit for occupancy and compliant with law, and such renovation is being diligently pursued.

8. Under Section 7.f., “If the applicant has established all three elements supporting the exemption to the satisfaction of Council, the application for exemption will be granted.” The applicant has demonstrated good cause for the inability to occupy the property due to the necessity of repairs, inability to occupy the property due to the necessity of repairs, and ongoing renovations to correct the conditions such that they will persist only for a limited period of time allowed by the Exemption Procedures, i.e. until no later than June 30, 2026. Accordingly, the application for exemption must be granted pursuant to the Exemption Procedures. The property is exempt from registration under the Vacant Structures Code until July 1, 2026, and any and all prior fees for registration as a vacant structure under the Vacant Structures Code are waived by entry of this Order, and, if paid, will be refunded to the applicant within ninety (90) days of the entry of this Order. This Order has no application and effect on the duty to register the structure or

pay any associated fees after July 1, 2026. The City Clerk is directed to deliver a copy of this decision to the applicant by electronic mail.

Adopted this ____ day of August, 2025:

Danielle Trumble, Mayor

Christine Wade, City Clerk



City Council Agenda Item Summary

Council Meeting Date: August 26, 2025

Item: Order Granting Vacant Structure Exemption for 304 South High Street
Department: City Manager
Requested By: Lianne Williamson (property owner)
Strategic Goal: Strategic Plan – Safe and Welcoming
Comprehensive Plan – Neighborhoods & Housing Strategies

Recommended Motion: I move to approve the order providing for Exemption from the Vacant Structure Registration for 304 South High Street, including waiver of fees, not to exceed June 30, 2026

Item Summary: Article 1718 of City Code, entitled the Vacant Structures Code, requires property owners to register any vacant structure and pay the associated registration fee. The code provides for an exemption process. Upon request by the property owner, City Council shall exempt a vacant building from registration upon a finding for good cause.

City Council held a hearing on August 12, 2025 to determine if the exemption request should be granted. The order attached includes that the structure is vacant for good cause and provides for exemption from the registration and waiver of the registration fee until June 30, 2026.

Fiscal Impact: If approved, the fiscal impact would result in a loss of \$100 revenue due to waiver of the vacant structure registration fee.

**Order of the City Council
of The City of Morgantown, West Virginia
Granting Applicant an Exemption from the Requirement to Register a Structure as Vacant**

The City Council of the City of Morgantown Orders as follows:

At a hearing conducted August 12, 2025, (the “Hearing”), the City Council of The City of Morgantown, West Virginia, considered an application for exemption from the requirement to register a structure as vacant under the City of Morgantown’s Vacant Structures Code, codified at Article 1718 of the City Code, as it may be amended, supplemented, or replaced, at certain real property having the street address **304 S. High Street**, (the “Application”), which is owned by LiAnne Williamson (the “Applicant”). Notice of the hearing was delivered to the Applicant, prior to the hearing in accordance with Article 1718. Prior to the hearing, the City Building Official, Drew Cantis, submitted a staff recommendation on the Application (the “Staff Report”), which was delivered to City Council and the Applicant, and which recommended that exemption be granted through June 30, 2026, due to active and planned remodeling of the property. The hearing was conducted in accordance with procedural rules previously adopted by the City Council (the “Exemption Procedures,”) which were included in the notice of public hearing delivered to the Applicant. At the hearing, the Application was presented by Applicant, and the claims on behalf of the City were presented by Building Official Drew Cantis. Upon review of the Application and the information received at the public hearing, and for good cause shown, the City Council orders the following:

Findings of Fact

1. The Application seeks an exemption from the requirement to register a structure as vacant under the City of Morgantown’s Vacant Structures Code, codified at Article 1718 of the City Code, as it may be amended, supplemented, or replaced, at certain real property having the street address **304 S. High Street**, (the “Property”) all of which are owned by the Applicant, for the time period subject of the Application.
2. Prior to the hearing, the City Manager represented to City Council that she had reviewed the application and determined it to be complete. The Applicant was notified of the determination of completeness via email. The Application was submitted to City Council for determination in accordance with the rules adopted by City Council.
3. During the Hearing, Council received presentation of the Staff Report and heard argument by the Applicant regarding the Application.
4. As to the Property, the evidence shows the following:
 - 4.1. The subject property is unoccupied and otherwise vacant from human habitation based upon the applicant’s representations to Council.
 - 4.2. The subject property is not presently in a condition to be inhabited.
 - 4.3. The Applicant and staff agree that property repairs are planned, and building permits for renovation of the property have recently been obtained, to allow occupancy of the property, and that these repairs should make the property habitable and capable of being occupied no later than June 30, 2026.

