**AMENDED BY-LAWS OF THE BATH DEVELOPMENT AUTHORITY**

**ARTICLE I**

**NAME AND PLACE OF BUSINESS**

**Section 1. Name:** Bath Development Authority, hereinafter referred to as the "Authority."

**Section 2. Place of Business:** The principal office of the Authority shall be located in the Bath Town Hall located in Berkeley Springs, Morgan County, West Virginia.

**Section 3. Appointing Authority:** Town of Bath Council hereinafter referred to as the "Appointing Authority."

**ARTICLE II**

**PURPOSE AND COMPLIANCE WITH APPLICABLE LAWS**

**Section 1. General:** The Authority is not organized for profit but is organized exclusively for the purposes set forth in House Bill No. 367 enacted by the 1963 Session of the West Virginia Legislature and now a part of the General Laws as Article 12 of Chapter 7 of the Code of West Virginia.

**Section 2. Purpose:** The purposes for which the Authority is created are to promote, develop and advance the business prosperity and economic welfare of the Town of Bath, its citizens and its industrial complex; to encourage and assist through loans, investments or other business transactions in the locating of new business and industry within the Town of Bath and to rehabilitate and assist existing businesses and industries in the Town of Bath; to stimulate and promote the expansion of all kinds of business and industrial activity which will tend to advance business and industrial development, maintain the economic stability of the Town of Bath, provide maximum opportunities for employment, encourage thrift, and improve the standard of living of the citizens of the Town of Bath; to cooperate and act in conjunction with other organizations, federal, state, or local, in the promotion and advancement of industrial, commercial, agricultural, and recreational developments with the Town of Bath or County; and to furnish money and credit, land and industrial sites, technical assistance and such other aid as may be deemed requisite to approved and deserving applicants for the promotion, development and conduct of all kinds of business activity in the Town of Bath. (W. Va. Code§ 7-12-2).

**Section 3. Powers of the Authority.** The Authority shall have all of the powers given by the West Virginia Code § 7-12-1 *et seq.*

**Section 4. Liberal Construction of By-Laws:** It is the purpose of the Authority to provide for promotion, development and advancement of the business prosperity and economic welfare of the Town of Bath, its citizens and its industrial complex, and these by-laws shall be liberally construed as giving the Authority full and complete power reasonably requested to give effect to its purpose described above. (W.Va. Code

§ 7-12-15}.

**Section 5. Compliance with Applicable Laws:** The Authority shall observe and comply with all applicable local, state and federal laws, including, but not limited to the requirements of Chapter 7, Article 12 of the Code of West Virginia as amended. If a conflict arises between the provisions of these by-laws and the applicable West Virginia Code provision, the West Virginia Code provision shall govern. If any article, section or provision of these by-laws is held to be unconstitutional, all the remaining articles, sections and provisions shall nevertheless remain valid.

**ARTICLE** Ill

**MANAGEMENT AND MEMBERSHIP OF THE AUTHORITY**

**Section. 1. Membership:** Management and control of the Authority, its property, operations, business and affairs, shall be vested in a board of members of not fewer than twelve (12} and not more than twenty-one

(21) persons who shall be appointed by the Town of Bath Council and be known as members of the Authority and each shall sit on the Authority's Board. (W.Va. Code§ 7-12-3a)

**Section 2. Appointment of Members:** The Town of Bath Council shall appoint two members of the Council to represent the Council on the Authority's Board. Other members shall be appointed by the Town of Bath Council and shall include representatives of business, industry and labor, that may reside within the Town of Bath, in Morgan County, or in any county contiguous with Morgan County. (W.Va. Code§ 7-12-3a)

**Section 3. Term of Members:** The initial members of the Board shall be appointed to a term of one year, two years and three years respectively. Thereafter, members shall be appointed for a term of three years. A member may be reappointed for such additional term or terms as the Town of Bath Council may deem proper. If a member resigns, is removed or for any other reason membership terminates during the member's term of office, a successor shall be appointed by the Town of Bath Council to fill outthe remainder of the member's term. Members in office at the expiration of their respective terms shall continue to serve until a successor has been appointed. (W.Va. Code§ 7-12-3a)

**Section 4. Compensation of Members** No member of the Authority shall receive any compensation, whether in formal salary, per diem allowance or otherwise, in connection with his or her services as a member. Each member shall, however, be entitled to reimbursement by the Authority for any necessary expenditures in connection with the performance of his or her general duties as a member, provided, however that such expenditure is approved in advance or approved by a majority vote of the Authority with the member requesting reimbursement being recused from the vote. (W.Va. Code§ 7-12-5)

**Section 5. Conflict of Interest:** No person shall be disqualified from serving as a member of the Authority solely as a result of the person's employment with a particular business, including without limitation employment with a public utility company or bank. However, whenever a conflict of interest arises between the Authority and the member's employer, then the member must recuse himself or herself from any vote, discussion or other activity associated with the Authority or its members that created the conflict of interest. (W.Va. Code § 7-12-4 and § 7-12-5)

**Section 6. Resignation or Removal of Members:** If a member of the Authority resigns, the Secretary of the

Authority shall immediately notify the Town of Bath Council, and a request for the appointment of a qualified person to fill the vacancy left by the resigning member should be made as soon as possible thereafter. The Town of Bath Council may at any time remove its appointed member of the Authority by an order duly entered of record or by other action appropriate and may appoint a successor member for any member so removed. (W.Va. Code§ 7-12-3a)

**Section 7. Vacancies:** If requested so to do, the members shall recommend to the Town of Bath Council the names of qualified persons for appointment to fill either pending or existing vacancies in the membership of the Authority, and such candidate shall either appear before the Appointing Authority at a regular meeting to answer questions and receive appointment, or, in the alternative shall provide a letter requesting such appointment..

**Section 8. Attendance:** If any member fails to attend (3) regular consecutive meetings of the Authority without an acceptable excuse, the Authority may recommend to the Town of Bath Council that the offending member be removed as a member and a successor member appointed.

**ARTICLE IV**

**MEETINGS OF THE AUTHORITY MEMBERS**

**Section 1. Time and Place:** The Authority members shall determine the location, day and time of each meeting. The meeting date and time and agenda shall be properly published for public notification.

**Section 2. Quorum:** Five members present including at least one officer will constitute a quorum and no action of

the Authority shall be official unless authorized by a quorum at a regular or properly called special meeting. If a

quorum is not present, those present may adjourn the meeting to a later date.

**Section 3. Voting:** Each member of the Authority present, either in person or by phone or video conference, shall have one vote at an Authority meeting.

**Section 4. Special Meetings:** Special meetings of the Authority may be called by the President or by at least two (2) members upon written request to the President and Secretary.

**Section 5. Meeting Notice:** Notice in writing of each regular or special meeting of the Authority to members shall be given to each member by the Secretary by sending the Notice to the last known post office address of the member, or by electronic mail or by facsimile, at least three (3) days before the date fixed for such meeting. The notice of any special meeting shall state briefly the purpose(s) of the meeting and the nature of the business to be transacted, and no purpose or business other than that stated in the Notice shall be discussed or transacted at the special meeting.

**Section 6. Agenda:** The President or the Secretary shall prepare and send to all members, at least three (3) business days before a regularly scheduled meeting date, and at least four (4) calendar days before an irregularly scheduled meeting date, an agenda outlining the items to be discussed at the meeting. A member who wishes to include an item in the meeting agenda shall notify the President and the Secretary at least five

(5) calendar days prior to the regularly scheduled meeting date for the item to be included in the agenda. Any matter not disposed of at a meeting shall be included on the agenda of the next scheduled meeting.

Items may be added to or deleted from the agenda, including executive sessions as authorized or required by West Virginia law. Items not on the posted agenda are presented and placed on a subsequent agenda for action, unless the item requires immediate action because of an emergency situation, or where the need to take immediate action came to the attention of the Authority subsequent to the posting of the agenda.

All meetings shall be conducted according to Robert's Rules of Order and in accordance with the West Virginia Open Meeting Law. (W.Va. Code§ 6-9A.

# ARTICLE V CONFIDENTIALITY OF EXECUTIVE SESSION

**Section 1: Executive Session:** An Executive Session may be called upon a majority vote of the members for purposes of discussing such matters as are authorized to be discussed in Executive Session by public agencies pursuant to West Virginia Code § 6-9A-4. No member of the Authority shall disclose any information discussed in Executive Session to any individual, organization, or corporation. Anything discussed in open session is subject to public discussion and reporting. All matters before the Authority may be discussed by members of the Authority pursuant to the West Virginia Freedom of Information Act. (W.Va. Code§ 29B)

# ARTICLE VI OFFICERS

**Section 1. Officers:** The officers of the Authority shall be a President, Vice President, Secretary, and Treasurer, each of whom must be a member of the Authority. The offices of Secretary and Treasurer may be served by the same person, as Secretary-Treasurer.

