



Minutes

Tucker County Development Authority

February 21, 2019 – 6:00 PM 494 Riverstone Road, Davis, WV 26260

Board Members Present:

Wayne Smith - President, Al Tomson – Vice President, Roscoe ‘Ronnie’ Beall - Treasurer, Dan Dilly (arrived late), Robby McClung, Cory Chase, JR Helmick, Ben Nelson, Titus Helmick (arrived late), Matt Quattro

Board Members Not Present: Patrick Darlington - County Commissioner, Sandra Frank – Secretary, Bruce Kolsun, Amy Wagner, Dennis Filler

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority
Scott Roberts - Guest

Call To Order

The meeting was called to order at 6:02 PM by Wayne Smith, President.

Minutes

Al Tomson moved to approve the minutes from the January 17, 2019 meeting and the motion was seconded by Cory Chase. The minutes of the previous meeting were approved unanimously.

Communications and Billing

An email from Matt and Caitlin Snarr asking about using the Industrial Park for one-day cabin delivery. A letter from Senators Sypot & Smith thanking the Development Authority for organizing Tucker County Day in Charleston. A letter and follow up survey from BHM, CPA Group asking for feedback about the audits.

Treasurer’s Report

The financial report was emailed to the board. President Wayne Smith asked if there were any questions about the report. The financial report will be placed on file for audit.



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6:07 PM Titus Helmick arrived

Executive Director's Report

WV Economic Development Council Legislative Conference

- Attended the West Virginia Economic Development Council Legislative Conference in Charleston January 22-24. In addition to the state legislative update, both Senators Capito and Manchin provided us updates on their work on the federal level. Additional presenters included Mike Graney, Executive Director, West Virginia Development Office and Ed Gaunch, West Virginia Commerce Secretary. We also heard from John Stump from Steptoe and Johnson about a law enacted by the legislature regarding FOIA requests for Economic Development entities. Additional topics included meeting facilitation and workforce programs.

WVCoRP Insurance

- Completed all forms and documentation for 2019-2020 insurance renewal quote.

Chamber of Commerce Annual Meeting

- Attended the annual Chamber of Commerce Meeting where Ron Hollis from Canaan Valley National Wildlife Refuge spoke. He provided us an update on new projects around the refuge including the new building, a new parking lot at the ADA boat launch and future projects such as improvements to Camp 70 road.

Parsons Blueprint Community

- Participated in an organizational meeting of the WV Community Hub Blueprint Community Program in collaboration with PRO on TRAC. Parsons is under consideration to become one six new communities selected to participate in the initiative. Blueprint Community designation opens access to resources and capital for vital community projects. We should find out if Parsons was selected by the end of February.

Hardwood Alliance Zone Legislative Reception

- Attended the Hardwood Alliance Zone Legislative Reception on January 23 in Charleston. The purpose was to educate lawmakers about the work that the Hardwood Alliance Zone does to support and grow the hardwood industry in the twelve counties of the zone.

Broadband Initiative

- The Central West Virginia Development Association consists of Barbour, Randolph and Upshur Counties. The association has invited Tucker County to join. In 2017, the association was awarded a



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USDA grant for 3 million-dollars to build a fixed wireless internet broadband network. They considering expanding the network to Tucker and Lewis Counties.

Corridor H Highway Authority

- Attended the January meeting of the Corridor H Highway Authority in Charleston where Secretary Tom Smith provided an update on the highway.

Senate Bill 28

- Sent letter of support urging the West Virginia Senate to concur with the House changes on Senate Bill 28. SB 28 started out as a bill that would remove the \$200,000 cap on hotel motel taxes that can be used towards emergency medical service and medical care. It was amended in the House of Delegates Finance Committee to also allow the other 50% of hotel motel tax that is not designated to convention and visitors' bureaus to be used to "Support and operation of economic development activities, including site development, facilities, and infrastructure." It does not take any money away from convention and visitors bureaus. The CVBs still get the first 50% of the hotel motel tax. It only gives permission to the county commissions to use the money for economic development purposes, it does not require that they use it for economic development purposes.

Canaan Valley Roundtable

- Took part in the Canaan Valley Roundtable and helped produce a visitor's survey.

