



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

March 18, 2021 – 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, Roscoe ‘Ronnie’ Beall – Treasurer, Sandra Frank – Secretary, April Miller, Bruce Kolsun, JR Helmick, Robert McClung, Steven Sponaugle, Ben Nelson

Board Members Absent: Commissioner Mike Rosenau, Dennis Filler, Dan Dilly, Matt Quattro, Cory Chase

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Tracy Fath, Davis Health System

Mark Staud, Triad Engineering

Dave Graham, Triad Engineering

Dave Clark, Woodlands Development Group

Emily Wilson-Hauger, Woodlands Development Group

Robin McClintock, Davisyard

Call To Order

The meeting was called to order at 6:00 PM by President Wayne Smith.

Minutes

Ronnie Beall motioned to approve the minutes from the January 21, 2021 regular meeting. The motion was seconded by Bruce Kolsun. The minutes of the previous meetings were approved unanimously.

Communications and Billing

No communications or billing.



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Treasurer's Report

The financials for January, February and March meetings were sent to board members prior to the meeting. They will be filed for audit.

Executive Director's Report

Return to NYSF Office

- As the COVID cases continue to decline in Tucker County, I have returned to working at the NYSF office.

Virgin Hyperloop

- Our local team of economic developers continue to meet with VH every two weeks.
- Josh Giegel is the new CEO. He is the co-founder of the company. He grew up in Pittsburgh, graduated from Stanford, and previously worked at SpaceX.
- Hyperloop is putting 'Pegasus' on display at the Smithsonian in Washington, DC

Broadband

- Continuing conversations with multiple internet service providers to discuss opportunities for expansion of broadband service in Tucker County.

Industrial Park Access Road

- Pro Poly is having trouble with tractor trailers turning around on the industrial park access road.
- Commissioner Moore contacted WV DOH and they agreed to have their traffic survey committee review the issue.
- WV Development Office has a small amount of money in the Industrial Access Road (IAR) fund (max \$400,000 per grant) but approved based on level of qualified industrial investment. Each dollar of unmatched funds approved requires 10 dollars of qualified investment.
- We would need to show \$4 million of investment to receive \$400,000 in IAR funding.

First Energy Meeting

- Met with Lucas Cade from First Energy to discuss electric service in the Industrial Park. He informed me that the industrial park has 3 phase power, but that underground service is not covered by their line extension program. The Tucker County Development Authority or owner of the parcel would have to pay for the cost to run underground electric service.

Social Media Training

- Attending weekly social media training classes by the Department of Commerce on promoting West Virginia economic development on LinkedIn.



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The board agreed to change the order of the agenda to allow a guest to speak first.

New Business

Davis Health System Walk-in Clinic

Tracy Fath from the Davis Health System in Elkins described plans for a new walk-in clinic. She explained that Davis Health System is working with Craig Phillips to repurpose part of the Shop N Save market in Davis. The new clinic will be walk-in with no appointment necessary and is planning to open in July. Davis Health is also considering moving their Community Care Pharmacy in Parsons into the market at Davis. The new clinic is focusing on providing afterhours and weekend care. The hours will be Monday through Friday from 11 am – 7 pm, Saturdays from 9 am – 1 pm, and Sunday 11 am – 4 pm. The board thanked her for joining the meeting and providing the update.

(6:16 pm) Tracy Fath left the meeting.

Old Business

Wastewater Feasibility Study

The Tucker County Development Authority was notified that we were awarded a \$50,000 Economic Development Administration (EDA) grant for the wastewater feasibility study on March 8. TCDA also received a commitment to match it with \$50,000 from the West Virginia Infrastructure and Jobs Council (WVIJDC). Executive Director Leyh is working in collaboration with Region VII Planning & Development Council on the grants. Part of our responsibility is to set up a new checking account at Miners & Merchants Bank specifically for the grant funds. The account was set up with President - Wayne Smith, Treasurer - Ronnie Beall and Executive Director - Steve Leyh with signing privileges. All checks will still require two signatures. The Development Authority could be subject to additional auditing requirements because of the State and Federal grants.

Al Tomson made a motion to approve the pre-application funding assistance agreement between the West Virginia Water Development Authority at the direction of the West Virginia Infrastructure and Jobs Council and the Tucker County Development Authority that would provide funding assistance in the amount of \$50,000. The motion was seconded by Sandra Frank and carried unanimously.



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Workforce Housing at Industrial Park

The board received initial workforce housing designs that were developed by Omar Hakeem and his team. Al Tomson suggested the housing designs blend in with the Town of Davis. Dave Clark and Emily Wilson-Hauger from Woodlands Development Group noted his comments.

Emily Wilson-Hauger explained Woodlands is submitting a grant application to the West Virginia Housing Development Fund for predevelopment funding. Woodlands is applying for up to \$20,000 for preliminary engineering and a site assessment. Woodlands asked the Tucker County Development Authority to sign the MOU to commit to workforce housing on lots 11 & 12 (13.73 acres) to workforce housing. Ronnie Beall motioned to approve the MOU with Woodlands Development Group. Al Tomson seconded the motion. The motion carried with Sandra Frank abstaining from the vote.

Spring Economic Development Institute - April 24 - 29, 2021

Steve explained that the Spring Economic Development Institute that was scheduled to be held in Pittsburgh was switched to virtual, therefore he enrolled. He will be attending EDI online from Monday, April 24 to Thursday, April 29. He will graduate upon completion of this institute and thanked the board for their support of professional development.

New Business

Accounting Services Contract

The accounting contract with Vandevander & Nypl, CPAs is due for annual renewal. The terms are the same as last year, services will be billed at hourly rates not to exceed \$300 a month unless they are requested to perform other services. Al Tomson motioned to renew the annual accounting contract with Vandevander & Nypl, CPAs. The motion was seconded by Ronnie Beall and carried unanimously.

Canaan Valley Clinic

Steven Sponaugle explained that St. George Medical is designing and constructing a new clinic in Canaan Valley along Route 32 near Landis Realty at Canaan Village. They plan to offer all the same services as they do at their other facility, including radiology, pharmacy, behavioral health, and primary care as well as walk-in. St. George anticipates the new Canaan Valley clinic would be open within two years.

Industrial Park Protective Covenants & Restrictions

The Industrial Park Protective Covenants and Restrictions Committee (Ben Nelson, Bruce Kolsun, Dennis Filler and Sandra Frank) met on Thursday, February 11. The committee



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requested additional feedback from the full board on a couple of specific issues as they draft the Protective Covenants & Restrictions.

Business Proposal for Industrial Park

Robin McClintock of Davisyard discussed a business proposal for the industrial park property. They would like to build a 10,000 square foot pole building on a 2 to 3-acre lot with a commercial kitchen for canning and refrigeration and freezer storage to help move produce around the area. There is a need for local producers to have access to a commercial kitchen to incubate their business ideas. Davisyard is interested in either a long-term lease or buying the property. The board agreed to continue the conversation. Steve agreed to work with Robin McClintock and Davisyard on developing additional details.

Public Comment

Mark Staud from Triad Engineering in Morgantown explained that he joined the meeting to get acquainted with the happenings in Tucker County.

Adjourn

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

The next regular meeting of the Tucker County Development Authority will be held on Thursday, April 15, 2021 at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary