

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: Minutes of the Meeting held December 13, 1983

Present: President, William C. Parrish
Commissioner, Holmes R. Shaver

The Deputy Association came before the Commission to inquire as to whether or not Washington informed them the exact amount of revenue sharing they expect to receive. They will return Thursday to discuss the fleet plan previously proposed.

Joe Lockhart, manager of Mid-Ohio Valley Transit Authority, came before the Commission to ask them to consider the construction of 2 metal buildings on present Easy Rider facility (Magistrate's Court building). Commissioner Shaver explained that a final decision on the nature of the expansion of the Correctional Center will determine if there will be room for the buildings.

Bill Pfalzgraf came before the Commission with a resolution authorizing issuance of up to \$310,000 in Commercial Development Revenue Bonds for the purpose of the acquisition, construction, and equipping of a wholesale beverage storage facility in Wood County owners being Daniel E. and Tania A. Kniska. Public hearing will be held December 22, 1983. Copy attached.

Today the Commission signed an Order accept \$7,075 for 1982 Ford LTD totalled in wreck in Jackson County on November 7, 1983. Document signed was Automobile Proof of Loss. Copy attached.

Commission President, William C. Parrish, today signed a Lease with Orval Fred and Edwina Elizabeth Carpenter for one year from 12/16/83 with monthly payments of \$125. Property situated on County Farm, Wood County, West Virginia. Copy of Lease and Order on file in County Administrator's office and Probate.

Various Personal Property Tax tickets were signed by the Commission to be impropered for clerical errors. Copies attached.

The Commission received and signed the following Purchase Orders:

Purchase Order #7584, to Dils Ford, in the amount of
for Sheriff's Law.

Purchase Order #7585, to Byer's Lock & Key, in the amount of \$3.00,
for Maintenance.

Purchase Order #7586, to Parkersburg Office Supply, in the amount
of \$17.50, for Judicial Building.

Purchase Order #7588, to Chapman Printing, in the amount of \$82.00,
for County Clerk.

Purchase Order #7589, to Mahone Tire, in the amount of \$116.14,
for Sheriff's Law.

Purchase Order #7590, to Mahone Tire, in the amount of \$40.00,
for Assessor.

Purchase Order #7592, to National Electric Supply, in the amount
of \$65.00, for Magistrate's Court.

Purchase Order #7593, to Quorum Corp., in the amount of \$39.23,
for Extension Office.

Purchase Order #7594 & 7594A, to Parkersburg Office Supply, in the
amount of \$1442.66, for Extension Office.

Purchase Order #7595 & 7595A, to Parkersburg Office Supply, in the
amount of \$131.75, for Circuit Clerk.

Approved:

THE COUNTY COMMISSION OF WOOD COUNTY

President, William C. Parrish



Commissioner, Holmes R. Shaver

December 13, 1983

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

IN RE: SIGNING OF AUTOMOBILE PROOF OF LOSS
ON 1982 FORD LTD #2FABP31F4CB225880

O R D E R

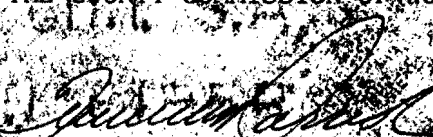
Commission President, William C. Parrish, today signed an Automobile Proof of Loss to accept \$7,075 for above mentioned vehicle which was totalled in Jackson County on November 7, 1983. Driver was Gary Deem, Deputy Sheriff.

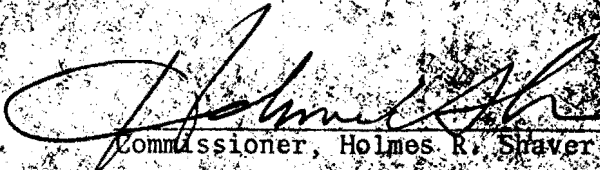
RAGANASKE BOND

Approved:

SOUTH WORTH CO. W. VA. 26042
3526 COTTAGE

THE COUNTY COMMISSION OF WOOD COUNTY


President, William C. Parrish


Commissioner, Holmes R. Shaver

ENTERED: December 13, 1983

WOOD COUNTY DEVELOPMENT AUTHORITY
ECONOMIC JUSTIFICATION

APPLICANT:

NAME DANIEL E. KNISKA
ADDRESS: 902 LINCOLN DRIVE, PARKERSBURG, W. Va
PHONE: 485-7106 OR ~~485-7106~~ 428-3523

PRINCIPAL(S) NAME(S)

NAME: DANIEL E. KNISKA
NAME: TANIA A. KNISKA
NAME: _____
NAME: _____

PURPOSE AND DESCRIPTION OF PROJECT:

Construct New Building

Acquire Existing Building

Expansion/Existing Building

Relocation

Other/Comments

EXPANSION REQUIRED TO ACCOMMODATE COORS BEER FRANCHISE

LOCATION AND DESCRIPTION OF SITE:

BOX 134 JUG RUN ROAD (WOOD COUNTY)
PARKERSBURG, WOOD COUNTY, W. Va.

Area Dimensions (Acres, Sq. Ft., Attach Plat)

1.1 ACRE

Building Size Dimensions (Sq. Ft.)

2400

ESTIMATED OPERATING DATA:

	1st Year	2nd Year	3rd year
Gross Sales	\$ 2.3 Million	\$ 2.6 Million	\$ 2.9 Million
Payroll	\$ 126,000	\$ 162,000	\$ 216,000
Purchases of material/services	94,000	103,000	113,000

EMPLOYMENT:

7 9 12Type of Jobs/Skills: Salesmen, Truck Drivers, Warehousemen

ECONOMIC BENEFITS TO COMMUNITY (LIST)

- Employment Opportunities
- Additional Outside Services
- Additional Taxes
- Additional Equipment purchases

COMMENT ON COMPETITIVE ASPECTS OF THE PARTICULAR BUSINESS OR INDUSTRY IN WHICH THE COMPANY WILL OPERATE:

Beer Business is very competitive and the introduction of Coors into the Market will make Goolley Distributive Co. Inc. more competitive.

PROJECT COST:

Land	\$ <u>5,100</u>
Building	<u>100,000</u>
Equipment	<u>170,000</u>
Working Capital	<u>30,000</u>
Miscellaneous	<u>-</u>
TOTAL	\$ <u>305,000</u>

EQUITY:

	<u>VALUE</u>	<u>SOURCE</u>
Cash	\$ <u>-</u>	_____
Land	<u>5,100</u>	_____
Building(s)	<u>-</u>	_____
Other	<u>-</u>	_____
TOTAL EQUITY	\$ <u>_____</u>	

AMOUNT/USE OF LOAN:

Land	\$ <u>-</u>	<u>Jug Run Road (Already)</u>
Building	<u>100,000</u>	<u>Local Contractor</u>
Equipment	<u>170,000</u>	<u>Mickey Body, GMC</u>
Working Capital	<u>30,000</u>	_____
Other	<u>-</u>	_____
TOTAL	\$ <u>300,000</u>	

ANTICIPATED SOURCE OF FUNDS:

<u>NAME</u>	<u>AMOUNT</u>	<u>PURPOSE</u>
Wood County Development Authority	\$ _____	_____
Pksbg/Wo Co Area Devel Corp	_____	_____
W. Va. Econ Devel Authority	_____	_____
Financial Institution(s)	<u>300,000</u>	<u>Parkeburg National Bank</u>
Other	_____	_____

HISTORY OF APPLICANT (Attach resume)

HISTORY OF BUSINESS (Attach report for latest 3 years)

OTHER COMMENTS: Gooley Arst. has been in business over 30 years.
D.E. and T.A. Kniska, sole stockholders have owned the business
for over 10 years. Our plans are to continue the business
as a family enterprise.

Returns and Financial calculations are based on a 10% market
Share although Coors is enjoying 15-20% share in Virginia & N. Carolina

SIGNATURE D.E. Kniska
 President

IN THE COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA

RESOLUTION OF THE COUNTY COMMISSION OF WOOD COUNTY,
WEST VIRGINIA AUTHORIZING ISSUANCE OF UP TO \$310,000 OF
COMMERCIAL DEVELOPMENT REVENUE BONDS BY THE
COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA,
FOR THE PURPOSE OF ASSISTING IN FINANCING OF THE ACQUISITION,
CONSTRUCTION AND EQUIPPING OF A WHOLESALE BEVERAGE
STORAGE AND DISTRIBUTION FACILITY
PROJECT TO BE LOCATED IN WOOD COUNTY, WEST VIRGINIA

WHEREAS, the County Commission of Wood County, West Virginia (the "Issuer"), is a political subdivision of the State of West Virginia, which, acting by and through the County Commission, is authorized and empowered by law, including particularly the provisions of the Industrial Development and Commercial Development Bond Act, Chapter 13, Article 2C, of the Code of West Virginia of 1931, as amended (the "Act"), for the public purposes set forth in the Act, to issue its revenue bonds to pay the cost of commercial projects (which term includes buildings, improvements, furnishings, equipment, machinery and lands used in connection with the acquisition, construction and equipping of a commercial facility) so as to relieve unemployment and to establish a balanced economy within the State and to promote the present and prospective health, happiness, safety, right of gainful employment and general welfare of the citizens of the Issuer; and

WHEREAS, the Issuer has been requested by Daniel E. Kniska and Tania A. Kniska, husband and wife (the "Owners", which term shall also include any assignee of the Owners approved in writing by the Issuer), to issue its revenue bonds to assist in the financing of the acquisition, construction and equipping of a commercial facility (the "Project"), in Wood County, West Virginia, the preliminary plans for which have been described to the Issuer at a Wood County Commission hearing held December 13, 1983, said project to be located on Jug Run Road, Wood County, West Virginia, and:

WHEREAS, after careful study and investigation of the nature of the proposed Project, the Issuer has determined that assisting in the financing of the acquisition, construction, and equipping of the Project in Wood County, West Virginia, by the Issuer's issuance of its revenue bonds, will thereby implement the stated purposes of the Act and will benefit the people of Wood County and the State of West Virginia and increase their commerce, welfare and prosperity; and

WHEREAS, after studying the Project and the nature of the proposed financing, the Issuer has determined that funds are necessary to finance the acquisition, construction and installation of the proposed Project, and that the most feasible method of providing for such financing is for the Issuer to issue its revenue bonds for that purpose pursuant to the Industrial Development and Commercial Development Bond Act, Chapter 13, Article 2C of the Code of West Virginia of 1931, as amended (the "Act"), and for it (i) to acquire, construct, and install the proposed Project and lease or sell the proposed Project to the Owners for specific rentals or purchase price payments sufficient to pay the principal of, premium (if any) and the interest on said revenue bonds or (ii) to lend the proceeds from the sale of said revenue bonds to the Owners to enable them to acquire, construct and install the proposed Project and to repay the loan in installments which will be sufficient and timely to pay the principal of, premium (if any) and the interest on said revenue bonds; and

WHEREAS, the Owners have requested the Issuer to indicate its willingness to issue revenue bonds to finance the proposed Project so that said acquisition, construction and installation of the proposed Project may move forward:

NOW, THEREFORE, BE IT RESOLVED AS FOLLOWS:

1. In order to indicate its willingness and its commitment to issue revenue bonds to finance the acquisition, construction and equipping of the Project, the execution and delivery to the Owners of an Inducement Agreement is hereby authorized, said Inducement Agreement to be in substantially the form attached hereto as Exhibit "B", subject to such changes, insertions and omissions as may be approved by the Issuer and the execution of said Inducement Agreement by the Issuer shall be conclusive evidence of such approval.
2. This resolution is an affirmative official action of the County Commission of Wood County under the Act and in accordance with U.S. Treasury Regulations issued pursuant to 26 U.S.C. §103(b) taken toward the issuance of the Bonds.
3. Nothing herein contained, however, shall authorize any contribution out of the general funds of the Issuer for any costs or expenses of the Owners pursuant to this inducement resolution, or otherwise in connection with the Project.
4. This resolution shall take effect immediately upon its adoption on this 13th day of December, 1983, and all resolutions and ordinances or parts thereof, in conflict with the provisions of this resolution are, to the extent of such conflict, hereby repealed.

