



Memo

To: Joint Committee on Government and Finance
WV Governor's Office

From: Associate Director, Taylor Cole

Date: October 31, 2025

Re: Loan Insurance report for the quarter ending September 30, 2025

In accordance with West Virginia Code § 31-15-8(h), the West Virginia Economic Development Authority (the "WVEDA") is required to submit quarterly reports on the 30th day of each January, April, July and October to the Joint Committee on Government and Finance and the Governor containing information about the WVEDA's Loan Insurance Program created by West Virginia Code § 31-15-8 ("LINS").

As of September 30, 2025, WVEDA has \$41,477,556.18 of loan insurance capacity available in its Loan Insurance Fund; however, of that amount, \$25,000,000.00 was specifically appropriated and restricted for the benefit of Mountaintop Beverage LLC. Therefore, the WVEDA can commit up to five times the \$16,477,556.18 insurance capacity available, or \$82,387,780.90 in Loan Insurance, to financial institutions seeking loan insurance of debt instruments entered into with businesses in the state. The WVEDA has \$4,714,614.28 in Loan Insurance exposure. The WVEDA has three commitments for loan insurance, not yet closed, in the total amount of \$25,680,000, which is anticipated to increase its exposure to \$30,394,614.28.

Listed below are the outstanding and active Loan Insurance commitments:

- 1. Borrower Name:** Magnolia Assisted Living, Inc.
Financial Institution: Poca Valley Bank
Total Loan Value: \$435,013.19
Loan Amount Insured: \$348,010.55
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: 10/7/2027
Loan Status: Current, no action required.
- 2. Borrower Name:** ABC Holding Company, LLC
Financial Institution: Poca Valley Bank
Total Loan Value: \$312,800.20
Loan Amount Insured: \$250,240.16
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: 3/19/2028
Loan Status: Current, no action required.
- 3. Borrower Name:** SmartVac Hydrovacs Ltd. Co.
Financial Institution: Citizens Bank of Weston
Total Loan Value: \$42,583.59
Loan Amount Insured: \$34,066.87
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: 7/20/2025
Loan Status: Current, no action required.
- 4. Borrower Name:** Classic Marble Company (Bank #3133)
Financial Institution: Poca Valley Bank
Total Loan Value: \$132,328.90
Loan Amount Insured: \$105,863.12
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: 12/3/2025
Loan Status: Current, no action required.
- 5. Borrower Name:** Classic Marble Company (Bank #3141)
Financial Institution: Poca Valley Bank
Total Loan Value: \$77,798.16
Loan Amount Insured: \$62,238.53
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: 12/3/2025
Loan Status: Current, no action required.

*** - The Loan Insurance program is not supported by an outstanding loan.
Funding is provided from WVEDA Cash balances.**

6. **Borrower Name:** Medical Info Systems Tech, LLC
Financial Institution: First State Bank of Barboursville
acquired by Summit Financial Group Inc.
Total Loan Value: \$16,318.55
Loan Amount Insured: \$14,686.70
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 3/26/2026
Loan Status: Current, no action required.
7. **Borrower Name:** Digital Connections, Inc.
Financial Institution: Clear Mountain Bank
Total Loan Value: \$912,763.54
Loan Amount Insured: \$730,210.83
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 3/26/2028
Loan Status: Current, no action required.
8. **Borrower Name:** Rose Holdings LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$1,931,073.18
Loan Amount Insured: 80% not to exceed \$500,000.00.
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 09/28/2027
Loan Status: Current, no action required.
9. **Borrower Name:** NorthStar Technologies, LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$630,103.56
Loan Amount Insured: 80% not to exceed \$500,000.00.
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 09/28/2027
Loan Status: Current, no action required.
10. **Borrower Name:** RRD, LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$773,142.59
Loan Amount Insured: 80% not to exceed \$500,000.00.
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 01/23/2028
Loan Status: Current, no action required.
11. **Borrower Name:** About Food, LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$1,300,314.49
Loan Amount Insured: 80% not to exceed \$500,000.00.
LINS Loan O/S Principal: \$-0-*

Loan Maturity Date: 11/3/2027
Loan Status: Current, no action required.

12. Borrower Name: Medley Fork Properties, LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$500,000.00
Loan Amount Insured: 80% not to exceed \$400,000.00.
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 09/22/2029
Loan Status: Current, no action required.

13. Borrower Name: MK Airsoft
Financial Institution: Clear Mountain Bank
Total Loan Value: \$664,758.33
Loan Amount Insured: 80% not to exceed \$500,000.00.
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 11/22/2028
Loan Status: Current, no action required.

14. Borrower Name: R.L. Laughlin & Company, Inc.
Financial Institution: Poca Valley Bank
Total Loan Value: \$228,388.71
Loan Amount Insured: 80% not to exceed \$256,000.00.
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: 01/11/2028
Loan Status: Current, no action required.

*** - The Loan Insurance program is not supported by an outstanding loan.
Funding is provided from WVEDA Cash balances.**

Listed below is an approved LINS commitment that is pending the execution of the Standard Loan Insurance Agreement:

15. Borrower Name: Mountaintop Beverage LLC
Financial Institution: Huntington Banks WV, Morgantown
Total Loan Value: \$25,000,000.00
Loan Amount Insured: \$-0-
LINS Loan O/S Principal: \$-0-*
Loan Maturity Date: Not yet closed.
Loan Status: WVEDA approved, pending execution.

16. Borrower Name: Medley Fork Properties, LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$500,000.00
Loan Amount Insured: \$-0-

LINS Loan O/S Principal: \$-0-
Loan Maturity Date: Not yet closed.
Loan Status: WVEDA approved, pending execution.

17. Borrower Name: Salem University, LLC
Financial Institution: Clear Mountain Bank
Total Loan Value: \$350,000.00
Loan Amount Insured: \$-0-
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: Not yet closed.
Loan Status: WVEDA approved, pending execution.

Listed below is a LINS commitment that was in default prior to the commitment expiration:

18. Borrower Name: Three Square, LLC
Financial Institution: United Bank, N.A.
Total Loan Value: \$96,207.28
Loan Amount Insured: \$86,586.55
LINS Loan O/S Principal: \$-0-
Loan Maturity Date: 10/2/2018 EXPIRED *
Loan Status: Default
*Still reported by WVEDA since United Bank tendered claim prior to expiration, but bankruptcy has stayed the bank's action to collect from the borrower.

I have also attached the WVEDA's internal report from September 30, 2025, which is provided monthly to the WVEDA Board members for review and discussion at the monthly Board meeting.

*** - The Loan Insurance program is not supported by an outstanding loan. Funding is provided from WVEDA Cash balances.**