



Minutes

Tucker County Development Authority

March 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, Sandra Frank – Secretary, Dan Dilly (arrived late), Robby McClung, Cory Chase, JR Helmick, Ben Nelson, Matt Quattro

Board Members Not Present: Patrick Darlington - County Commissioner, Titus Helmick, Bruce Kolsun, Amy Wagner, Dennis Filler

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority
Tim Dean – Pro Poly of America
Ed Dean – Pro Poly of America
Tom Adams - Civil and Environmental Consultants

Call To Order

The meeting was called to order at 6:01 PM by Wayne Smith, President.

Minutes

Al Tomson moved to approve the minutes from February 21, 2019 meeting and the motion was seconded by Ronnie Beall. The minutes of the previous meeting were approved unanimously.

Communications and Billing

No communication or billing.

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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6:03 PM Dan Dilly arrived

Executive Director's Report

County Commission Annual Report / Back Audits / FY2020 Budget Request

- Presented the Tucker County Development Authority annual report at the March 13, 2019 County Commission meeting.
- Provided copies of the FY17 & FY18 TCDA audits to the county clerk
- Requested a budget increase for FY20

Cultural District Authority Meeting

- Attended the February 28 Cultural District Authority Meeting to discuss the Benedum Grant that was recently awarded and what role the Development Authority can play.

Entrepreneurial Pitch Contest

- Met with the Tucker Community Foundation to discuss the 2019 Entrepreneurial Pitch Contest.

Board of Education Meeting

- Attended a meeting with Board of Education staff to discuss the future of their building in Parsons.

Shell Building Cleaning

- The cadets of the Rubenstein Center provided spring cleaning of the shell building in the Industrial Park. Thank you, Dan Dilly and the Rubenstein cadets and staff.

Hardwood Alliance Zone

- Participated in the monthly Hardwood Alliance Zone meeting where we discussed collaborative grant opportunities with Tracy Rowan of the US Economic Development Administration.

Parsons Blueprint Community

- Continue working with the Parsons team as we make final preparations to apply to become a Blueprint community.

Central West Virginia Development Meeting

- Traveled to Buckhannon to the Central West Virginia Development Association meeting where they formally voted to permit Tucker County to join the association. The organization was formed to apply for a grant to develop a fixed wireless internet broadband network.



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Micrologic Meeting

- Attended a meeting with the Vice President of Micrologic in Buckhannon to gain insight into how their fixed wireless broadband network functions.

Corridor H Highway Authority

- The current construction project of 7.5 miles from Kerens towards Parsons. Cease and Desist order was lifted last week, so project should begin again soon.
- Bids were supposed to be opened on the 3.2-mile section that would end in Parsons on February 26, has been delayed. Expected bid opening will be in May.

Working with Entrepreneurs

- I continue to meet and work with numerous individuals who are interested in starting new businesses in Tucker County.

Tracking Key Legislation in Charleston

- Senate Bill 28 Passed – Lifts the cap on the county portion of hotel/motel
- Provides the option for up to \$200,000 of the county portion of hotel/motel to be used for economic development projects in the county

Almost Heaven Hair Salon Grand Opening

- Attended the grand opening of the Almost Heaven Hair Salon in Thomas.

Parsons Mayor & City Council Meeting

- Attended the March 19 meeting of the Parsons Mayor & City Council meeting to secure a tower location for the broadband initiative.

Updated Senator Capito Staff

- Met with Aaron Sporck, Director of Economic Development for Senator Capito and updated him on some of the projects and potential projects in Tucker County including workforce housing, industrial park master plan, Davis wastewater, Thomas truck bypass, corridor H, Parsons industrial park and more.

Old Business

Davis Center Redevelopment

Executive Director Leyh reported that on February 27 he participated in a conference call with Mike Graney to update the Development Office on the Davis Center redevelopment project. Mr. Graney said he would reach out to his staff to look at possible solutions to overcome the



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funding issues. The Deputy Director is expected to touch base with him about the project in the next two weeks.

Miners & Merchants Bank Building

On March 4, Miners & Merchants sent an email to the Development Authority stating that they would take offers on the building until April 8, 2019. Al Tomson and Steve Leyh will look at the building, including the third floor on Friday, March 22.