- 4.4. The subject property is not currently listed for sale or otherwise being marketed for sale.
- 4.5. At the time of the application for the exemption, the subject property was connected to electricity and water utilities, and disconnected from gas utilities.

Conclusions of Law

1. City Council has established a procedure for exemption from registration under the Vacant Structures Code as authorized by City Code Section 1718.07(c) and as required as part of any local vacant structures code by West Virginia Code § 8-12-16c(b)(2), which provides that “The governing body of a municipality, on a case-by-case basis, upon request by the property owner, shall exempt a vacant building from registration upon a finding for good cause shown that the person will be unable to occupy the building for a determinatant (*sic*)¹ period of time.”

2. The purpose of Section 1718 of the *City Code* is detailed as follows:

The purpose of this article shall be to ensure that all vacant structures will be kept weathertight and secure from trespassers, safe for entry by police officers and fire fighters in times of emergency, and to ensure that the structure and its contents do not present a hazard to the public during the time that the building remains vacant.

3. In addition, “Vacant building” is defined by Article 1708 as a building or other structure that is:

- (1) Unoccupied;
- (2) Unsecured and occupied by one or more unauthorized persons; or
- (3) Is without continuous utility service evidencing actual use of water, sewer, electric, and/or gas service to the building for a period exceeding 90 days, but excluding any new building under construction prior to the issuance of a certificate of occupancy for that building and excluding any building granted an exemption by City Council pursuant to Section 1718.07(c).

4. The evidence presented to City Council, and the above Findings of Fact, demonstrate that the Property is unoccupied and therefore qualifies as a vacant structure.

5. Under Section 7.f. of the Exemption Procedures, upon application for exemption from the registration requirement for a vacant structure, “City Council will determine whether an applicant has demonstrated (i) good cause, (ii) that the applicant will be unable to occupy the building, (iii) for a certain period of time.”

6. Section 7.f. defines good cause justifying an exemption as follows:

¹ The Morgantown City Code implements this portion of the requirement as a “determinate” period of time, indicating that an exemption will be granted based upon a specific period of time during which the structure cannot be occupied. The term “determinant,” meaning a factor which decisively affects the nature or outcome, appears to be used erroneously in the state law.

[G]ood cause supporting the inability to occupy a building means a legal or practical issue that is outside the control of the property owner (as that terms is defined in City Code § 1718.03(a)) and which would prevent occupancy of the building despite reasonably diligent efforts by the property owner to occupy the building or permit occupancy by another person. Such good cause may include, subject to the discretion of City Council in each individual case, the existence of contested claims to ownership of the property that cannot be resolved by the property owner and do not allow occupancy of the building, including claims made in probate or other testamentary transfer proceedings; the ongoing renovation of a building necessary to make it fit for occupancy and compliant with law, so long as such renovation is diligently pursued; or the ongoing attempt to sell the building to a new owner, so long as the property is continuously listed for sale, the property owner is actively participating in marketing the property for sale, the property owner is willing to accept purchase offers reasonably approximating the market value of the property, and other occupancy of the property during the marketing period is either not permitted by law or would substantially interfere with the sale of the property. Good cause for exemption does not include disrepair of the property or violations of law at the property, unless the applicant has demonstrated an ongoing renovation identified in the preceding sentence; difficulties in sale or occupancy of the property due to market conditions when an occupant might reasonably be found at current market prices or rates; nor the property owner's absence from the property, even with intent to return, absent additional factors as may be described in the preceding sentence.

Id.

7. As noted in the Findings of Fact, the Applicant offered evidence, supported by the Staff Report, that the Property is under ongoing renovation necessary to make it fit for occupancy and compliant with law, and such renovation is being diligently pursued.

8. Under Section 7.f., “If the applicant has established all three elements supporting the exemption to the satisfaction of Council, the application for exemption will be granted.” The applicant has demonstrated good cause for the inability to occupy the property due to the necessity of repairs, inability to occupy the property due to the necessity of repairs, and ongoing renovations to correct the conditions such that they will persist only for a limited period of time allowed by the Exemption Procedures, i.e. until no later than June 30, 2026. Accordingly, the application for exemption must be granted pursuant to the Exemption Procedures. The property is exempt from registration under the Vacant Structures Code until July 1, 2026, and any and all prior fees for registration as a vacant structure under the Vacant Structures Code are waived by entry of this Order, and, if paid, will be refunded to the applicant within ninety (90) days of the entry of this Order. This Order has no application and effect on the duty to register the structure or

pay any associated fees after July 1, 2026. The City Clerk is directed to deliver a copy of this decision to the applicant by electronic mail.

Adopted this ____ day of August, 2025:

Danielle Trumble, Mayor

Christine Wade, City Clerk



City Council Agenda Item Summary

Council Meeting Date: August 26, 2025

Item:	Resolution for Proposed National Opioid Settlement
Department:	City Manager/City Attorney
Requested By:	West Virginia Attorney General
Strategic Goal:	Compassionate and Engaged

Recommended Motion: Move to approve a Resolution to affirmatively participate in the proposed national opioid settlement related to Purdue Pharma and the Sackler Family.

Item Summary:

Several lawsuits have been filed against Purdue Pharma alleging that they exacerbated the ongoing opioid crisis through deceptive and misleading marketing of prescription opioids. As a result, the proposed settlement is part of a bankruptcy proceeding involving Purdue Pharmaceuticals. By agreeing to participate, the City will accept settlement funds and waive additional claims (assuming the settlement is approved through the bankruptcy process). If the City does not participate, it could not receive settlement funds. Instead, it would have the option to individually pursue litigation against Purdue Pharmaceuticals without support from settling state and local governments.

A revised bankruptcy plan has been reached, which is anticipated to result in approximately \$53M in payments to the state of West Virginia over approximately 9 years. The City received notice of this offer to participate in this process through the Office of the West Virginia Attorney General. Again, if the City opts to participate in this process, the city will be eligible to receive direct funds under this settlement agreement. The City must make this election by September 30, 2025.

Please note that this is a separate and additional settlement than the ones previously approved with other opioid manufacturers and distributors. The State anticipates administering it under the terms of the West Virginia First Memorandum of Understanding. This Memorandum of Understanding (MOU) outlines the allocation and how funds, under this agreement, may be utilized.

The MOU allocates approximately 24.5% of settlement funds to direct distributions to counties and municipalities, with the remaining 75.5% of funds administered through the WV First Foundation and available to counties, municipalities, and others to fund efforts



City Council Agenda Item Summary

to address opioid abuse. In addition to receiving these funds by participating in the MOU, Morgantown is eligible to participate in the regional groups allocating foundation funds.

In May 2022, City Council approved the opioid litigation settlement terms with the Office of the West Virginia Attorney General. The City elected to participate in the opioid settlement and approved the MOU. The MOU, with a September 2023 date for Exhibit C, further broke the allocation down between Distributors and Non-Distributors.

The projected allocation under the MOU provides Morgantown's allocation to be between 0.12130878% - 0.13295692% of the State's allocation.

As of 07/01/2025, the City has received \$121,643.96 in Opioid Settlement Funds. The FY26 budget allocates \$121,645 to Grace Shelter through the use of the Opioid Funds.

Fiscal Impact:

At the estimated total State allocation and the structure of the MOU, the City could receive approximately \$65,000 over a 9-year period, but this additional amount is subject to change. These funds have a limited purpose and would be allocated through the budget process annually as appropriate.

Resolution No. 2025-____

RESOLUTION

The City Council of The City of Morgantown, West Virginia hereby resolves that the City Manager and/or Finance Director are authorized to execute the attached Subdivision Participation and Release Form to participate in the settlement of claims against Purdue Pharmaceuticals and the Sackler Family as described in the form, and that the City Manager and/or Finance Director are further authorized to execute any additional documents, and take any additional actions, necessary to participate in the settlement, including without limitation receiving and depositing, or expending, subject to appropriation by City Council, proceeds of the settlement.

