



Minutes

Tucker County Development Authority

October 15, 2020 – 6:00 PM

Due to COVID-19 health concerns the meeting was held by videoconference

Board Members Present (by teleconference):

Al Tomson – Vice President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Dennis Filler, Cory Chase, April Miller, Bruce Kolsun, JR Helmick, Matt Quattro, Jon Bush – County Commissioner, Dan Dilly

Board Members Absent:, Wayne Smith – President, Robert McClung, Ben Nelson, Steven Sponaugle

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Dave Clark, Executive Director, Woodlands Development Group

Emily Wilson-Hauger, Director of Programs & Partnerships, Woodlands Development Group

Call To Order

The meeting was called to order at 6:00 PM by Vice President, Al Tomson.

Minutes

Dennis Filler motioned to approve the minutes from the September 17, 2020 and October 13, 2020 special meeting. The motion was seconded by Bruce Kolsun. The minutes of the previous meetings were approved unanimously.

Communications and Billing

Received an invoice from GutterTech for \$450 for repair of the gutter at shell building in industrial park.

Executive Director’s Report

FY20/ FY21 Audit RFP



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tuckercounty@gmail.com
www.TuckerWV.com

- Submitted all our documentation to the WV State Auditor's office for the award of our FY20 / FY21 audits. The state gave us approval on the documentation and instructed us to proceed with the FY20 audit.

Wastewater Feasibility Study

- Met with representatives with Potesta to provide overview and information regarding wastewater feasibility study.

Gutter Repair at Pro Poly

- Worked with Gutter Tech to repair the gutter at the Pro Poly building in the Industrial Park. The broken gutter has been fixed.

Received County Commission Contribution

- Submitted a request for funding and received our full annual contribution from the County Commission.

Applied for the Local Economic Development Grant

- Submitted all the documentation for the Local Economic Development Grant for FY21.

Participated in Tucker County CVB October Meeting

- Visitation to Tucker County is extremely strong.
- The CVB will be running a 'Ski The Valley' digital advertising campaign.

Attended Virtual West Virginia Economic Development Council Conference

- Two-day conference provided professional development.
- State is working to attract remote workers.
- New broadband position created within Development office.
- Recreation economy continues to grow.

Business Technical Support

- Continue to help entrepreneurs and connect them to resources.

WV Hardwood Alliance Zone

- HAZ is considering benchmarking regional hardwood industry. Future data will show the impact of COVID and the closure of the papermill at Luke, MD.

Hyperloop Selects Tucker & Grant Counties for Certification Center

- Submitted RFP in 2019
- West Virginia chosen among 21 proposals from 19 states who competed for the certification



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center

- \$500 million dollar facility that includes a planned welcome center, 6-mile certification track and operations center, pod final assembly facility, production development test center, and operations, maintenance, and safety training center.
- 800 acres of land in Grant & Tucker Counties that is abandoned coal mines will be donated to the West Virginia University Foundation in partnership with Virgin by Western Pocahontas Properties.
- Work on the HCC is expected to begin in 2022, receive a safety certification for Hyperloop by 2025 and start commercial operations by 2030.
- WVU's Bureau of Business and Economic Research predicts the total economic impact on the West Virginia economy to be \$48 million annually
- The project will also bring together WVU and Marshall University, giving students at the state's two higher education institutions opportunities for a career after college.
- Direct employment at the center would be 150 to 200 people, with construction jobs numbering in the thousands.

6:05 PM - Commissioner Jon Bush joined the meeting

6:10 PM - Dan Dilly joined the meeting

Old Business

Tucker Accelerator Project (TAP) Room

Dave Clark, Executive Director of Woodlands Development Group provided an update on some of the projects Woodlands is working on including the TAP Room. Construction continues the Blackwater Avenue housing project. It is currently being framed and should be under roof by winter and completed by spring. Woodlands continues to work on the Parsons school project. Woodlands applied for \$1.8 million of blended financing to the housing development fund for the TAP Room. It would cover the housing portion of the project. In addition, an AML application was submitted to cover the commercial space of the TAP Room and the Davis Center project.

Mr. Clark also provided an update on the workforce housing initiative for the industrial park and explained that Woodlands has received funding to move on to the second phase of that project. They anticipate reconvening the Workforce Housing Task Force with the goal of having plans and a management structure in place to apply for financing for the first phase of the project.



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Redevelopment of Davis Center

Steve has been meeting on a regular basis to try to resolve some of the lease issues with the Davis Center. A private entity who has a relationship with the property has expressed interest in redeveloping the property. Steve explained that the 30-day out clause is mandated by state code. Dave Clark explained that financing through a lender would be an obstacle with the lease as it stands now but that if the state agreed to fully compensate the Development Authority or Woodlands for any improvements to the property, it could move forward.

New Business

Certificate of Deposit

The Tucker County Development Authority has a Certificate of Deposit at Grant County Bank that matures on November 26, 2020. This was a 14 Month Bump CD - \$100,000 or greater - 2.00% APY. The CD will automatically renew into a one-year CD at the rate when it matures. Grant County Bank and if we keep the funds there we can get 14-month bump at .25% which is a little greater than their current 14-month rate.

Dennis Filler made a motion that we keep the CD at Grant County Bank but shorten the term to six-months. The motion was seconded by Ronnie Beall. The motion carried unanimously.

Scope of Work – Wastewater Feasibility Study

The Wastewater Feasibility Study proposal was more expensive than anticipated. The Wastewater Feasibility Study Committee will meet next week to discuss next steps. We have the option to negotiate with the engineering firm or not accept the bid and move on to the next firm.

Letter of Support for Wastewater Feasibility Study

The Development Authority will need to write a letter of support for the EDA application. This will be presented at a future meeting for approval.

Public Comment

Vice President, Al Tomson spoke about the Executive Director's performance evaluation that took place earlier in the day. He suggested this be an action item on next month's meeting agenda.

Cory Chase thanked the board for attending the special meeting on Tuesday. A support letter from the Development Authority for FLAP grant was submitted.



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Adjourn

The meeting was adjourned at 6:45 PM after a motion by Ronnie Beall, seconded by Cory Chase.

The next regular meeting of the Tucker County Development Authority will be held on Thursday, November 19, 2020 at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary