Charles Town
Utility Board

661 S. George Street, Suite 101 Charles Town, WV 25414
Phone: (304) 725-2316 ♦ Fax: (304) 725-7150 ♦ Web: www.ctubwv.com

UTILITY BOARD

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UTILITY MANAGER
Paul Mantello

October 15, 2026

Via Electronic Mail to: Editor@ObserverWV.com

Re: February 19th, 2026 FOIA Request Response

Dear Mr. Pearson,
On February 19, 2026, you requested that Charles Town Utility Board (CTUB) provide you the following:

Please provide all email correspondence between Edwina Benites-LM (Jefferson County Administrator) and Kristen Stolipher regarding grant funding for the potential CTUB project at Summit Point. Date range: January 1, 2025 to date

CTUB previously provided a response that it was reviewing its records and would provide a further response. CTUB's review is complete and CTUB provides the **attached** emails that are responsive to your request.

In certain portions, the email strings make reference to an Economic Impact Study for Summit Point. That study, in fact, was not attached to these email strings. If it had been attached, the study would not have been provided in this response because, consistent with our July 29, 2026 response to a different FOIA request from you, the Summit Point economic impact study is exempt from disclosure pursuant to the following provisions of W. Va. Code § 29B-1-4(a):

(1) Trade secrets, as used in this section, which may include, but are not limited to, any formula, plan, pattern, process, tool, mechanism, compound, procedure, production data, or compilation of information which is not patented which is known only to certain individuals within a commercial concern who are using it to fabricate, produce, or compound an article or trade or a service or to locate minerals or other substances, having commercial value, and which gives its users an opportunity to obtain business advantage over competitors;

(8) Internal memoranda or letters received or prepared by any public body;

(17) Specific engineering plans and descriptions of existing public utility plants and equipment; or

(23) Individually identifiable customer information created or maintained by a city or county or other public entity providing utility services in connection with the ownership or operation of a publicly-administered utility enterprise, including, but not limited to, customer names, addresses, and billing and usage records. Nothing contained herein is intended to limit public disclosure by a city or county of billing information:

(A) That the city or county determines will be useful or necessary to assist bond counsel, bond underwriters, underwriters' counsel, rating agencies or investors or potential investors in making informed decisions regarding bonds or other obligations incurred or to be incurred with respect to the publicly-administered utility enterprise;

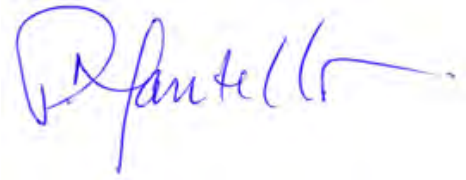
(B) That is necessary to assist the city, county, state, or public enterprise to maintain the integrity and quality of services it provides; or

(C) That is necessary to assist law enforcement, public safety, fire protection, rescue, emergency management, or judicial officers in the performance of their duties.

This communication concludes CTUB's obligation for this matter. Please be advised that if we have denied or exempted any part of your request, under West Virginia Code 29B-1-5(1) you may file for injunctive or declaratory relief in the circuit court of the county where the records you requested are kept.

If you have any questions or concerns, please feel free to reply to this email. I can also be reached by phone, at 301-473-3123.

Thanks!



Paul Mantello, General Manager
Charles Town Utility Board

Outlook

FW: Summit Point Infrastructure Funding

From Kristen Stolipher </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD1901FDD34F4B4E9670119656642EEA-KSTOLIPHER>

Date Fri 11/21/2025 3:21 PM

To Edwina Benites <ebenites@jeffersoncountywv.org>; 'Edwina Benites County Administrator' <Edwina.C.BenitesLM@jeffcowv.gov>

FYI

From: Rachel Miller <rmiller@region9wv.com >
Sent: Friday, November 21, 2025 3:14 PM
To: Heidi Parker <HParker@ctubwv.com >; bmanuel@charlestownwv.us; Patrick Kratovil <pkratovil@ctubwv.com >; Keith Pierson <dpierson@ctubwv.com >; Pasha Majdi <pmajdi@jeffersoncountywv.org >; Mike Mood <mmood@jeffersoncountywv.org >; jhefestay@jeffersoncountywv.org; ckeys@jeffersoncountywv.org; sstolipher@jeffersoncountywv.org; John Maxey <jmaxey@ctubwv.com >
Cc: Kristen Stolipher <kstolipher@ctubwv.com >; Krista Hoffman <khoffman@jcda.net >; Jennifer Wishmyer <jobrien@region9wv.com >; Christopher M. Eckenrode <ceckenrode@gdfengineers.com >; Jeff Johnson <Jeff.Johnson@summitpointtraining.com >
Subject: Summit Point Infrastructure Funding

Good afternoon,

After reviewing the Jefferson County Commission meeting video recording from last night 抯 meeting, I would like to clarify a few things and ensure that everyone is clear on options available to CTUB and/or the JCDA regarding water/sewer to Summit Point Motorsports. It is my understanding that the Commission has moved to have JCDA and American Water begin discussions on a public/private partnership to apply to the presented WDA Economic Enhancement Grant for a package plant at Summit Point. To that end, we are more than happy to engage with both entities to facilitate this partnership and work through the necessary steps in applying for the WDA funds. All parties should be aware that the full requested amount may not be awarded, and a portion may be required as matching funds or loans; that is the discretion of the Governor and the WDA and will only be known after the application is submitted.

It is apparent that there is a misunderstanding regarding the role of Region 9 and the WDA grant funds. Region 9 is not the funding agency. We have no control over eligibility guidelines. We have no control over award amounts or any other conditions regarding any funding. After a discussion during interims with Secretary Herridge, who was enamored with the Summit Point facility, we presented the idea of CTUB to apply for funding under the WDA 抯 Economic Enhancement Grant fund. This grant requires the signature of Secretary Herridge as a prerequisite to the application. Secretary Herridge is

in support of this application; however, he would like to see an Economic Impact Study to ensure that investments made at Summit Point will yield a ROI and assist in creating jobs. Jeff Johnson has executed an agreement with Michael Baker Intl. to conduct this study. This study is underway currently and will be completed by the end of the year.

This funding is specifically for projects where there is a direct economic impact, not for prospective development. I, too, am fully in support of proactive development of infrastructure to support future growth. Unfortunately, there is no funding to achieve this goal outside of loans. Speaking with the WDA, if CTUB would like to apply for a line extension, they would be eligible only for 1M in grant funds. The rest of the funding would need to be loan funds. To my understanding, CTUB 担 engineer has not fully scoped the price of such a line extension, but best guess is 20M without doing any in-depth preliminary analysis. Any ongoing maintenance agreements and/or rates would need to be determined by the utility, Summit Point, and their respective legal representatives.

If CTUB or JCDA would like to apply for the package plant, we are happy to assist. If CTUB or JCDA would like to apply for a grant/loan combo for a line extension, we are happy to assist. We have no vested interest in either proposal. Nor do we have any power to influence the amount of grant funding available for either option. Any arguments for additional grant funding for a line extension need to be presented to the State, likely Secretary Herridge, and your local legislators so that they can consider allocating additional funding for line extensions that do not fall within the scope of the Economic Enhancement Grant Fund. I have already connected Delegate Funkhouser with an attorney who can assist him in drafting a House Bill if he so chooses to pursue this.

I hope this clears up any confusion regarding Region 9 担 role. Please let us know which direction the collective decides to pursue and we are happy to navigate the above-outlined options, whether it be a loan for a line extension or a grant for a package plant.

Thank you,

Region 9

Rachel Miller
Executive Director
Eastern Panhandle Regional Planning & Development Council
Region 9 – Serving Berkeley, Jefferson, and Morgan Counties

rmiller@region9wv.com

304.263.1743

226 Pilot Way, Suite E
Martinsburg, WV 25405

region9wv.com

Outlook

Re: WDA/WVDED Funding Update

From Kristen Stolipher <kstolipher@ctubwv.com>
Date Mon 1/12/2026 7:43 PM
To Edwina Benites County Administrator <Edwina.C.BenitesLM@jeffcowv.gov>

Eddie,
No I haven't even briefed the Board on the State's response to the grant request yet. I was just keeping you apprised of the issue in the event that you were aware of other money sources or opportunities that I could pass along. I'll keep you posted.

Thanks,
Kristen

Sent from my T-Mobile 5G Device
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From: Edwina Benites County Administrator <Edwina.C.BenitesLM@jeffcowv.gov >
Sent: Monday, January 12, 2026 6:33:59 PM
To: Kristen Stolipher <kstolipher@ctubwv.com >
Subject: Re: WDA/WVDED Funding Update

Kristen-

Is the Utility asking for Commission funding? I can request that this be o. The agenda for consideration.

Eddie

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From: Kristen Stolipher <kstolipher@ctubwv.com >
Sent: Monday, January 12, 2026 10:43:02 AM
To: Edwina Benites County Administrator <Edwina.C.BenitesLM@jeffcowv.gov >
Subject: RE: WDA/WVDED Funding Update

Agreed. That's why I was hoping there might be some other avenues for local contribution. Historically, the City/Utility has issued Bonds for projects of this magnitude with the debt coverage being covered by the Developer. Times are very different now. I would assume that a partnership of that sort would be the local buy-in that the State is looking for. I guess we will wait to see what happens.

Thanks,

Kristen

Kristen M. Stolipher

Utility General Manager

Charles Town Utility Board

661 South George Street, Suite 101

Charles Town, WV 25414

Office: (304) 724-7080

Cell: (304)-904-7359

Email: kstolipher@ctubwv.com

From: Edwina Benites County Administrator <Edwina.C.BenitesLM@jeffcowv.gov >
Sent: Monday, January 12, 2026 9:26 AM
To: Kristen Stolipher <kstolipher@ctubwv.com >
Subject: Re: WDA/WVDED Funding Update

Kristen-

LEDO funds from the local legislators? Only about $25k each so you are looking at $100k (?) on a $10m project, which does not look great.

Eddie

Edwina Benites-LM

County Administrator

Jefferson County Commission

393 N. Lawrence Street

Charles Town, West Virginia 25414

(304 728-3284

To sign up for county news, agendas, jobs, and register to receive request for proposal announcements, please see here.

Website LinkedIn YouTube Facebook

From: Kristen Stolipher <kstolipher@ctubwv.com>
Sent: Monday, January 12, 2026 9:05 AM
To: Edwina Benites County Administrator <Edwina.C.BenitesLM@jeffcowv.gov>; Edwina Benites <ebenites@jeffersoncountywv.org>
Subject: FW: WDA/WVDED Funding Update

FYI- keeping you in the loop in the event that you have any ideas or thoughts on local funding contributions.

Thanks,

Kristen

Kristen M. Stolipher

Utility General Manager

Charles Town Utility Board

661 South George Street, Suite 101

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Email: kstolipher@ctubwv.com

From: Rachel Miller <rmiller@region9wv.com>
Sent: Friday, January 9, 2026 11:24 AM
To: Jeff Johnson <Jeff.Johnson@summitpointtraining.com>; Kristen Stolipher <kstolipher@ctubwv.com>; Brandon Scott <Brandon.Scott@summitpointtraining.com>
Cc: Jennifer Wishmyer <jobrien@region9wv.com>; Susanna Henderson <shenderson@region9wv.com>
Subject: Re: WDA/WVDED Funding Update

The grant was generally disfavored by Commerce primarily due to the ask amount and the lack of local match. I am encouraging legislators to allocate additional funds to the WDA for the next fiscal year, but without local buy-in, it is unlikely to benefit Summit Point. They have requested a funding package be put forward, allowing them to fill in the gap. Jeff, have you had any further conversation with Matt regarding potential alternatives?

Sent from my U.S.Cellular© Smartphone
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From: Jeff Johnson <Jeff.Johnson@summitpointtraining.com>
Sent: Friday, January 9, 2026 10:59:03 AM
To: Kristen Stolipher <kstolipher@ctubwv.com>; Rachel Miller <rmiller@region9wv.com>; Brandon Scott <Brandon.Scott@summitpointtraining.com>
Cc: Jennifer Wishmyer <jobrien@region9wv.com>; Susanna Henderson <shenderson@region9wv.com>
Subject: RE: WDA/WVDED Funding Update

Kristen,Happy New Year. I hope you had a great holiday as well.

At this point, I believe we are largely at a stalemate following the unfortunate outcome prior to the holidays. It may be worthwhile for the group to have a brief touchbase to determine whether there is a viable path forward and if there is anything meaningful to share with the Board at this time.

Best,

Jeff

SPTF SUMMIT POINT TRAINING FACILITY
SSG Summit Solutions Group
SUMMIT POINT MOTORSPORTS PARK

Jeff Johnson
President

Jeff.Johnson@SummitPointTraining.com
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O: (304) 725-8444

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201 Motorsports Park Circle
Summit Point, WV 25446

From: Kristen Stolipher <kstolipher@ctubwv.com>
Sent: Wednesday, January 7, 2026 12:55 PM
To: Jeff Johnson <Jeff.Johnson@summitpointtraining.com>; Rachel Miller <rmiller@region9wv.com>; Brandon Scott <Brandon.Scott@summitpointtraining.com>
Cc: Jennifer Wishmyer <jobrien@region9wv.com>; Susanna Henderson <shenderson@region9wv.com>
Subject: RE: WDA/WVDED Funding Update

Happy New Year everyone! Hope you all had a wonderful holiday season. Back to the grind and focus on the year ahead. Where do we stand with the grant and the project? I wanted to give the Board an update next week at our meeting and wasn't sure whether there were any updates worth sharing?

Let me know.

Thanks,

Kristen

Kristen M. Stolipher

Utility General Manager

Charles Town Utility Board

661 South George Street, Suite 101

Charles Town, WV 25414

Office: (304) 724-7080

Cell: (304)-904-7359

Email: kstolipher@ctubwv.com

From: Jeff Johnson <Jeff.Johnson@summitpointtraining.com>
Sent: Thursday, December 18, 2025 12:36 PM
To: Rachel Miller <rmiller@region9wv.com>; Kristen Stolipher <kstolipher@ctubwv.com>; Brandon Scott <Brandon.Scott@summitpointtraining.com>
Cc: Jennifer Wishmyer <jobrien@region9wv.com>; Susanna Henderson <shenderson@region9wv.com>
Subject: RE: WDA/WVDED Funding Update

Rachel, Sorry for the slow reply — I've been out of the office and just getting back up to speed.

Thanks for the thorough update and for all the effort you've put in. While the funding constraints are obviously disappointing, I appreciate the transparency and the continued willingness to explore options. We're still hopeful there's a path forward, even if it requires some adjustment on scope, timing, or structure.

I haven't had the opportunity to speak with Matt yet, but I'm planning to give him a call early next week. I agree it would be helpful to talk this through live and better understand what might be realistic in the near term — whether that's tightening the timeline, thinking through how a broader funding package could come together, or identifying where immediate impact is possible.

I'm available Monday or Tuesday to join a group call if that works for everyone.

Thanks again for all the work on this. Looking forward to the conversation and next steps.

Jeff

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Summit Point, WV 25446

From: Rachel Miller <rmiller@region9wv.com>
Sent: Wednesday, December 17, 2025 3:01 PM
To: Jeff Johnson <Jeff.Johnson@summitpointtraining.com>; Kristen Stolipher <kstolipher@ctubwv.com>; Brandon Scott <brandon.scott@summitpointtraining.com>
Cc: Jennifer Wishmyer <jobrien@region9wv.com>; Susanna Henderson <shenderson@region9wv.com>
Subject: WDA/WVDED Funding Update

Good afternoon,

I had a call earlier today with Matt Herridge and Christine Davies with Commerce.

While, as anticipated, Matt was very supportive of the project and would like to do something to contribute especially in light of the economic impact of the project, there are three major issues:

1. The WDA is limited on funds (70M) and full funding is not possible. Christine said that even $4M at this point would be a stretch.
2. They want to be the last dollar in. I did mention that a loan would not be out of the question if we knew what the gap was, but they want to see all the other funding mechanisms secured and they would like to come in and fill in the gap. So, a funding package needs to be assembled for whatever would be possible outside of WDA funds, first.
3. They were concerned about the est. five-year implementation schedule in the feasibility study. They wanted to know if that could be tightened up; more immediate impact.

I asked if tourism had any money to contribute given the impact of the project on tourism dollars, and they said that tourism does not have any money currently for infrastructure, just their tourism tax credits. I think this is absurd, given that Jefferson County generates hundreds of millions of tourism of dollars for the State annually, far exceeding anywhere else.

I did mention that there are possibly federal grants available, but the timeframe for those to be awarded would be, at minimum, one year. They both said to not try to worry about piece-mealing other funding sources and the WVDED hopes to have a repository of resources available for when they are presented with a sound project, they can put the funding package together themselves from various sources in conjunction with the applicant, etc. So maybe we have another call with Christine to see what she is thinking the best approach would be at this point.

They also asked if Jefferson County Commission would contribute to the cost and I indicated that I was unsure and that the Commission has made investments of their own recently and may not have the cashflow; we can always ask. And, Kristen, I assume the CTUB board would be a strong no on taking out a USDA loan of any amount.

Delegate Wayne Clark asked about this project at a presentation I gave this past Monday regarding the regional council and seemed sincerely concerned when I mentioned that given the ask to WDA statewide, this project may receive little or no funding. He may be someone to talk to, as well. I don't know the relationship he has with Summit Point, but he did specifically ask about this.

So – that's where we are currently. We can all hop on a call to discuss this further, I can try to set up a group call with Christine or Matt to see what really would be feasible, or there could be a discussion with the Commission regarding a contribution. Or we see if the legislature allocates more money to the WDA this session and we apply for a US EDA grant to match WDA money next year.

I realize that was a lot to digest. Let me know thoughts.

Region 9

Rachel Miller
Executive Director
Eastern Panhandle Regional Planning & Development Council
Region 9 – Serving Berkeley, Jefferson, and Morgan Counties

rmiller@region9wv.com

304.263.1743

226 Pilot Way, Suite E
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Outlook

FW: Summit Point Raceway

From Kristen Stolipher </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD1901FDD34F4B4E9670119656642EEA-KSTOLIPHER>

Date Thu 1/29/2026 9:48 AM

To 'Edwina Benites County Administrator' <Edwina.C.BenitesLM@jeffcowv.gov>; 'Rachel Miller' <rmiller@region9wv.com>

FYI

From: John Maxey <johnrmaxey@gmail.com >
Sent: Thursday, January 29, 2026 9:09 AM
To: Kristen Stolipher <kstolipher@ctubwv.com >; Brent Manuel <bmanuel@charlestownwv.us >; Keith Pierson <dukepierson8@gmail.com >; Patrick Kratovil <pkratovil@ctubwv.com >; Heidi Parker <HParker@ctubwv.com >; Mike Mood <mmood@jeffersoncountywv.org >; April Shultz <ashultz@ctubwv.com >
Subject: Summit Point Raceway

Good Morning,

In order to get financing approved while the grant opportunity is still available we need to move quickly. To that end I want to re-emphasize the Board's support for a funding package that involves a true partnership between CTUB, Jefferson County Development Authority, and the Summit Point Training Facility.

Ideally this will involve $4 million from grant funding and a 50/50 split between Charles Town and Jefferson County to cover the remaining $6 million. Ideally, the County would cover $3 million through a TIF district and CTUB would go to City Council for approval of a bond to cover the other $3 million.

I am not certain that we can sell this to the Council - but with the County as an equal partner in the financing I believe we can make a strong argument.

--John Maxey

Outlook

Fw: Summit Point Economic Impact Study

From Kristen Stolipher <kstolipher@ctubwv.com>
Date Sat 1/31/2026 10:13 AM
To Edwina Benites County Administrator <edwina.c.beniteslm@jeffcowv.gov>; Rachel Miller <rmiller@region9wv.com>; April Shultz <ashultz@ctubwv.com>

I am not certain where this puts the unanimous support of the project.

Kristen

Sent from my T-Mobile 5G Device
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From: Heidi Parker <HParker@ctubwv.com >
Sent: Saturday, January 31, 2026 9:21:44 AM
To: Kristen Stolipher <kstolipher@ctubwv.com >; Brent Manuel <bmanuel@charlestownwv.us >; Duke Pierson <dukepierson8@gmail.com >; John Maxey <jmaxey@ctubwv.com >; Patrick Kratovil <pkratovil@ctubwv.com >; Mike Mood <mmood@jeffersoncountywv.org >
Cc: April Shultz <ashultz@ctubwv.com >
Subject: Re: Summit Point Economic Impact Study

Thank you for this information, Kristen. I know you are working hard to keep us all informed.

I do still have concerns about this project.

The Board was initially led to believe that the full project could be funded by the State by Region IX. Now that is not the case and most likely will be far more than the estimate based on the most recent projects, environmental issues, and accessibility of water at Summit Point Raceway. The County Commission and the JCDA seeks to put pressure on CTUB to do this or else they will proceed with American Water, helping American Water to provide the most expensive water and sewer, that will hurt County Residents in perpetuity, knowing that County Residents are vehemently against American Water rates, which have increased over 100% since they acquired Jefferson Utilities.

It is important to note that all of this depends on a lot of unknowns and the risk assessment that was completed for Region IX for the State does not consider the risk to the Charles Town Utility Board, ratepayers, and the City of Charles Town. Charles Town Utility Board would not own the land or the source for water. There would be no transmission lines to meet any future planning goals of the Utility. The only user that would benefit is the Summit Point Raceway, so ideas of dry hydrants and future development are highly unlikely and misleading to the state under this current arrangement. There are also environmental and water issues to address before even building any treatment facility. What is the state of Bull Run where the potential discharge would go? We also have no idea how much water is even available out there for all the projected growth numbers, given they were already running out, and especially if there is a water bottling plant built not far away, giving away millions of gallons of water daily outside the County.

It is my view Summit Point raceway should invest in their own successful business and pay for needed infrastructure and be grateful for the generous grants provided by the State, 1) to assess their needs, 2) to help them with their requested infrastructure. CTUB acted in good faith and now SPR needs to make up the difference. Rockwool paid their way, so should Summit Point. If the State later decides to pay all of it, like they did with Rockwool, that is their choice. CTUB is obligated to be fair to all businesses requesting service and were feasible, provide that. This is not feasible under the current plan. Bonds and taxation are not a favored pathway to acquire the remaining funding, from my perspective.

Heidi Parker

From: Kristen Stolipher <kstolipher@ctubwv.com >
Sent: Friday, January 30, 2026 9:01 AM
To: Brent Manuel <bmanuel@charlestownwv.us >; Duke Pierson <dukepierson8@gmail.com >; Heidi Parker <HParker@ctubwv.com >; John Maxey <jmaxey@ctubwv.com >; Patrick Kratovil <pkratovil@ctubwv.com >; Mike Mood <mmood@jeffersoncountywv.org >
Cc: April Shultz <ashultz@ctubwv.com >
Subject: Summit Point Economic Impact Study

Please find attached a copy of the Economic Impact Study for Summit Point. Please also see attached email from Edwina Benites regarding a JCDA summary. I believe she would like a representative from CTUB at the JCDA meeting on February 17 th so please let me know if you would like to attend.

Regards,
Kristen

Kristen M. Stolipher
Utility General Manager
Charles Town Utility Board
661 South George Street, Suite 101
Charles Town, WV 25414
Office: (304) 724-7080
Cell: (304)-904-7359
Email: kstolipher@ctubwv.com

Outlook

FW: Summit Point Economic Impact Study

From Kristen Stolipher </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD1901FDD34F4B4E9670119656642EEA-KSTOLIPHER>
Date Mon 2/2/2026 12:28 PM
To Edwina Benites County Administrator <Edwina.C.BenitesLM@jeffcowv.gov>

FYI

From: John Stump <John.Stump@steptoe-johnson.com >
Sent: Monday, February 2, 2026 10:41 AM
To: Kristen Stolipher <kstolipher@ctubwv.com >
Subject: RE: Summit Point Economic Impact Study

I continue to believe that a TIF District will be very difficult, given the absence of guaranteed real estate development.

I think the most likely scenario is a "take or pay" arrangement with Summit Point in which Summit Point agrees to make a monthly payment not less than the debt service on the bonds and the cost of the operating expenses? Similar to Huntfield. I see that Mr. Maxey is opposed, however, this structure provides Charles Town the most protection.

Also, CTUB can obtain better financing terms through a state lender, similar to Rockwool.

Will be an interesting project.

From: Kristen Stolipher <kstolipher@ctubwv.com>
Sent: Monday, February 2, 2026 9:46 AM
To: John Stump <John.Stump@steptoe-johnson.com>
Subject: FW: Summit Point Economic Impact Study

From: John Maxey <johnrmaxey@gmail.com>
Sent: Monday, February 2, 2026 6:47 AM
To: Michael Mood <michael.t.mood@jeffcowv.gov>
Cc: Heidi Parker <HParker@ctubwv.com>; Kristen Stolipher <kstolipher@ctubwv.com>; Brent Manuel <bmanuel@charlestownwv.us>; Duke Pierson <dukepierson8@gmail.com>; John Maxey <jmaxey@ctubwv.com>; Patrick Kratovil <pkratovil@ctubwv.com>; Mike Mood <mmood@jeffersoncountywv.org>; April Shultz <ashultz@ctubwv.com>
Subject: Re: Summit Point Economic Impact Study

Hi Mike,

I agree that CTUB, as a public utility, would be the best choice for citizens of Jefferson County. WV Water would certainly use any foothold in Summit Point as the starting point for further expansion in southern Jefferson County, increasing costs for residents.

The best way of getting the project done is through a TIF district established by the County Commission through the Development Authority. If that can make up the $6 million shortfall CTUB could supervise construction to address community concerns about environmental impacts, and on completion take over operation and maintenance. As a municipal Utility CTUB does not have any legal authority to issue bonds. We have to go through the city for that. And the Charles Town City Council will certainly not approve a bond issue for a project that would pay no municipal property tax, no sales tax and no B &O tax to the city. There was mention of bonding that was done for the Hunt Field expansion, but that was after Hunt Field had been annexed into Charles Town.

This project will definitely benefit Jefferson County by providing more jobs, protecting the environment (by addressing the failing septic systems), and providing water for fire hydrants in the area. But the tax benefits will accrue to the State and County - not the city of Charles Town.

Let me know if there is anything that I can do to help convince the Commission to proceed with TIF financing. We need to move quickly to prevent the State from reallocating the $4 million they have offered.

--John Maxey

On Sun, Feb 1, 2026 at 11:27 M Michael Mood <michael.t.mood@jeffcowv.gov> wrote:

> My opinion on expansion of service out into the county is it is best served by a public entity and in the case of Jefferson County it is CTUB, that has also been made quite clear by many residents and groups in the county. When CTUB does these expansions, things are public. CTUB's operational objectives are quite different than a private utility providing the service. As we all know, CTUB can provide the service to its customers at a much lower cost than a private utility as the private utility has profit margins and investors to answer to instead of

looking out for its rate payer's lower operational costs. While this is good, it has faults as it affects its abilities for growth without direct fees associated with the growth. If CTUB is maxed out in its ability for growth that needs to be stated so other avenues can be pursued for growth in the county but the other avenues will be a private entity as there currently is no other utility provider in county. This is not pressure it is the facts of growth.

Looking at the project at Summit Point Training Center while yes it has a cost to CTUB but it will have an immediate customer with a massive monthly utility bill paid to CTUB which will pay for its expansion. Yes, this project is outside of CTUB's current system but this project will help provide service to the countys largest private employer and will provide for growth on that facility. This facility has opted not to build its own hotel, dorm or restaurants on site but support local hotels and restaurants in town for its students. This supports local businesses and promotes growth in the county and municipalities. This expansion will also provide system supplied fire hydrant access to the neighboring homes improving public safety in the area which was quickly agreed upon by Summit Point Training Center. In the discussion of this only being for Summit Point Training, CTUB is the one who wanted this restriction I discussed possible benefits of being able to supply neighboring sites. This expansion if sized properly and MOU in place could have provided additional service to other neighboring sites which would add to the customer base for CTUB as well as help build a tax base.

I believe that this project is a good project for all involved and it is something that needs to be pursued and should be pursued by CTUB as it is in the best interests for all.

Mike Mood

Jefferson County Commissioner

michael.t.mood@jeffcowv.gov

304-671-2391

124 East Washington Street

Charles Town, WV 25414

From: Heidi Parker <HParker@ctubwv.com>
Sent: Saturday, January 31, 2026 9:21 AM
To: Kristen Stolipher <kstolipher@ctubwv.com>; Brent Manuel <bmanuel@charlestownwv.us>; Duke Pierson <dukepierson8@gmail.com>; John Maxey <jmaxey@ctubwv.com>; Patrick Kratovil <pkratovil@ctubwv.com>; Mike Mood <mmood@jeffersoncountywv.org>

Cc: April Shultz <ashultz@ctubwv.com>
Subject: Re: Summit Point Economic Impact Study

Thank you for this information, Kristen. I know you are working hard to keep us all informed.

I do still have concerns about this project.

The Board was initially led to believe that the full project could be funded by the State by Region IX. Now that is not the case and most likely will be far more than the estimate based on the most recent projects, environmental issues, and accessibility of water at Summit Point Raceway. The County Commission and the JCDA seeks to put pressure on CTUB to do this or else they will proceed with American Water, helping American Water to provide the most expensive water and sewer, that will hurt County Residents in perpetuity, knowing that County Residents are vehemently against American Water rates, which have increased over 100% since they acquired Jefferson Utilities.