**Section 2. Election of Officers:** The officers of the Authority shall be elected each year by the members at the Authority's last regular meeting of the fiscal year, i.e., the June meeting, with officers to assume their duties the first day of the new fiscal year, i.e., July 1, or as soon as possible thereafter. The officers so elected shall serve until the next annual election by the membership and until their successors are duly elected and qualified and the officers may succeed themselves. Officers shall be elected for a term of no more than one year, provided however, any officer may be re-appointed by the Authority for up to five consecutive one year terms. Any vacancy occurring among the officers, except for the office of President, shall be filled by appointment from the membership by the President until the next regular or special meeting of the Authority, when the members will elect a replacement to serve until the next annual election.

**Section 3. Nominating Committee:** A nominating committee of three (3) members shall be appointed by the President no later than sixty (60) days prior to the annual election meeting. The report of the nominating committee shall be presented to the members at the regular monthly meeting preceding the annual election meeting. Nominees shall have consented to such nomination prior to the report of the nominating

committee. Nominations may also be r.iade from the floor at the annual election.

# ARTICLE VII DUTIES OF OFFICERS

**Section 1. President:** The President shall preside as chairman at all meetings of the membership of the Authority. He/she shall appoint all committees as recommended by the membership and shall be an ex­ officio member of all committees. The President shall, together with the Secretary, sign the minutes of all meetings of members at which the President presides. The President shall attend generally to the executive business of the Authority and exercise such powers as may be conferred upon him or her by the members, by these by-laws, or as prescribed by law. The President shall execute, and if necessary acknowledge for record, any deeds, deeds of trust, contracts, notes, bonds, agreements or other papers necessary, requisite, proper or convenient to be executed by or on behalf of the Authority when and if directed by the members of the Authority. The President shall be responsible for publishing a calendar year end narrative report in the Morgan Messenger which shall provide the public with a brief overview of the Authority's completed and proposed projects in each calendar year.

**Section 2. Vice President:** If the President is absent or for any reason is unable to discharge any of the duties of the office then the same shall be discharged by the Vice-President or in the absence of the Vice-President, by any remaining officer.

**Section 3. Secretary:** The Secretary of the Authority shall be its recording officer and shall, when practicable, be present at all meetings of the members, and shall keep or cause to be kept a regular record of the proceedings of such meetings for preservation in a suitable book or books. The Secretary, together with the President, shall sign the minutes of the meetings at which they are present. The Secretary shall have charge of the minute book and act as custodian of deeds and other important writings and papers of the Authority and shall also perform such other duties as the office may have under the law or as may be conferred from time to time by the members. Minutes of the meetings of the Authority may be transcribed by a person other than a member of the Authority, at the discretion of the Secretary.

**Section 4. Treasurer:** The Treasurer shall have general charge of the funds and monies of the Authority and shall be responsible for payment of the Authority's expenditures. Checks requested to be written from the Authority's account shall be signed by the Appointing Authority. The Treasurer shall keep or cause to be kept proper and accurate books of accounts and receipts and vouchers for disbursement made by or through him

or her and shall prepare and submit such reports and statements of the financial condition of the Authority as the members may from time to time prescribe, and shall perform such other duties as may devolve under the law or as may be conferred on him or her by the members of the Authority. The Treasurer shall be responsible for providing the Authority and the Town of Bath Council with quarterly financial reports.

**Section 5. President:** The President shall devote himself to the affairs of the Authority. He/she shall at all times be subject to the supervision of the members of the Authority in matters relating to purposes of the Authority, and shall perform such duties as may be determined by the members, as long as they are associated with the affairs of the Authority.

**Section 6. Disbursement of Authority Funds By Town of Bath:** The President, Vice-President, Secretary, Treasurer shall have the authority to request a disbursement of funds by the Town of Bath from the Authority's account for any legal purpose. No disbursement shall be made unless it shall have been authorized by two of these four officers.

**ARTICLE VIII COMMITTEES**

**Section 1. Standing Committees:** The Authority shall not be required to have any standing committees.

**Section 2. Creation of Standing or Ad-Hoc Committees:** The President may propose standing committees, ad hoc committees or task forces as necessary. The creation of any such committees must be approved by a majority of the membership. Such ad hoc committees or task forces shall be dissolved at the completion of the specific purpose given the ad hoc committee or task force. Committee chairpersons may appoint members to their committee who are not members of the Authority, subject to approval of the members of the Authority.

**ARTICLE IX FISCAL YEAR**

**Section 1. Fiscal Year:** The fiscal year of the Authority shall commence on July 1st of each year and

continue through June 30t h of the following year.

**ARTICLE X AMENDMENTS to BY-LAWS**

**Section 1. Amendments:** Amendments to these by-laws may be approved at any regular or special meeting

of the Authority by a majority vote of the entire membership; provided however, that written notice, sent in accordance with Article IV, Section 5, describing with particularity the proposed amendment, must be given to each member at least ten (10) days prior to the regular or special meeting at which the proposed amendment will be considered.

**Section 2. Approval by Town of Bath Council:** Following approval by the Board per Section 1, by-law

changes shall be submitted to members of the Town of Bath Council for their final approval. The approved version of the by-laws shall be executed and adopted by the Authority at the next meeting of the Board.

**ARTICLE XI INDEMNIFICATION**

The Authority shall indemnify any past, present or future President, officer, Board member or employee of the Authority against claims arising from an act or omission of such past, present or future President, officer or employee within the scope of such individual's duties. Such indemnification shall include reasonable costs and expenses incurred in defending such claims. Nothing contained herein shall require the Authority to pay punitive damages or exemplary damages or damages arising from the commission of a crime by such individual, and the Authority shall not be required to provide for the defense or indemnification of such

individual when the act or omission which caused the injury was the result of actual fraud, actual malice, gross negligence or willful misconduct of such individual, or in the event of a claim against such individual by the State of West Virginia, the Appointing Authority or the Authority. The determination as to whether an individual's conduct falls within any of the above exceptions shall be made by the Appointing Authority and the Authority, in consultation with the West Virginia Attorney General.

# ARTICLE XII CONTRIBUTIONS TO AUTHORITY

Contributions may be made to the Authority from time to time by the County or the Appointing Authority or by any persons, firms or corporations which shall desire to do so. All such funds and all other funds received by the Authority shall be deposited in such bank or banks as the Authority may direct and shall be withdrawn therefrom in such manner as the authority may direct. The Authority shall keep strict account of all its receipts and expenditures and shall each quarter make a quarterly report to the Town Council containing an itemized statement of its receipts and disbursements during the preceding quarter. Within sixty days after the end of each fiscal year, the Authority shall make an annual report containing an itemized statement of its receipts and disbursements for the preceding year, and such annual report shall be published as a Class I legal advertisement in compliance with the provision of Article Three Chapter Fifty-Nine of this Code, and the publication area for such publication shall be Morgan County. The books, records and accounts of the authority shall be subject to audit and examination by the office of the State Tax Commissioner of West Virginia and by any other proper public official or body in the manner provided by law. (W.Va. Code§ 7-12- 12).

# ARTICLE Xlll

**DISTRIBUTION OF ASSETS UPON DISSOLUTION**

Upon the dissolution of this Authority, any and all funds and assets held by the Authority, after the payment of its obligations, shall automatically pass to and become the property of the Town of Bath, Morgan County, West Virginia, to be used for such public improvements and other public purposes as the Town of Bath Council shall deem proper.

# ARTICLE XIV BUDGET MATTERS

The Authority may discuss, but not approve a project or allocate any funding to a project, until a budget is presented to the Board and approved. Each separate Authority project shall have a discreet budget that must be approved by a majority vote at any Board meeting for which a quorum is present. The Authority shall keep separate budgets for each project it undertakes, and may, to the extent it deems necessary, open separate bank accounts. All invoices and receipts paid by the Authority must be marked to include the specific project

for accounting purposes. The Authority shall keep a separate accounting of any Hotel-Motel tax money it receives from the Town of Bath and shall only disburse those funds for purposes permitted by the West Virginia State Code, Chapter 7, Article 18.

 **Adopted by Bath Development Authority: November 2 2022**

 **Adopted by Appointing Authority December 20, 2022**

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