



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

June 17, 2021 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

Wayne Smith - President, Vice President - Al Tomson, Roscoe 'Ronnie' Beall – Treasurer, JR Helmick, Cory Chase, April Miller, Jody Flanagan, Dan Dilly, Steven Sponaule, Commissioner - Mike Rosenau

Board Members Absent: Sandra Frank – Secretary (excused), Dennis Filler (excused), Bruce Kolsun (excused), Robby McClung (excused), Ben Nelson

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:02 PM

Minutes

Ronnie Beall motioned to approve the minutes from the May 20, 2021 regular meeting. The motion was seconded by Al Tomson. 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

Pro Poly of America

- Organized a tour for Tucker County Development Authority board members of Pro Poly of America.
- Pro Poly is consider switching the shell building to natural gas heat, so I connected them to Canaan



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Valley Gas and some federal grant programs that could help offset the cost.

Broadband Infrastructure Summit

- Participated in the Broadband Infrastructure Summit hosted by the Federal Reserve Bank of Richmond
- West Virginia breakout session included discussion from Secretary Carmichael of the new West Virginia Department of Economic Development.
- The state is planning to use approximately \$138 million in funding from the American Rescue Plan to prioritize expanding broadband to unserved areas. A grant program is likely to be developed to encourage existing providers to expand service into those unserved areas.
- House Bill 2002 became effective May 27, 2021. It expedites permit processes for installing broadband along rights of way during Division of Highways projects. It improves “dig once” regulations that allow multiple internet service providers to install fiber broadband at the same time without digging multiple trenches.
- Generation West Virginia was requesting information from Internet Service Providers (ISPs) that have interest in developing partnerships with local communities to expand high-speed broadband access in West Virginia.

Corridor H Update

- The contract for 7.5 miles of asphalt paving on Corridor H; from Kerens in Randolph County to where the corridor connects with U.S. Route 219 – just east of Parsons in Tucker County was awarded and announced this year.
- However, the segment will not be open to traffic until the bridge is completed, which could be late 2023. Work on the second pier of the bridge near Parsons is continuing.
- The bidding on the next section from the interchange in Parsons to Mackeyville Road, including the Cheat Bridge, should be announced in late August.

Helping Entrepreneurs

- Continue to be a resource for Tucker County entrepreneurs.

Meetings

- Attended the Tucker County Planning Commission meeting, West Virginia Hardwood Alliance Zone meeting and the Mon Forest Towns Planning meeting.

Old Business

Wastewater Feasibility Study

1. Approval of Requisition #1



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Tucker County Sewer Feasibility Study 2020S-1925 Resolution #1.

Resolution approving invoices relating to the completion of a sewer feasibility study to assess the wastewater treatment needs/issues in the vicinity of Thomas, Davis, Tucker County Industrial Park and surrounding areas and authorizing payment thereof.

Whereas, the Tucker County Development Authority has reviewed the invoices attached hereto and incorporated herein by reference relation to the completion of the sewer feasibility study to assess the wastewater treatment needs/issues funded by the Infrastructure & Jobs Development Council (IJDC) and US Economic Development Administration (USEDA) and find as follows:

- a.) That none of the items for which payment is proposed to be made has been requested from another funding source.
- b.) That each item for which the payment is proposed to be paid is or was necessary in connection with the Project and constitutes a Cost of the project.
- c.) That each of such costs has been otherwise properly incurred.
- d.) That the payment for each of the items proposed is due and owing.

Now, Therefore, Be It Resolved the Tucker County Development Authority hereby authorizes and directs the payment of the attached invoices as follows:

Vendor: Potesta & Associates, Inc. (Invoice #162939)

IJDC: \$6,871.25

USEDA: \$6,871.25

Total: \$13,742.50

Al Tomson motioned to approve the resolution and the motion was seconded by Ronnie Beall and passed unanimously.

Wastewater Feasibility Study

Executive Director Leyh reported that the wastewater feasibility study is progressing and Potesta and Associates believes it could be completed by September. Most recently, West Virginia Commerce Secretary Gaunch traveled to Tucker County for a meeting with representatives from Davis and Thomas. Secretary Gaunch learned firsthand the issues the area is facing and offered to help both communities. He also encouraged everyone to think about the long-term needs of the area and stressed the need for collaboration.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

The Development Authority has facilitated meetings with Western Pocahontas Properties, their engineers and Potesta and Associates about the wastewater needs of the Davis Center, Hyperloop, etc. Future meetings are scheduled with the Deputy Director of the West Virginia Department of Environmental Protection and the leadership of both Davis and Thomas.

Workforce Housing

Woodlands was recently awarded \$20,000 to put towards predevelopment planning for the workforce housing project on TCDA property.

Industrial Park Lot Appraisals

Work is continuing the appraisal of the 4 lots. The appraisal is expected to be completed before the end of June.

Consideration of Legal Services for Development Authority

References for Josh Jarrell, attorney at Steptoe & Johnson, from Preston County and Hardy County Economic Development Authorities were presented to the board for consideration. Al Tomson motioned to contract for legal services with Josh Jarrell of Steptoe & Johnson. The motion was seconded by Cory Chase and was approved unanimously.

New Business

Reauthorization of Woodlands Invoice

In September of 2018, the Tucker County Development Authority agreed to contribute \$5,000 towards developing a community driven masterplan for the industrial park property in collaboration with Woodlands. Through a series of meetings with community stakeholders and working with Omar Hakeem, a master plan for the property was developed. That initial commitment has also helped to leverage additional grant dollars for the property. Now that the master planning process is complete, Woodlands has invoiced the Tucker County Development Authority for \$5,000 and asked if we would honor our original commitment. Al Tomson motioned to approve and pay the Woodlands invoice. The motion was seconded by April Miller and passed unanimously.

Commitment of Services

Not needed.

Certificate of Deposit

The Development Authority's 6-month certificate of deposit renewed at .11%, a drop from the .25%.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

U.S. EDA Conditions & Restrictions

When the U.S. Economic Development Administration improved the industrial park property nearly 20 years ago, the grant came with conditions on how the property could be used. The conditions and restrictions are scheduled to be released in September 2021. Steve contacted EDA to confirm the September 2021 release date and begin the paperwork to release the property. After reviewing the grant agreement with their legal counsel, the determination was made that a lien was not required to be implemented as part of the grant agreement. This is highly unusual. However, the conditions and restrictions did convey to the property. U.S. EDA confirmed that a sale or lease after September 2021 would not be subject to EDA approval, nor would EDA conditions and restrictions need to be considered. No further action with EDA is necessary after that date.

A. Title Search - Industrial Park Property

The board suggested reaching out to Steptoe & Johnson to get a quote on a title search.

Public Comment

None.

Adjourn

The meeting was adjourned at 7:25 PM after a motion by Al Tomson, seconded by Cory Chase.

The next regular meeting of the Tucker County Development Authority will be held on Thursday, July 15, 2021, at 6 PM at the National Youth Science Foundation building at 494 Riverstone Road, Davis WV.

Minutes respectfully submitted by:

Steve Leyh, Executive Director