It is important to note that all of this depends on a lot of unknowns and the risk assessment that was completed for Region IX for the State does not consider the risk to the Charles Town Utility Board, ratepayers, and the City of Charles Town. Charles Town Utility Board would not own the land or the source for water. There would be no transmission lines to meet any future planning goals of the Utility. The only user that would benefit is the Summit Point Raceway, so ideas of dry hydrants and future development are highly unlikely and misleading to the state under this current arrangement. There are also environmental and water issues to address before even building any treatment facility. What is the state of Bull Run where the potential discharge would go? We also have no idea how much water is even available out there for all the projected growth numbers, given they were already running out, and especially if there is a water bottling plant built not far away, giving away millions of gallons of water daily outside the County.

It is my view Summit Point raceway should invest in their own successful business and pay for needed infrastructure and be grateful for the generous grants provided by the State, 1) to assess their needs, 2) to help them with their requested infrastructure. CTUB acted in good faith and now SPR needs to make up the difference. Rockwool paid their way, so should Summit Point. If the State later decides to pay all of it, like they did with Rockwool, that is their choice. CTUB is obligated to be fair to all businesses requesting service and were feasible, provide that. This is not feasible under the current plan. Bonds and taxation are not a favored pathway to acquire the remaining funding, from my perspective.

Heidi Parker

From: Kristen Stolipher <kstolipher@ctubwv.com>
Sent: Friday, January 30, 2026 9:01 AM
To: Brent Manuel <bmanuel@charlestownwv.us>; Duke Pierson <dukepierson8@gmail.com>;

Heidi Parker <HParker@ctubwv.com>; John Maxey <jmaxey@ctubwv.com>; Patrick Kratovil <pkratovil@ctubwv.com>; Mike Mood <mmood@jeffersoncountywv.org>
Cc: April Shultz <ashultz@ctubwv.com>
Subject: Summit Point Economic Impact Study

Please find attached a copy of the Economic Impact Study for Summit Point. Please also see attached email from Edwina Benites regarding a JCDA summary. I believe she would like a representative from CTUB at the JCDA meeting on February 17 th so please let me know if you would like to attend.

Regards,
Kristen

Kristen M. Stolipher
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Outlook

Grant opportunity

From kstolipher </O=EXCHANGELABS/OU=EXCHANGE ADMINISTRATIVE GROUP (FYDIBOHF23SPDLT)/CN=RECIPIENTS/CN=BD1901FDD34F4B4E9670119656642EEA-KSTOLIPHER>

Date Tue 2/6/2024 3:32 PM

To Edwina Benites <ebenites@jcda.net>

1 attachment (68 KB)

Source Water Grant.pdf;

Kristen M. Stolipher

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STATE OF WEST VIRGINIA
DEPARTMENT OF HEALTH
BUREAU FOR PUBLIC HEALTH
Office of Environmental Health Services

Sherri A. Young, DO, MBA, FAAFP
Cabinet Secretary

Justin J, Davis
Interim Commissioner

January 29, 2024

NOTICE OF 2024-2025 SOURCE WATER PROTECTION GRANT

Attention Source Water Protection Grantee,

The West Virginia State Auditor's Office requires all Source Water Assessment and Protection (SWAP) Grants to be offered and applied for utilizing the wvOASIS Grant Funding Opportunity (GFO) process.

A new BPH OEHS SWAP Grant Vendor notification has been sent for Solicitation GFO 24*314 by WVDH Grant personnel and has been posted on the wvOASIS Vender Self Service (VSS) website. All prospective grantees will need to sign into their account (or create a new account), enter their information, attach the required grant documents and apply for their SWP grant through the wvOASIS VSS website.

A copy of the grant application package and instructions for applying for a grant using the VSS system can be downloaded from the SWAP Website at:

https://oehs.wvdhhr.org/eed/source-water-assessment-wellhead-protection/wellhead-and-source-water-protection-grants/.

To get to the wvOASIS Vendor Self Service and apply for the SWP Grant, go to:

https://prd311.wvoasis.gov/PRDVSS1X1ERP/Advantage4.

For assistance with the VSS system you can contact helpdesk@wvOASIS.gov.

Sincerely,

Brian A. Carr, P.G. | Program Manager 2
Office of Environmental Health Services
Source Water Assessment & Protection,
350 Capitol Street, Room 313
Charleston, West Virginia 25301
Office 304.352.4996
Brian.a.carr@wv.gov