



Minutes

Tucker County Development Authority – Executive Committee

October 10, 2019 – 5:00 PM 494 Riverstone Road, Davis, WV 26260

Executive Committee Members Present:

Wayne Smith – President, Al Tomson – Vice President, Roscoe ‘Ronnie’ Beall – Treasurer, Sandra Frank – Secretary, Dennis Filler, Cory Chase

Executive Committee Members Not Present: Bruce Kolsun (Excused)

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 5:03 PM by President Wayne Smith.

New Business

Annual Performance Review of Executive Director

Executive Director Leyh reviewed his performance over the past year and presented the following report:

Tucker County's Overall Economy

- Net One New Business Every Week – On September 1, 2018 Tucker County had 312 businesses. Since that time 54 new companies have filed with the secretary of state resulting in 342 total businesses or 9.62% annual growth.
- Record Unemployment Rate, Lowest in 20 Years – 4.2% in August 2019
- Tucker County still lags state and national average in household income. Future focus should be on wage growth and benefits.

Some of the accomplishments I am most proud of this year include:

- Securing a multi-year lease with Pro Poly of America for the shell building in the Industrial Park with the option to buy. This action resulted in the direct creation of 6 new local jobs with benefits.



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- Developing a workforce housing task force committee that consisted of community stakeholders who successfully developed the Industrial Park Masterplan / Workforce Housing with bcWorkshop and Woodlands Development Group.
- Organizational efforts included bringing audits current, insurance and workers comp, developed a budget, agendas, minutes, filled vacant board seats, applied for and secured LED grants.
- Corridor H Authority and our work to secure additional funding for Route 48 construction in Tucker County.
- Mon Forest Towns Initiative and a chance to work regionally and with the Forest Service.
- Building relationships throughout the county and the opportunities for redevelopment being formed through the Parsons Blueprint team.
- Graduating from IEDC Basic Economic Development Course in Baltimore.
- Hosting the West Virginia Economic Development Conference in Tucker County and showcasing our accomplishments to economic development professionals around the state.
- 2018 Pitch Contest which resulted in expansion of three locally owned businesses.
- Securing additional funding for economic development including a budget increase from county commission and supported the passage of Senate Bill 28 to give the county the opportunity to use up to \$200,000 of their portion of hotel/motel funds for economic development projects.

Some of the areas where I have fallen short of my expectations and goals include:

- Former Davis Center Redevelopment Project
- Acquisition of Miners & Merchants Bank Building
- Efforts to bring affordable broadband to Tucker County
- Finding suitable property for companies who wish to build and expand due to lack of infrastructure

Future opportunities for growth:

- Industrial Park – wastewater capacity, broadband, wetland delineation, survey, plat development, mineral rights, etc.
- The creation of a Tucker County technology incubator/accelerator at the TAP Room in Thomas to help diversify our economy and provide additional workforce housing.
- Parsons downtown redevelopment, housing opportunities, and expansion of recreation economy.



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- Connecting Davis to Thomas via trail and rail trail connecting Thomas with Hendricks, Hambleton & Parsons.
- Collaboration with Canaan Valley & Timberline resort management to address workforce housing needs.
- New website and marketing materials for the Tucker County Development Authority
- Long term lease of former Davis Center or purchase other income generating properties to help diversify our economy and make our organization more financially sustainable
- Continue professional development to become a Certified Economic Developer by 2021.

What things can the Development Authority board do to further support my progress and success?

- Remain open to new ideas, projects, and partners
- Stay engaged as a board - respond promptly to emails, attend meetings, review financials, etc.
- Help me navigate Tucker County – I count on the collective wisdom of the board to help guide the organization and each board member to help bring their part of the county to the table
- Be an advocate for the organization. Passionately talk about the Development Authority and the important work we are doing
- Continue being supportive in general and of professional development and networking opportunities.
- Help me stay in Tucker County.

President Wayne Smith noted that Pursuant to the Open Meetings Act, West Virginia Code, Chapter 6, General Provisions Respecting Officers, Article 9A Open Governmental Proceedings, Section 4 - Exceptions

A public agency may hold an executive session and exclude the public to consider:

2.A. Matters arising from the appointment, employment, retirement, promotion, transfer, demotion, disciplining, resignation, discharge, dismissal or compensation of a public officer or employee, or prospective public officer or employee unless the public officer or employee or prospective public officer or employee requests an open meeting;



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Vice President, Al Tomson motioned to go into executive session under Chapter 6, Article 9A, Section 4, 2A to discuss the Executive Director's performance. Dennis Filler seconded the motion and the executive committee agreed unanimously to enter executive session at 5:37 PM. Executive Director Steve Leyh left the meeting.

At 5:53 PM, Vice President, Al Tomson motioned to exit executive session, the motion was seconded by Dennis Filler and passed unanimously. Executive Director Leyh returned to the meeting.

No decisions or actions were taken.

Adjourn

The meeting was adjourned at 5:57 PM following a motion by Al Tomson and a second from Ronnie Beall. The motion carried unanimously.

Minutes respectfully submitted by:
Sandra Frank, Secretary

Approved by the Tucker County Development Authority this **21st** day of **November** 2019.