



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

May 20, 2021 – 6:00 PM

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

Board Members Present (by teleconference):

Roscoe 'Ronnie' Beall – Treasurer, Sandra Frank – Secretary, JR Helmick, Ben Nelson, Dennis Filler, Cory Chase, April Miller, Bruce Kolsun, Robby McClung, Jody Flanagan

Board Members Absent: Commissioner - Mike Rosenau (excused), President - Wayne Smith, Vice President - Al Tomson (excused), Dan Dilly (excused), Steven Sponaugle

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority
Jennifer Dearborn – Parsons Advocate

Call To Order

The meeting was called to order at 6:02 PM

Minutes

Ronnie Beall motioned to approve the minutes from the April 15, 2021 regular meeting. The motion was seconded by Robby McClung. The minutes of the previous meetings were approved unanimously.

Communications and Billing

No communications or billing.

Treasurer's Report

The financials were sent to board members prior to the meeting. They will be filed for audit.

Executive Director's Report

Graduated from Economic Development Institute

- OU EDI is an intensive 117-hour certificate program that is fully accredited by the International Economic Development Council (IEDC).



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

- Courses included Business Retention and Expansion, Real Estate, and Credit Analysis, as well as areas of concentration in Marketing, Entrepreneurship and Managing Economic Development Organizations.

Central WV Development Association Meeting

- Attended the Central WV Development Association Meeting.

Meeting Senator Capito's Director of Economic Development

- Met with Aaron Sporck to discuss numerous projects and opportunities for federal funding.

Congressional Directed Spending Requests

- Attended a webinar hosted by Senator Manchin's staff to discuss Congressional Directed Spending requests process.

County Commission Meeting

- Attended the May 12 County Commission meeting to provide an update on the Wastewater Feasibility Study.

Hardwood Alliance Zone

- After cancelling International Woodworking Fair trade show in 2020 the IWF is now set for August 23-26, 2022. The trade show is the largest for the wood industry attracting hundreds of manufacturers and 20,000 participants.
- National Hardwood Lumber Association trade show is set for September 22-24. HAZ will exhibit at the show, although our team has not been determined.

Mon Forest Towns Planning

- TCDA continues to be engaged in Mon Forest Towns planning.

Business Registrations

- Tucker County had the second largest percentage growth of new business registrations in the state for April - 16 new businesses.

Old Business

Wastewater Feasibility Study

On April 21 a meeting in Davis was held to introduce officials from the City of Thomas, Town of Davis, County Commission, Region VII Planning & Development Council, and the Tucker County Development Authority with representatives from Potesta & Associates, the engineering firm that will be performing the Wastewater Feasibility Study. The purpose of the meeting was to get



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

everyone aligned and helped inform the municipalities about what to expect in the months ahead. Executive Director Leyh traveled to Charleston last week to join the Potesta team as they met with leadership from various state agencies to discuss the issue. Both Davis & Thomas have immediate needs and the goal is to work quickly and collaboratively on both short-term and long-term solutions. There is an abundance of federal dollars that could be helpful after identifying how best to proceed.

Workforce Housing at Industrial Park

According to Realtor.com, the median price of a home sold in Tucker County last month was \$480,000. In April of 2020 it was \$153,000.

Woodlands Development Group submitted the grant application to the West Virginia Housing Development Fund for predevelopment funding for the workforce housing project and was awarded \$20,000 for preliminary engineering and a site assessment at the Development Authority property.

On April 20, a focus group was held of potential residents via Zoom to get feedback on the proposal and housing designs. Two public open house meetings were also held about the workforce housing project on April 22 in both Thomas and Davis.

Industrial Park Protective Covenants & Restrictions

The Industrial Park Protective Covenants & Restrictions still need to be completed.

New Business

Industrial Park Lot Appraisals / Sales / Development

An updated appraisal on four parcels of the industrial park was ordered from Professional Appraisal Corporation. The property needed an updated appraisal because so much had changed since it was last completed. The highway has been constructed and real estate prices have increased. The firm estimates the cost to be \$2,800 and the new appraisal should be ready in June.

Executive Director Leyh has been busy showing property to prospects, with the caveat that wastewater capacity is a major limitation to development. He thought he would be bringing at least one or two projects for consideration this summer, but it does not look like it will be possible because of wastewater limitations.

He is still optimistic that a short-term solution to increase capacity can be implemented, but it would not be in anyone's best interest to sell lots until additional capacity is established.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Industrial Park Rebranding

The Development Authority's industrial park property is branded as the Highland Business Campus. Executive Director Leyh asked the board to consider what name should be incorporated into the protective covenants that are being written.

Sandra Frank recommended the board consider a name that encompasses mixed-use. Ben Nelson agreed. Robby McClung pointed out that we need to first get the property ready to sell lots, then we can focus on a name. He suggested that the board has time to be methodical and pick out the correct name. The board agreed it was not a priority now, and they can revisit this again in the future.

Tech Innovation Hub / Coworking Space

Senator Manchin announced he would be taking applications for Congressionally Directed Funding better known as earmarks. Woodlands submitted the TAP Room project for funding to Senator Manchin. Woodlands will also be submitting to Senator Capito by next Friday.

Consideration of Legal Services for Development Authority

Executive Director Leyh has been researching best practices to guarantee once the Tucker County Development Authority sells a lot, that a building is constructed. Steve reached out to Josh Jarrell who is an economic development and real estate lawyer at Steptoe & Johnson in Bridgeport. Mr. Jarrell explained some methods the Development Authority could use protect its interests, but it was evident that TCDA will need to have our protective covenants reviewed by legal counsel.

Also, in the future as TCDA moves through the purchase and sale or leasing process of land, there will be various items to address, i.e., negotiations, purchase and sale agreement, board authorizations and governance matters, confidentiality, title insurance, title opinions, surveys, financings, etc. Steptoe & Johnson currently represents Development Authorities in Berkeley, Cabell, Hardy, Preston, Putnam, Roane, and Webster counties. Mr. Jarrell provided TCDA a proposal that included a 20% discount off their standard rate.

Ronnie Beall suggested contacting the other Development Authorities the firm represents for references.

Public Comment

Ronnie Beall motioned to meet in-person for the June 17 meeting at the National Youth



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Science Foundation building. Robby McClung seconded the motion and it passed unanimously.

Mr. Beall also requested a tour of the Pro Poly of America facility. Executive Director Leyh agreed to schedule it as soon as possible.

Adjourn

The meeting was adjourned at 6:48 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, June 17, 2021, at 6 PM at the National Youth Science Foundation building at 494 Riverstone Road, Davis WV.

Minutes respectfully submitted by:

Sandra Frank, Secretary