Workforce Housing / Industrial Park Masterplan

The Workforce Housing Task Force Committee continues to meet monthly until June. Our next meeting will be March 29 at 10 am. The board of the Tucker County Development Authority will hold a special meeting on the evening of March 28 at 6 PM so board members can provide input on the Industrial Park master plan and the workforce housing component to the design firm - BCWorkshop.

Industrial Park Sewer Project

Al Tomson reported that we are still working on the project. We will continue to push for a feasibility study to find the best solution.

Big Run Pumped Storage Hydro Project

Executive Director Leyh reported that The Monongahela National Forest denied FreedomWorks request to access National Forest land to perform a feasibility study citing it is inconsistent with the Forest Management Plan.

Parsons Blueprint Community

Parsons has applied to become a Blueprint Community. A decision if Parsons is accepted into the program is forthcoming.

New Business

Shell Building Lease Proposal – Ed & Tim Dean

Tim Dean provided an overview of their company, Pro Poly of America. The company was established in Florida and now has an additional manufacturing facility in Wisconsin. They manufacture water tanks, bodies and storage systems for the fire service industry.



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Dan Dilly motioned for the board to go into executive session with the Executive Director at 6:49 PM to consider matters involving or affecting the purchase, sale or lease of property. Al Tomson seconded the motion and it passed unanimously.

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:

2.9 To consider matters involving or affecting the purchase, sale or lease of property, advance construction planning, the investment of public funds or other matters involving commercial competition, which if made public, might adversely affect the financial or other interest of the state or any political subdivision: Provided, That information relied on during the course of deliberations on matters involving commercial competition are exempt from disclosure under the open meetings requirements of this article only until the commercial competition has been finalized and completed: Provided, however, That information not subject to release pursuant to the West Virginia freedom of information act does not become subject to disclosure as a result of executive session;

At 7:12 PM Al Tomson motioned to exit executive session. Ronnie Beall seconded the motion and it passed unanimously.

Matt Quatro made a motion to approve developing a lease agreement with Pro Poly of America for the shell building at the Tucker County Industrial Park. Dan Dilly seconded the motion, and it passed unanimously.

Industrial Park Lot Lease Proposal - Rob Porter

Executive Director Leyh presented a proposal from Rob Porter who would like to put a temporary structure on a .87-acre lot in the Industrial Park.

Industrial Park Expansion

A letter was sent to First Energy asking about acquiring the property adjacent to the industrial park.

Industrial Park Lot - Sales Proposal

The agenda item was dismissed.

7:27 PM Cory Chase departed the meeting

Joining Central West Virginia Development Association LLC



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The Central West Virginia Development Association LLC was created to apply for grant funding to bring fixed wireless internet to Randolph, Barbour and Upshur counties. Tucker County has been invited to join the association for the purpose of apply for and securing a broadband grant.

Two resolutions were presented. A resolution of the Tucker County Development Authority in support of Joint Development Entity and a resolution of support for the USDA RUS ReConnect Broadband Program Grant Program for the expansion and development of Broadband infrastructure in Tucker County.

Dan Dilly motioned to approve both resolutions. Al Tomson seconded the motion and it passed unanimously.

ReConnect Broadband Program

The Development Authority will need to help secure 20-year ground lease for tower locations to provide fixed wireless broadband to unserved areas of Tucker County. Most of the towers are 120 feet tall, have a concrete base, and no guide wires.

Chesapeake Economic Development Course - July 22-25, 2019

Executive Director Leyh will be attending The Chesapeake Basic Economic Development Course July 22-25 at the Columbus Center in Baltimore, Maryland.

Public Comment

There was no public comment.

Adjourn

The board voted to adjourn the meeting at 7:39 PM after a motion from Ronnie Beall. The motion passed unanimously.

The Tucker County Development Authority will hold a special meeting on March 28 at 6 PM in the Clower Run Conference Room at the National Youth Science Foundation Building, 494 Riverstone Road, Davis West Virginia.

The next regular Tucker County Development Authority meeting will be held on April 18 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 Sandy Frank, Secretary.