Adopted this ____ day of _____, 2025:

Mayor

City Clerk



State of West Virginia
John B. McCuskey
 Attorney General

Office of the Attorney General
 Consumer Protection and
 Antitrust Division
 Physical Address:
 State Capitol, Bldg. 6, Suite 401
 Charleston, WV 25305
 Mailing Address:
 P.O. Box 1789
 Charleston, WV 25326-1789

July 15, 2025

(304) 558-8986
 Fax (304) 558-0184
 Consumer Hotline
 1 (800) 368-8808
 Prenneed Funeral Services
 (304) 558-8986
 Senior Protection Hotline
 (304) 558-1155
 E-Mail: consumer@wvago.gov
www.wvago.gov

Town of Morgantown
 430 Spruce Street
 Morgantown, WV 26505

RE: Purdue Pharma/Sackler Family Settlement Announcement and Procedures

Dear Community Leader:

I write today with important news concerning the recently announced settlement with the Purdue Pharma bankruptcy estate and direct settlement with Purdue's owners, the Sackler family.

Thousands of lawsuits were filed nationwide against Purdue Pharma and the Sacklers in the past ten years, including many by West Virginia local governments and the West Virginia Attorney General's office. These suits alleged Purdue Pharma and the Sacklers exacerbated the ongoing opioid crisis through deceptive and misleading marketing of prescription opioids. Purdue Pharma filed for bankruptcy protection in 2019, staying litigation and potential settlement negotiation nationwide. After six long years of legal battles, and an argument before the U.S. Supreme Court, the Purdue Pharma bankruptcy is coming to a close.

A new, revised bankruptcy plan for Purdue Pharma combined with a direct settlement with the Sackler family are in the process of being finalized. Under this hybrid structure, West Virginia can receive as much as \$53 million in settlement payments over 9 years. These funds will be distributed to West Virginia communities, the West Virginia First Foundation, and the State, subject to the terms of the West Virginia First Memorandum of Understanding.

The total potential recovery West Virginia can receive depends on participation by communities like yours. The greater the number of West Virginia cities and counties that join this settlement the greater the amount of our potential collective recovery. **Additionally, and most importantly, your local government must affirmatively participate in this process in order to receive payments under this settlement.**

You will soon receive a sign-on packet from Rubris, a national opioid settlement participation administrator, containing pertinent information about the hybrid settlement, a Participation Form that must be signed and returned by your local government, and detailed instructions on how to return the form.

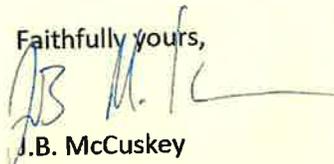
The form must be returned on or before September 30, 2025, in order to secure your local government's eligibility to receive settlement funds.

Sign-on packets are expected to be distributed by Rubris beginning the week of July 14. Please contact my office if you have not received your packet by July 31.

I strongly encourage you to contact your local legal counsel or any outside attorneys or firms your community may have previously retained for opioid litigation purposes to discuss this settlement. Members of my team are also happy to answer any questions you may have about this sign-on process or other opioid-related topics. Please feel free to reach out by email to Abby Cunningham, abby.g.cunningham@wvago.gov; Laurel Lackey, laurel.k.lackey@wvago.gov; or Ann Haight, ann.l.haight@wvago.gov or by calling 304-558-8986 or 1-800-368-8808.

The State of West Virginia and its communities are strongest when we stand together. With your community's help, we hope to maximize the amount of much-needed opioid settlement funds West Virginia can receive from the Purdue Pharma and Sackler family hybrid settlement.

Faithfully yours,



J.B. McCuskey
Attorney General

New National Opioids Settlement: Purdue
Opioids Implementation Administrator
opioidsparticipation@rubris.com

Morgantown City, WV
Reference Number: CL-1759678

TO LOCAL POLITICAL SUBDIVISIONS:

THIS PACKAGE CONTAINS DOCUMENTATION TO PARTICIPATE IN THE NEW NATIONAL OPIOIDS SETTLEMENT. YOU MUST TAKE ACTION IN ORDER TO PARTICIPATE.

Deadline: September 30, 2025

A new proposed national opioids settlement has been reached with Purdue (and certain of its affiliates) and the Sackler family. This *Participation Package* is a follow-up communication to the *Notice of New National Opioids Settlement* recently received electronically by your subdivision.

