



Tucker County Development Authority

264 East Avenue, Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

May 10, 2018 – 6:00 PM 264 East Avenue, Thomas, WV 26292

Board Members Present:

Wayne Smith - President, Roscoe 'Ronnie' Beall - Treasurer, Commissioner Patrick Darlington, JR Helmick, Cory Chase, Sandra Frank,

Board Members Not Present: Alan Tomson -Vice President, Brandon Wilfong, Ben Nelson, Dan Dilly, Titus Helmick, Bruce Kolsun

Quorum present? Yes

Attendees:

Executive Director: Steve Leyh

Other: Dennis Filler, Tucker County Planner, Rob Burns

Call To Order

The meeting was called to order at 6:03 pm by TCDA President Wayne Smith. President Smith.

President Smith asked if there were any objections to changing the order of the agenda and allowing the Davis Center Redevelopment to be discussed first. No members objected.

Davis Center Redevelopment

Steve Leyh explained the Development Authority's offer of 10 cents per square foot was rejected by WV Department of Natural Resources and a \$1 a square foot was the minimum they would accept. The board discussed options to move forward with the project. Rob Burns encouraged the board to move forward to secure an agreement with the state. JR Helmick motioned that we contact the state again and explain that we have not ruled out \$1 a square foot figure if they will agree to a 36-year lease and provide



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additional services such as snow removal. Commissioner Patrick Darlington seconded the motion. The motion carried with Cory Chase and Sandra Frank abstaining.

Minutes

Commissioner Patrick Darlington moved to approve the minutes from the April 12, 2018 meeting and the motion was seconded by Cory Chase. The minutes of the previous meeting were approved unanimously.

Billing and Communication

None.

Treasurer's Report

President Smith asked members to review the report that was emailed out to the board and asked if there were any questions about the report.

The board discussed an outstanding balance of \$892.21 for Green Rivers share of Opera House utilities dating prior to July 2017. Treasurer Ronnie Beall motioned the outstanding balance be written off. Patrick Darlington seconded the motion and it was approved unanimously.

The financial report will be placed on file.

Executive Director's Report

National Youth Science Foundation

- Attended a reception at the National Youth Science Foundation to meet with their board of directors on April 14.

Garrett Regional Medical Center - WVU Medicine

- Met with a representative from Garrett Regional Medical Center to discuss opportunities for community outreach in Tucker County

Outdoor Recreation Economy Meeting

- Attended a meeting at Blackwater Falls State Park to listen and offer input on building our regional recreation economy.

Davis Center Redevelopment



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- I've been meeting with and in discussions with various entities to determine how we can collaborate to move the project forward.

Attended County Roundtable

- Provided a brief update on some of the projects the Development Authority is working on at the County Roundtable Meeting in Lead Mine on April 23.

New Business Consulting

- Helping numerous people who are interested in buying or starting businesses.

Business Recruitment to Industrial Park

- I continue to show the Industrial Park to potential tenants. I'm hopeful I can present additional proposals in the future.

New Historic Thomas

- Attended a reception for New Historic Thomas and met with the local business community.

Moved TCDA Office to NYSF

- With the help of Cory Chase, I was able to move the Tucker County Development Authority office into the National Youth Science Foundation building.
- Switched all the Opera House utilities (that I could) over to ArtSpring.

Pitch Contest

- Continue to raise money to help fund the annual pitch contest. Date has been set for June 18 at the Tucker County High School.

WVHAZ Meeting

- Attended a special WVHAZ meeting to develop new marketing materials for the Hardwood Alliance Zone.

Stumptown Ales

- Working to finalize the lease agreement for Industrial Park Shell Building.

Old Business



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Land Swap

Commissioner Patrick Darlington reported that a draft Deed of Exchange was received by the Development Authority. He further explained that WVDNR has agreed not to charge the Development Authority for the additional acreage since TCDA paid for the survey. Ronnie Beall motioned that TCDA sign the agreement as soon as possible. JR Helmick seconded the motion and it carried unanimously.

Board Vacancy

The board encouraged the Executive Director to work on gaining additional publicity for the current projects of the Development Authority to generate interest. Commissioner Patrick Darlington also suggested presenting updates at the County Commission meetings.

Industrial Park Shell Building Proposal

The board reviewed the lease for Stumptown Ales to occupy the shell building in the industrial park for 10 years. Commissioner Patrick Darlington motioned we approve the lease, Ronnie Beall seconded. The motion carried with Sandra Frank abstaining.

New Business

Checking Account / Credit Card

Executive Director Steve Leyh explained that he has been having difficulties with the BB&T card and asked the board to consider obtaining a card with a local bank. Ronnie Beall motioned to cancel the BB&T Credit Card. Sandra Frank seconded the motion and it carried with Wayne Smith abstaining.

Executive Director Steve Leyh also explained that our checks have the wrong address and asked the board if they wanted to order new ones. The board discussed checking account interest rates. Commissioner Patrick Darlington motioned that we solicit all four banks in the county in writing to request the highest interest rate we can find for the \$218,000 in our checking account. We would then order new checks once that is determined. Cory Chase seconded the motion. The motion carried with President Wayne Smith abstaining.



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Rotary

Executive Director Steve Leyh explained that he had been invited to join the Tucker County Rotary and asked if the Development Authority would consider contributing to the annual dues. Sandra Frank motioned that the Development Authority pay the annual dues in the amount of \$400. Commissioner Patrick Darlington seconded the motion, and it passed unanimously.

Industrial Park Protective Covenants & Restrictions

The board discussed reviewing and updating the Industrial Park Covenants & Restrictions.

Industrial Park Lease / Lot Sale

As interest in the industrial park grows, Executive Director Steve Leyh asked for guidance on how the board would like to proceed with leasing or selling lots. The board encouraged the Executive Director to bring proposals on a case-by-case basis and that job creation would be a determining factor.

Industrial Park Lot Proposal

No proposal was presented.

Public Comment

No Public Comment.

Adjourn

The board voted to adjourn the meeting at 7:50 pm after a motion from JR Helmick and a second from Cory Chase.

The next Tucker County Development Authority meeting will be held on June 14, 2018 at 6 pm in the Clower Run Conference Room at the National Youth Science Foundation Building, 494 Riverstone Road, Davis West Virginia.

Minutes respectfully submitted by Steve Leyh, Executive Director.