



Minutes

Tucker County Development Authority

June 20, 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 (arrived late), Dan Dilly (arrived late) JR Helmick, Dennis Filler,
Titus Helmick (arrived late), Matt Quattro, Cory Chase (by telephone),

Board Members Not Present: Ben Nelson (excused), Robby McClung (excused),
Kennetha Greenlief (excused), Bruce Kolsun,

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority
Dave Clark, Executive Director, Woodlands Development Group
Blaine McVicker

Call To Order

The meeting was called to order at 6:04 PM by President Wayne Smith.

Minutes

Al Tomson motioned to approve the minutes from the May 23 meeting and the motion was seconded by Dennis Filler. The minutes of the previous meeting were approved unanimously.

Communications and Billing

The Development Authority received a letter from the Air National Guard requesting comments on making modifications to airspace training areas over Tucker County.

6:08 PM Sandra Frank Arrived

Steve Leyh, Executive Director presented an acceptance letter from The University of Oklahoma's Economic Development Institute.



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6:11 PM Titus Helmick Arrived

Treasurer's Report

The financial report was emailed to the board. President Smith asked if there were any questions about the report. It was noted that the balance sheet was missing from this month's report. The financial report will be placed on file for audit.

6:15 PM Dan Dilly Arrived

Executive Director's Report

Celebrated Pro Poly of America Ribbon Cutting

- On Friday, May 24 we celebrated the ribbon cutting and opening of Pro Poly of America.

Blueprint Communities Kickoff

- Traveled to Bridgeport to participate in the two-day Blueprint Communities training as part of the Parsons team. We are planning a Blueprint Communities kick-off event on July 19 in Parsons.

West Virginia Economic Development Council Educational Event – Development Office 101

- This training brought together the economic development executives across the state to meet in Charleston with various divisions of the Development office. This training is required professional development and generates credits that are required to apply for the Local Economic Development (LED) grant.

Smart Growth America Cool & Connected Broadband Workshop

- Participated in the two-day broadband workshop at the Tucker County Courthouse. The workshop included interview sessions with various industry sectors, presentations, and a working lunch to help develop next steps. USDA officials were also on hand to share information about loan and grant programs that could be used.

Mon Forest Towns Summit

- I was invited to speak at the inaugural Mon Forest Towns Summit in Elkins. Approximately 100 people attended and represented 10 gateway communities to the Mon Forest. Tucker County communities included Davis, Thomas and Parsons. The Mon Forest Towns initiative is designed to help gateway communities collaborate around the Mon Forest as a recreational asset. Tucker County, WVU Extension and the US Forest Service have been instrumental in helping to develop the framework of the partnership.



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Hardwood Alliance Zone

- Attended the monthly meeting of the Hardwood Alliance Zone in Elkins. HAZ will be exhibiting at the National Hardwood Lumber Association Convention in New Orleans this fall. West Virginia will also have a presence at the Association of Woodworkers and Furnishing Supplies show this summer in Las Vegas.

WV Secretary of Commerce Visit

- I accompanied Commerce Secretary Ed Gaunch on a visit to Kingsford Charcoal as part of a recent business retention tour.

Old Business

Workforce Housing / Industrial Park Masterplan

The next meeting of the Workforce Housing Task Force Committee will take place Friday, June 21 and include a site visit at 8:30 am followed by the regular meeting at 10 am. Kat Garvey from the WVU Law Clinic will be on hand to discuss the benefits of creating a community land trust.

Industrial Park Expansion

Executive Director Steve Leyh participated in a conference call with First Energy about acquiring the land adjacent to the industrial park. They will not donate the land. First Energy will expect market value for the property. First Energy suggested we identify only the land that we need for access and let them know. The Development Authority would also need to acquire property from Western Pocahontas to make the connection with Davis. The board agreed the next step should be to approach Western Pocahontas about selling their parcel.

ReConnect Broadband Program

Steve Leyh reported that the overall costs turned out to be much greater (twice) than expected and not enough time to adjust or find solutions to lower costs. With the overall costs, the lease rate to payback match had to double. This unexpected increase was too high for the private partner to commit in such short notice. Overall, the issues the Central West Virginia Development Association faced happened within days of the deadline and would require more time to solve. On the positive side, he said they will continue to work the bugs out and have a strong application to submit next round.



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New Business

Tucker Accelerator Project (TAP)

Dave Clark, Executive Director of Woodlands Development Group thanked that Development Authority for their assistance with the loan for the Tap Room in Thomas. Woodlands is now moving forward with seeking grant funding to build a new building with 10 workforce housing apartments on the site. The new building will have a large first floor that could be commercial space but would need to be funded separately.

Steve Leyh suggested that this could be a great opportunity for the Development Authority to have a permanent home for our offices and tap into the growing knowledge economy by creating an affordable office solution for small businesses, freelancers, remote workers, and non-profits. He envisions the TAP Room as a gathering place for entrepreneurs and small business experts to network and collaborate using shared resources. By bringing together like-minded entrepreneurs, and advisors, we create a unique ecosystem for Tucker County to share ideas, resources and expertise. This ecosystem, in turn, promotes local and regional economic development through new company creation and expansion. The new three-story infill building will become an important catalyst for the future commercial development of Spruce Street (Route 32) in downtown Thomas, West Virginia.

Mr. Clark explained that if the Development Authority is supportive that the first floor of the Tap Room could be rolled into a larger Abandoned Mine Lands (AML) Grant application that incorporates various economic development needs including a sewer feasibility study.

Vice President, Al Tomson motioned to support the AML grant application and write a letter of support from the Development Authority. Secretary, Sandra Frank seconded the motion and it passed unanimously.

Loan Guarantee

Steve Leyh reached out to the West Virginia Economic Development Authority and they offer a commercial loan insurance program that will allow them to insure up to 80% of a bank loan. USDA also offers Business & Industry Loan Guarantees.

Vice President, Al Tomson asked to have this item on the agenda to determine if the Development Authority is interested in making loan guarantees in the future. The board



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discussed possible scenarios when it may make sense for the Development Authority to guarantee a loan. The board requested that they be better informed and have information well in advance of being asked to make any decision.

Public Comment

Mr. Blaine McVicker who owns the former Duncan Funeral Home on East Avenue in Thomas suggested his property might be up for sale, if the Development Authority was interested in it.

Adjourn

The meeting was adjourned at 7:23 PM following a motion by Ronnie Beall and a second from Dennis Filler. The motion carried unanimously.

The next regular Tucker County Development Authority meeting will be held on July 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 Sandra Frank, Secretary.