The proposed settlement is being implemented in connection with Purdue's bankruptcy proceedings, and consists of, among other things, a settlement of Purdue's claims against the Sacklers and certain other parties (referred to as the "Purdue Estate Settlement"), and settlements of direct claims against the Sacklers held by States, local governments and other creditors (collectively, the "Purdue Direct Settlement", and together with the Estate Settlement, the "Purdue Settlement"). The Purdue Direct Settlement for States and local governments is documented in the Governmental Entity and Shareholder Direct Settlement Agreement.

You are receiving this *Participation Package* because all eligible States and territories, including West Virginia, are participating in the Purdue Direct Settlement.

This electronic envelope contains:

- The *Participation Form* for the Purdue Direct Settlement, including a release of any claims

The *Participation Form* must be executed, without alteration, and submitted on or before September 30, 2025, in order for your subdivision to be considered for initial participation calculations and payment eligibility under the Purdue Direct Settlement.

Based upon subdivision participation forms received on or before September 30, 2025, the subdivision participation rate will be used to determine whether participation is sufficient for the Purdue Settlement to move forward and whether a state earns its maximum potential payment under the Purdue Direct Settlement. If the Purdue Settlement moves forward and goes effective, your release will become

effective. If the Purdue Settlement does not move forward, that release will not become effective.

Any subdivision that does not participate in the Purdue Direct Settlement cannot directly share in the Purdue Direct Settlement funds, even if other subdivisions in the state are participating and sharing in those Purdue Direct Settlement funds. Any subdivision that does not participate may also reduce the amount of money for programs to remediate the opioid crisis in its state. Please note, a subdivision will not necessarily directly receive Purdue Settlement funds by participating; decisions on how Purdue Settlement funds will be allocated within a state are subject to intrastate agreements or state statutes.

You are encouraged to discuss the terms and benefits of the Purdue Settlement with your counsel, your Attorney General's Office, and other contacts within your state. Many states are implementing and allocating funds for the Purdue Settlement the same as they did for the prior opioids settlements but states may choose to treat the Purdue Settlement differently.

Information and documents regarding the Purdue Settlement, including a complete copy of the Governmental Entity and Shareholder Direct Settlement Agreement, and how it is being implemented in your state and how funds will be allocated within your state can be found on the national settlement website at <https://nationalopioidsettlement.com/purdue-sacklers-settlements/>. This website will be supplemented as additional documents are created.

How to return signed forms:

There are three methods for returning the executed *Participation Form* and any supporting documentation to the Implementation Administrator:

- (1) *Electronic Signature via DocuSign*: Executing the *Participation Form* electronically through DocuSign will return the signed form to the Implementation Administrator and associate your form with your subdivision's records. Electronic signature is the most efficient method for returning the *Participation Form*, allowing for more timely participation and the potential to meet higher settlement payment thresholds, and is therefore strongly encouraged.
- (2) *Manual Signature returned via DocuSign*: DocuSign allows forms to be downloaded, signed manually, then uploaded to DocuSign and returned automatically to the Implementation Administrator. Please be sure to complete all fields. As with electronic signature, returning a manually signed *Participation Form* via DocuSign will associate your signed forms with your subdivision's records.
- (3) *Manual Signature returned via electronic mail*: If your subdivision is unable to return an executed *Participation Form* using DocuSign, the signed *Participation Form* may be returned via electronic mail to opioidsparticipation@rubris.com.

Please include the name, state, and reference ID of your subdivision in the body of the email and use the subject line Settlement Participation Form – [Subdivision Name, Subdivision State] – [Reference ID].

Detailed instructions on how to sign and return the *Participation Form*, including changing the authorized signer, can be found at <https://nationalopioidsettlement.com/purdue-sacklers-settlements/>. You may also contact opioidsparticipation@rubris.com.

YOU MUST PARTICIPATE IN THE PURDUE DIRECT SETTLEMENT BY RETURNING YOUR PARTICIPATION FORM IN ORDER TO RECEIVE THE BENEFITS OF THE PURDUE SETTLEMENT.

Please note that this is NOT a solicitation or a request for subdivisions to submit votes on the Purdue bankruptcy plan. This settlement package only pertains to a decision to participate in the Purdue Direct Settlement. If you receive a package to vote on the plan you should follow the applicable instructions for voting. PLEASE NOTE THAT VOTING ON THE PLAN IS SEPARATE FROM PARTICIPATION IN THE PURDUE DIRECT SETTLEMENT.

The sign-on period for subdivisions ends on September 30, 2025.

If you have any questions about executing the *Participation Form*, please contact your counsel, the Implementation Administrator at opioidsparticipation@rubris.com, or any of the following contacts at the West Virginia Attorney General's Office:

Ann L. Haight
Deputy Attorney General
Phone: (304) 558-8986
Email: Ann.L.Haight@wvago.gov

Abby G. Cunningham
Assistant Attorney General
Phone: (304) 558-8986
Email: Abby.G.Cunninigham@wvago.gov

Laurel K. Lackey
Assistant Attorney General
Phone: (304) 267-0239
Email: Laurel.K.Lackey@wvago.gov

Thank you,

Implementation Administrator for the Purdue Direct Settlement

The Implementation Administrator is retained to provide the settlement notice required by the Purdue Direct Settlement to manage the collection of the participation forms for it.

EXHIBIT K

Subdivision Participation and Release Form

Governmental Entity: Morgantown City	State: WV
Authorized Signatory: Jonathan Furgison, Finance Director	
Address 1: 389 Spruce Street	
Address 2:	
City, State, Zip: Morgantown	west virginia 26505
Phone: 304-284-7407	
Email: jfurgison@morgantownwv.gov	

The governmental entity identified above (“*Governmental Entity*”), in order to obtain and in consideration for the benefits provided to the Governmental Entity pursuant to that certain Governmental Entity & Shareholder Direct Settlement Agreement accompanying this participation form (the “*Agreement*”)¹, and acting through the undersigned authorized official, hereby elects to participate in the Agreement, grant the releases set forth below, and agrees as follows.

1. The Governmental Entity is aware of and has reviewed the Agreement, and agrees that by executing this Participation and Release Form, the Governmental Entity elects to participate in the Agreement and become a Participating Subdivision as provided therein.
2. The Governmental Entity shall promptly after the Effective Date, and prior to the filing of the Consent Judgment, dismiss with prejudice any Shareholder Released Claims and Released Claims that it has filed. With respect to any Shareholder Released Claims and Released Claims pending in *In re National Prescription Opiate Litigation*, MDL No. 2804, the Governmental Entity authorizes the Plaintiffs’ Executive Committee to execute and file on behalf of the Governmental Entity a Stipulation of Dismissal with Prejudice substantially in the form found at <https://nationalopioidsettlement.com>.
3. The Governmental Entity agrees to the terms of the Agreement pertaining to Participating Subdivisions as defined therein.
4. By agreeing to the terms of the Agreement and becoming a Releasor, the Governmental Entity is entitled to the benefits provided therein, including, if applicable, monetary payments beginning following the Effective Date.
5. The Governmental Entity agrees to use any monies it receives through the Agreement solely for the purposes provided therein.
6. The Governmental Entity submits to the jurisdiction of the court in the Governmental Entity’s state where the Consent Judgment is filed for purposes limited to that court’s role as and to the extent provided in, and for resolving disputes to the extent provided in, the

¹ Capitalized terms used in this Exhibit K but not otherwise defined in this Exhibit K have the meanings given to them in the Agreement or, if not defined in the Agreement, the Master Settlement Agreement.



Agreement. The Governmental Entity likewise agrees to arbitrate before the National Arbitration Panel as provided in, and for resolving disputes to the extent otherwise provided in, the Agreement.