Old Business

Davis Center Redevelopment

Executive Director Leyh reported that a conference call has been scheduled for Wednesday, February 27. Stephen McDaniel, DNR Director and Mike Graney, Executive Director of the West Virginia Development Office are scheduled to be on the call.

6:19 PM Dan Dilly arrived

Miners & Merchants Bank Building

On January 30th members of the Development Authority board did an on-site inspection of the Miners & Merchants Bank Building in Thomas. Preliminary discussions with Woodlands Development Group indicate that each floor would need to generate roughly \$3,000 in monthly rent. The project doesn't seem feasible without significant grant dollars.

Workforce Housing / Industrial Park Masterplan



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The Workforce Housing Task Force met on January 25, 2019 at NYSF to map out a framework and goals. The meetings are being facilitated from BCWorkshop. The Task Force will meet again on February 22, 2019. The committee is made up of community stakeholders and representatives from Woodlands Development Group, WVU Sustainable Development and Land Use Law Clinic, WV Housing Assistance Council, Town of Davis, Tucker County Commission, Canaan Resort, Cortland Acres, Tucker County Schools, Tucker County Planner / Planning Commission, Chamber of Commerce, Convention and Visitors Bureau, and Tucker Community Foundation. The task force will meet monthly until June.

Industrial Park Sewer Project

Al Tomson explained that an informational meeting was held with engineers who have worked on wastewater projects in Thomas, Davis and Canaan Valley in the past was held. They provided insight into the existing systems and possible solutions moving forward.

Following the meeting, Executive Director Leyh attended the Davis Mayor & Town Council Meeting on the evening of February 13 to present information about future development opportunities and how each of the projects is dependent upon Town of Davis wastewater capacity. He asked if the town would consider upgrading or expanding their plant. The Mayor and Council was supportive, so he contacted Region 7 Planning and Development Council to determine next steps and a timeline.

Big Run Pumped Storage Hydro Project

Executive Director Leyh reported that on January 31, 2019 the Federal Energy Regulatory Commission sent a letter to the Forest Service asking for a clarification. Specifically, FERC asked if the project would advance to the environmental study phase, do you anticipate that the Forest Service would grant access to conduct such studies? FERC has requested a response from the Forest Service within 30 days of the issuance of the letter.

Leyh also explained that Development Authority board member Bruce Kolsun has urged the Development Authority to consider adopting a resolution supporting the Big Run Pumped Storage Hydro project like the resolution The City of Parsons recently adopted. Ronnie Beall made a motion to draft a resolution that states that the Development Authority supports the feasibility study of the Big Run Pumped Storage Hydro project. The motion was not seconded.

New Business

Shell Building Storage

Mountain Laurel Learning Cooperative has requested use of the shell building to store items donated by the Canaan Valley National Wildlife Refuge. The existing Canaan Valley Visitor



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Center will soon be demolished, and a new facility will be built in its place. The National Wildlife Refuge offered some of the old office furniture to Mountain Laurel, but they need an immediate place to store it. Mountain Laurel has offered to sweep the floor of the entire building in exchange for using the storage space. They also understand that they will have to move the furniture if we secure a tenant. They will not have keys to the building.

Al Tomson motioned to allow Mountain Laurel to use part of the shell building to store items donated by the National Wildlife Refuge. Dan Dilly seconded the motion. Cory Chase, Robby McClung and Ben Nelson abstained from voting. The motion was unanimously passed by those voting.

Industrial Park Lot Development

The board reviewed maps provided by Potesta and Associates to get a better understanding of the Industrial Park property and the existing infrastructure. Potesta did the initial design of the industrial park in the early 2000s. The board also reviewed a new property boundary map created by Andrew Meador from the Tucker County Assessor's office.

Executive Director Leyh explained that First Energy owns the property between the Industrial Park and the Town of Davis. The property could be a critical link in the future as we think about the connectivity to town. He asked if the board would entertain a motion to develop a preliminary proposal to send to First Energy to determine if they would be willing to part with the land?

Matt Quattro made the motion to develop a proposal to send to First Energy about acquiring the land. JR Helmick seconded the motion. The motion passed unanimously.

Public Comment

Adjourn

The board voted to adjourn the meeting at 7:24 PM after a motion from Al Tomson. The motion was seconded by Cory Chase and passed unanimously.

The next regular Tucker County Development Authority meeting will be held on March 21 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.