WHEREUPON, the Resolution was declared adopted this
13th day of December, 1983.

THE COUNTY COMMISSION OF WOOD
COUNTY, WEST VIRGINIA,

By _____
Its President

Attest:

Clerk of the County Commission
of Wood County, West Virginia

59A/2P

INDUCEMENT AGREEMENT

THIS AGREEMENT ("the Agreement"), made and entered into as of the 13th day of December, 1983, by and between the COUNTY COMMISSION OF WOOD COUNTY, WEST VIRGINIA, a public corporation under the laws of the State of West Virginia ("the Issuer"), party of the first part, and DANIEL E. KNISKA and TANIA A. KNISKA, husband and wife ("the Owners"), party of the second part;

WHEREAS, the Issuer is a political subdivision of the State of West Virginia which is authorized and empowered by law, including particularly the provisions of the Industrial Development and Commercial Development Bond Act (Chapter 13, Article 2C, of the Code of West Virginia of 1931, as amended) ("the Act"), for the public purposes set forth in the Act, to issue its revenue bonds to provide funds for the costs of acquiring, constructing, and improving real and personal property for commercial projects as defined in the Act; and

WHEREAS, the Owners have advised the Issuer that it has under consideration the acquisition, construction and equipping of a commercial facility in Wood County, West Virginia ("the Project") and has advised that this Agreement by the Issuer to issue its commercial development revenue bonds under the Act ("the Bonds") in such amount as may be necessary to finance the cost of the Project, presently estimated to be \$310,000, and the sale or lease of the Project to the Owners, or the loan of the bond proceeds to the Owners, pursuant to the Act, subject to and upon the conditions hereinafter set forth, will constitute a substantial inducement to the Owners to commence the construction and operation of the Project in Wood County; and

WHEREAS, the Issuer prior to its execution hereof has adopted a resolution finding and determining that the Project is necessary to promote the health, happiness, right of gainful employment and general welfare of the citizens of Wood County, and the State of West Virginia and that the acquisition and construction of the Project will promote the economic development of Wood County and the State of West Virginia, and authorizing and directing its President and Clerk to execute this Agreement on its behalf;

NOW, THEREFORE, in consideration of the premises and of the covenants and undertakings herein expressed;

W I T N E S S E T H:

1. Undertakings on the Part of the Issuer.

Subject to the conditions set forth below, the Issuer agrees as follows:

1.1 The Issuer will, from time to time, issue and sell the Bonds pursuant to the terms of the Act, as from time to time amended, in an aggregate principal amount equal at the time of such sale to the then estimated costs in respect of the acquisition, construction and equipment of the Project in whole or in part, presently estimated to be \$310,000. The Bonds shall be issued in one or more series, shall be signed by the President and attested by the Clerk of the Issuer, shall bear such title or designation, shall bear interest at such rate or rates, shall be in such denomination or denominations, shall be subject to such terms of redemption, shall be in such registered form, shall be payable as to principal, redemption price and interest at such place or places, and contain such other terms and conditions, as may be fixed by ordinance of the Issuer prior to the sale and delivery thereof.

1.2 The Issuer will cooperate with bond counsel to supervise the proceedings and approve the issuance of the Bonds, and with any banks, underwriters, or agents recommended by the Owners and approved by the Issuer, all for the purposes of issuing and selling the Bonds on the best terms reasonably obtainable, and if arrangements therefor satisfactory to the Owners can be made, the Issuer will adopt such ordinances, resolutions and proceedings and authorize the execution and delivery of such instruments and the taking of such further actions as may be necessary or advisable for the authorization, issuance and sale of the Bonds and the sale or lease of the Project or the loan of proceeds from such sale of Bonds to the Owners.

1.3 Such proceedings, instruments and actions may also permit the issuance from time to time in the future of additional Bonds on terms which shall be set forth therein, whether pari passu with other series of the Bonds or otherwise, for the purpose of defraying the cost of completion, enlargements, improvements, additions and expansions of the Project or any segment thereof.

1.4 The aggregate payments under the lease, agreement of sale or loan agreement pursuant to which the Project is sold or leased to the Owners or pursuant to which the Bond proceeds are loaned by the Issuer to the Owners shall include (a) a basic payment in such sums as shall be sufficient to pay the principal of and interest and redemption premium, if any, on

the Bonds, as and when the same shall become due and payable, and (b) additional payments in such sums as shall be sufficient to pay all related costs and expenses.

1.5 The Issuer will take or cause to be taken such other acts and adopt or cause to be adopted such further proceedings as may be required to implement the aforesaid undertakings or as it may deem appropriate in pursuance thereof.

2. Undertakings on the Part of the Owner.

Subject to the conditions set forth below, the Owners agree as follows:

2.1 The Owners will use reasonable efforts, through banks, underwriters, or agents approved by the Issuer or otherwise, to find one or more purchasers for the Bonds; provided, however, that the terms of such Bonds and of the sale and delivery thereof shall be mutually satisfactory to the Issuer and the Owners.

2.2 Contemporaneously with the sale of the Bonds in one or more series or issues from time to time as the Issuer and the Owners shall determine, the Owners will: (a) enter into a loan agreement with the Issuer or (b) agree to lease the Project from the Issuer to the Owners, which lease shall grant to the Owners an option to purchase the Project upon payment of the Bonds in full, or (c) enter into an installment purchase agreement with the Owners to purchase the Project from the Issuer. In any event, the loan agreement, lease, or installment sales agreement shall obligate the Owners to pay to the Issuer the amounts described in Section 1.4 as and when the same become due and payable.

3. General Provisions.

3.1 All commitments of the Issuer under Section 1 hereof and of the Owners under Section 2 hereof are subject to the condition that the following events shall have occurred:

(a) The Issuer and the Owners shall have agreed on mutually acceptable terms for the Bonds and the sale and delivery thereof and mutually acceptable terms and conditions of the loan agreement, or sale or lease agreement referred to in Sections 1 and 2 hereof.

(b) Such rulings, approvals, consents, certificates of compliance and other instruments satisfactory to the Owners as to such matters with respect to the Bonds and the Project, the loan, sale or lease agreement and trust instruments, as shall be specified by the Owners, shall be

obtained from the Internal Revenue Service, United States Treasury Department, and such other governmental, as well as non-governmental agencies and entities, as may have or assert authority over or interest in matters pertinent thereto and to the Project and shall be in full force and effect at the time of issuance of the Bonds.

3.2 If the events set forth in Section 3.1 hereof do not take place, the Owners agree that it will reimburse the Issuer for, or pay all expenses, if any, which the Issuer may incur at the Owners' request arising from the execution of this Agreement and the performance by the Issuer of its obligations hereunder.

3.3 It is understood and agreed by and between the Issuer and the Owners that the provisions hereof are not intended to, and shall not be construed or interpreted to, either (a) obligate, or authorize the expenditure of, any funds or moneys of the Issuer derived from any source whatsoever other than the proceeds from the issuance and sale of the Bonds as provided for in this Agreement, or (b) create any personal liability of the members from time to time of the Issuer, or its President, Clerk or other officers.

IN WITNESS WHEREOF, the parties hereto have entered into this Agreement by their officers thereunto duly authorized as of the 13th day of December, 1983.

THE COUNTY COMMISSION OF WOOD
COUNTY, WEST VIRGINIA,

By _____
Its President

ATTEST:

Clerk

Daniel E. Kniska

Tania A. Kniska

0060P/2P

No. _____

PERSONAL PROPERTY

WOOD COUNTY

Shuttell James O Blk Park Center Ins
206 Park Center
Parkersburg, W.V. 26101

DISTRICT City

TICKET NO. 26535-1983

DATE Dec 13, 1983

This is to certify that this ticket or portion thereof, as noted, is improper for the following reason:

Improper OOB 7-1-82

The erroneousness of this ticket has been checked by: *Brown*
DEPUTY

Approved by EUGENE A. KNOTTS, ASSESSOR, or his authorized deputy,

Commissioner *[Signature]*
Commissioner *[Signature]*

[Signature]

1983

No. _____

PERSONAL PROPERTY

WOOD COUNTY

Folger, Betsy J.
834 Lakewood Dr.
Parkersburg, W. Va

DISTRICT City

TICKET NO. 19035

DATE Dec 13, 1983

This is to certify that this ticket or portion thereof, as noted, is improper for the following reason:

Improper, moved to another state per E.A.K.

The erroneousess of this ticket has been checked by: Jay Watson
DEPUTY

Approved by EUGENE A. KNOTTS, Assessor, or his authorized deputy,

Commissioner [Signature]
Commissioner [Signature]

No. _____

PERSONAL PROPERTY

WOOD COUNTY

Shurtall, James P DBA Park Centre
206 Park Centre
Parkersburg W. Va 26101

DISTRICT City

TICKET NO. 1982 - 2632p

DATE Dec 13, 1983

This is to certify that this ticket or portion thereof, as noted, is improper for the following reason:

Imp OK - 7-1-81

The erroneousess of this ticket has been checked by: _____
DEPUTY

Approved by EUGENE A. KNOTTS, Assessor, or his authorized deputy,

Commissioner [Signature]
Commissioner [Signature]

No. _____

PERSONAL PROPERTY

WOOD COUNTY

Heffner, Harold W.
2703 Hamilton St.
Parkersburg, W.V. 26101

DISTRICT City
TICKET NO. 19841-11 '81
DATE 12/9/83

This is to certify that this ticket or portion thereof, as noted, is improper for the following reason:

Improper: Double to Supp. ticket # 23145

The erroneousess of this ticket has been checked by: J Brown
DEPUTY

Approved by EUGENE A. KNOTTS, ASSESSOR, or his authorized deputy,

Commissioner [Signature]
Commissioner [Signature]

R.K. Mason

No. _____

PERSONAL PROPERTY

WOOD COUNTY

Hull, David M.
#39 Carl Lee Ray
Washington, NV

DISTRICT Lubeck
TICKET NO. 5042 '83 tapes
DATE 12/9/83

This is to certify that this ticket or portion thereof, as noted, is improper for the following reason:

Improper the above ticket because Mr. Hull was in the military service July 1, 1982 & should not have been assessed for the year 1983.

The erroneousess of this ticket has been checked by: M Rader
DEPUTY

Approved by EUGENE A. KNOTTS, ASSESSOR, or his authorized deputy,

Commissioner [Signature]
Commissioner [Signature]

R.K. Mason

WOOD COUNTY COURT
ERRONEOUS ASSESSMENT

5434

12/8/83

State of West Virginia
County of Wood

Upon the application of Romine, John III, who is
aggrieved by an erroneous assessment upon real estate in Wma. District, in the County of Wood,
the year 1983, the attorney for the State being present and accepting due and sufficient notice of the filing
of this application and defending the same as required by law; and it appearing to the court that this applica-
tion is made within less than one year after the Commissioner's real estate book for said year was certified.

It is ordered by the court that the said real estate be exonerated from payment.

And the Court doth certify the following as the fact upon which it grants said relief; That said
The tax listing is 1/2 Int 11 74-A Pt 10 Green Farm Pond Run
Dist. Wm. Valuation 4250 Cl 2 Tax per half \$27.43 The error
occurred in that this property belongs to Bessie Beason & should
be Homesteaded by. Etn Full yr & B. T for Homestead

All of which is ordered to be certified to the Auditor of the State and the Sheriff of the County.
EUGENE A. KNOTTS, Assessor

By [Signature]

Wood C