7. The Governmental Entity has the right to enforce the Agreement as provided therein.
8. The Governmental Entity, as a Participating Subdivision, hereby becomes a Releasor for all purposes in the Agreement, including without limitation all provisions of Article 10 (Release), and along with all departments, agencies, divisions, boards, commissions, districts, instrumentalities of any kind and attorneys, and any person in his or her official capacity whether elected or appointed to serve any of the foregoing and any agency, person, or other entity claiming by or through any of the foregoing, and any other entity identified in the definition of Subdivision Releasor, to the maximum extent of its authority, for good and valuable consideration, the adequacy of which is hereby confirmed, the Shareholder Released Parties and Released Parties are, as of the Effective Date, hereby released and forever discharged by the Governmental Entity and its Subdivision Releasors from: any and all Causes of Action, including, without limitation, any Estate Cause of Action and any claims that the Governmental Entity or its Subdivision Releasors would have presently or in the future been legally entitled to assert in its own right (whether individually or collectively), notwithstanding section 1542 of the California Civil Code or any law of any jurisdiction that is similar, comparable or equivalent thereto (which shall conclusively be deemed waived), whether existing or hereinafter arising, in each case, (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor (each such release, as it pertains to the Shareholder Released Parties, the “Shareholder Released Claims”, and as it pertains to the Released Parties other than the Shareholder Released Parties, the “Released Claims”). For the avoidance of doubt and without limiting the foregoing: the Shareholder Released Claims and Released Claims include any Cause of Action that has been or may be asserted against any Shareholder Released Party or Released Party by the Governmental Entity or its Subdivision Releasors (whether or not such party has brought such action or proceeding) in any federal, state, or local action or proceeding (whether judicial, arbitral, or administrative) (A) directly or indirectly based on, arising out of, or in any way relating to or concerning, in whole or in part, (i) the Debtors, as such Entities existed prior to or after the Petition Date, and their Affiliates, (ii) the Estates, (iii) the Chapter 11 Cases, or (iv) Covered Conduct and (B) as to which any conduct, omission or liability of any Debtor or any Estate is the legal cause or is otherwise a legally relevant factor.
9. As a Releasor, the Governmental Entity hereby absolutely, unconditionally, and irrevocably covenants not to bring, file, or claim, or to cause, assist or permit to be brought, filed, or claimed, or to otherwise seek to establish liability for any Shareholder Released Claims or Released Claims against any Shareholder Released Party or Released Party in any forum whatsoever, subject in all respects to Section 9.02 of the Master Settlement Agreement. The releases provided for herein (including the term “Shareholder Released



Claims” and “Released Claims”) are intended by the Governmental Entity and its Subdivision Releasers to be broad and shall be interpreted so as to give the Shareholder Released Parties and Released Parties the broadest possible release of any liability relating in any way to Shareholder Released Claims and Released Claims and extend to the full extent of the power of the Governmental Entity to release claims. The Agreement shall be a complete bar to any Shareholder Released Claim and Released Claims.

10. To the maximum extent of the Governmental Entity’s power, the Shareholder Released Parties and the Released Parties are, as of the Effective Date, hereby released and discharged from any and all Shareholder Released Claims and Released Claims of the Subdivision Releasers.
11. The Governmental Entity hereby takes on all rights and obligations of a Participating Subdivision as set forth in the Agreement.
12. In connection with the releases provided for in the Agreement, each Governmental Entity expressly waives, releases, and forever discharges any and all provisions, rights, and benefits conferred by any law of any state or territory of the United States or other jurisdiction, or principle of common law, which is similar, comparable, or equivalent to § 1542 of the California Civil Code, which reads:

General Release; extent. A general release does not extend to claims that the creditor or releasing party does not know or suspect to exist in his or her favor at the time of executing the release that, if known by him or her, would have materially affected his or her settlement with the debtor or released party.

A Releaser may hereafter discover facts other than or different from those which it knows, believes, or assumes to be true with respect to the Shareholder Released Claims or such other Claims released pursuant to this release, but each Governmental Entity hereby expressly waives and fully, finally, and forever settles, releases and discharges, upon the Effective Date, any and all Shareholder Released Claims or such other Claims released pursuant to this release that may exist as of such date but which Releasers do not know or suspect to exist, whether through ignorance, oversight, error, negligence or through no fault whatsoever, and which, if known, would materially affect the Governmental Entities’ decision to participate in the Agreement.

13. Nothing herein is intended to modify in any way the terms of the Agreement, to which Governmental Entity hereby agrees. To the extent any portion of this Participation and Release Form not relating to the release of, or bar against, liability is interpreted differently from the Agreement in any respect, the Agreement controls.
14. Notwithstanding anything to the contrary herein or in the Agreement, (x) nothing herein shall (A) release any Excluded Claims or (B) be construed to impair in any way the rights and obligations of any Person under the Agreement; and (y) the Releases set forth herein shall be subject to being deemed void to the extent set forth in Section 9.02 of the Master Settlement Agreement.



I have all necessary power and authorization to execute this Participation and Release Form on behalf of the Governmental Entity.

Signature: _____

Name: Jonathan Furgison

Title: Finance Director

Date: _____

