



Minutes

Tucker County Development Authority

November 19, 2020 – 6:00 PM

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

Board Members Present (by teleconference):

Wayne Smith – President, Al Tomson – Vice President, Sandra Frank – Secretary, Roscoe 'Ronnie' Beall – Treasurer, Dennis Filler, Cory Chase, , Bruce Kolsun, JR Helmick, Matt Quattro, Jon Bush – County Commissioner, Dan Dilly, Robert McClung, Steven Sponaugle

Board Members Absent: Ben Nelson, April Miller

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

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

Minutes

Ronnie Beall motioned to approve the minutes from the executive committee meeting and regular meeting on October 15, 2020. The motion was seconded by Bruce Kolsun. The minutes of the previous meetings were approved unanimously.

Communications and Billing

There was no communication or billing.

Executive Director's Report

Hyperloop Meetings

- Met with Sarah Biller – Vantage Ventures
- Met with Kristen Hammer & Kelsey Kirby – Project Development (first employee in West Virginia) – Virgin Hyperloop
- Incredibly positive discussions. Hyperloop wants to be part of the conversation and work with the community to resolve issues.



Tucker County Development Authority

PO Box 176
Thomas, WV 26292
(304) 614-8839
tuckercounty@gmail.com
www.TuckerWV.com

Workforce Housing Task Force Committee

- Committee will reconvene monthly meetings in November with goal of finalizing site plan and organizational structure of workforce housing on industrial park property.

Wastewater Feasibility Study Committee Meetings

- Wastewater Feasibility Study Committee met to approve the revised Potesta proposal.

Corridor H Authority

- The Corridor H Authority is updating and redesigning their website.
- Government relations efforts will focus on educating newly elected legislators about the importance of Corridor H.

Broadband Expansion

- Meeting with SpaceX to consider developing a project in Tucker County to connect unserved students with Starlink satellite internet. Project is contingent upon funding.
- Meeting with Atlantic Broadband to consider expansion of existing network.
- Meeting with Micrologic to discuss plans for expanding their footprint in Tucker County
- FCC's RDOF auction continues with 8 blocks eligible in Tucker County. If all blocks were awarded, approximately 2,300 homes and businesses would be eligible for service.
- The RDOF reverse auction annual reserve price for all 8 blocks in Tucker County is \$1,085,126 or potentially \$10.8 million dollars over a ten-year period to internet service providers.

Grant County Development Authority

- Meeting with Grant County to discuss ways to collaborate around Virgin Hyperloop project.

Registered Account on Grants.Gov

- Set up account on Grants.gov to apply for EDA grant

WVU Outdoor Economic Development Collaborative

- Meeting with Greg Corio, Assistant Vice President of OEDC to discuss opportunities to collaborate
- OEDC was created to leverage West Virginia's outdoor recreation assets to improve economic opportunities
- Recently received \$25 million gift from Intuit executive Brad Smith and his wife Alys to support outdoor economic development in West Virginia
- January 2021 launching new initiative to attract remote workers to the state who are drawn to outdoor recreation

Attended Virtual Economic Development Institute



Tucker County Development Authority

PO Box 176
Thomas, WV 26292
(304) 614-8839
tuckercounty@gmail.com
www.TuckerWV.com

- Intense week of classes with other economic development professionals
- Classes: Ethics, Managing Economic Development Organizations & Credit Analysis
- 86 of 117 credits completed so far, one full week of EDI remains

Participated in Tucker County CVB November Meeting

- CVB is considering a new print visitors guide
- 'Ski The Valley' campaign has begun

Attended Tucker County Planning Commission Meeting

- Planning commission is encouraging county commission to hire planner

Unemployment Rate

- Tucker County unemployment rate dropped to 7.3% in September, down from 8% in August and a high of 17.2% in April.

Business Technical Support

- Continue to help entrepreneurs and connect them to resources.

New CD at Grant County Bank

- CD matures on November 26th - 6 month CD at .25%

Eastern WV College Board of Governors Meeting

- Invited to speak to the board of Governors meeting with the team from Hyperloop about the project.

Interest Growing in Industrial Park Property

- Protective covenants & restrictions need to be reviewed and finalized
- Board should consider masterplan and highest and best use of property when evaluating proposals

6:13 PM - Commissioner Jon Bush joined the meeting

6:20 PM - Dennis Filler joined the meeting

Old Business

Tucker Accelerator Project (TAP) Room

Executive Director Leyh reported AML grants have yet to be announced. Woodlands is moving into the underwriting phase on the Tap Room with the WV Housing Development Fund for the upper floors.



Tucker County Development Authority

PO Box 176
Thomas, WV 26292
(304) 614-8839
tuckercounty@gmail.com
www.TuckerWV.com

Redevelopment of Davis Center

Davis Center property has a reversionary clause which would make it a challenge for WV State Parks to deed over to the Development Authority. A private entity has expressed interest in possibly leasing the property and developing the project. West Virginia State Parks wants to explore this option to see if they can in fact put a deal together.

Scope of Work – Wastewater Feasibility Study

Potesta and Associates has revised their scope of work and cost estimates for the wastewater feasibility study. Potesta estimates the study can be completed in 4-6 months once it has been fully funded. The new proposal does not include full Infiltration/Inflow (I&I) studies for either Davis or Thomas. Full I&I studies for both towns were one of the major costs in the previous proposal. Potesta will utilize generalized information pertaining to the I&I issues to estimate the potential positive impacts on both the Davis and Thomas wastewater treatment plants.

The total estimated cost for the wastewater feasibility study is \$90,000. The breakdown was as follows:

Task 1 - Collaboration with Regulatory and Funding Agencies \$ 25,000

Potesta will collaborate with regulatory and funding agencies. Specifically, they will meet with WVDEP to understand what the issues are and what potential regulatory relief options may be available. They also will meet and/or discuss the project with representatives of various funding sources.

Task 2 - Meetings with Potential Stakeholders \$ 15,000

Potesta will have (5) meetings with various stakeholders such as Tucker County Landfill, Town of Davis, City of Thomas, Development Authority, Tucker County Commission, etc.

Task 3 - Sewer Feasibility Study \$ 50,000

Potesta will evaluate the landfill leachate generation information and consider potential upgrades to the Davis system as well as potential upgrades to the Thomas system. They are also going to consider a regional approach to wastewater treatment to include the feasibility of upgrading either the Davis or Thomas wastewater or installing a centralized new treatment



Tucker County Development Authority

PO Box 176
Thomas, WV 26292
(304) 614-8839
tuckercounty@gmail.com
www.TuckerWV.com

plant would be a more feasible option. They will also provide a scoring system to be utilized for the evaluation of the proposed alternatives.

The Wastewater Feasibility Study Selection Committee with all members presented voted on Tuesday, November 17 unanimously to recommend this revised scope of work and cost to the full Development Authority board. Executive Director Leyh has been working in collaboration with Shane Whitehair at Region VII Planning & Development Council to reach out to various funding agencies. Mr. Whitehair will be compiling grant applications to submit to U.S. Economic Development Administration (EDA), Appalachian Regional Commission (ARC) and the West Virginia Infrastructure & Jobs Development Council (IJDC) on behalf of the Tucker County Development Authority. It is possible that a local match will not be needed.

Secretary, Sandra Frank motioned to approve Potesta & Associates revised proposal for the wastewater feasibility study. The motion was seconded by Vice President, Al Tomson and carried unanimously.

Vice President Al Tomson voted to approve Region VII Planning & Development Council to manage the grants on behalf of the Tucker County Development Authority and any costs for their services would be included in the grant. The motioned was seconded by Bruce Kolsun and carried unanimously.

Dennis Filler motioned to authorize Executive Director Leyh, to sign and agreements and applications pertaining to the wastewater feasibility study. The motioned was seconded by Bruce Kolsun and passed unanimously.

Letter of Support for Wastewater Feasibility Study

A draft letter of support to be sent to U.S. EDA was presented to the board for review. Sandra Frank motioned to approve the letter and was seconded by Cory Chase. The motion passed unanimously. Ronnie Beall suggested copies of the letter be sent to our federal representatives.

New Business

Letter of Support – National Register Status for Buxton & Landstreet Building

Ronnie Beall motioned to approve sending the letter of support. The motion was seconded by Sandra Frank and passed unanimously.

Executive Director Annual Performance Review



Tucker County Development Authority

PO Box 176
Thomas, WV 26292
(304) 614-8839
tuckercounty@gmail.com
www.TuckerWV.com

The following was read: 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;

At 6:29 PM, Vice President, Al Tomson motioned to enter executive session. The motion was seconded by Bruce Kolsun. Executive Director Leyh exited the meeting.

At 6:52 PM, Secretary, Sandra Frank motioned to exit executive session. The motion was seconded by Vice President, Al Tomson. Executive Director Leyh returned to the meeting.

Vice President, Al Tomson, motioned to provide a salary adjustment and increase the Executive Director's salary by 5%. Secretary, Sandra Frank seconded the motion and it passed unanimously. Vice President, Al Tomson motioned the increase be retroactive to October 11, 2020. Robby McClung seconded motioned and it carried unanimously.

The Employment Agreement dated October 11, 2018 will be automatically amended to reflect the salary adjustment, pursuant to Section 3-B of Employment Agreement.

FY20 Audit

The annual audit is due at the end of November but has yet to be completed.

Workforce Housing at Industrial Park

The Workforce Housing Task Force Committee met virtually on Friday, November 13. Woodlands has reengaged architect Omar Hakeem to continue design work for workforce housing project at the industrial park. The generally consensus of the board is that they are still comfortable with converting a portion of the industrial park property into workforce housing.

The Workforce Housing Task Force identified three potential locations for housing at the industrial park. Two of the sites are located on the section of the industrial park closest to the Town of Davis and one is located closer to the existing shell building and access road. As the Workforce Housing Task Force focuses on a site or two for design & development some



Tucker County Development Authority

PO Box 176
Thomas, WV 26292
(304) 614-8839
tuckercounty@gmail.com
www.TuckerWV.com

additional questions for the Development Authority remain. The board suggested housing be located closer to Davis at site 1 or 2.

Public Comment

Dennis Filler encouraged the Protective Covenants & Restrictions Committee to meet soon.

Adjourn

The meeting was adjourned at 7:13 PM after a motion by Al Tomson, seconded by Ronnie Beall.

The next regular meeting of the Tucker County Development Authority will be held on Thursday, December 17, 2020 at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary