



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

July 15, 2021 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

Wayne Smith - President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, JR Helmick, Cory Chase, Dan Dilly, Steven Sponaugle, Bruce Kolsun, Robby McClung, Ben Nelson, Commissioner - Mike Rosenau

Board Members Absent: April Miller (excused), Dennis Filler (excused), Jody Flanagan (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
Mayor, Alan Tomson - Town of Davis
Mark Staud, Triad Engineering
David Graham, Triad Engineering
Fred Davis, Commissioner - Tucker County Commission
Brian Arnett

Call To Order

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

Minutes

Dan Dilly motioned to approve the minutes from the June 17, 2021, regular meeting. The motion was seconded by Bruce Kolsun. The minutes of the previous meetings were approved unanimously.

Communications and Billing

The Tucker County Development Authority received a letter from its insurance company - WV Corp. They recently sent an appraiser to the Pro Poly building a few months ago. After the site visit, the insurance company revised the value of the shell building from \$410,000 to \$380,500. However, the ultimate decision of placing insurance value on the structure is the responsibility



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of the Development Authority. Dan Dilly motioned to keep the value at \$410,000. The motion was seconded by Mike Rosenau and carried unanimously.

Treasurer's Report

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

Executive Director's Report

Second in Business Registrations

- Tucker County had the second largest percentage growth (9.57%) of new business registrations in the state for 2021. 55 New businesses have been registered with the Secretary of State since January 1, 2021.

Shrinking Labor Force

- Tucker County had 3,116 employed persons in May 2019. As of May of 2020, that number had declined to 2,767 employed people. A decrease of 349 people representing a decline of 11.2%. In May 2021, the number of employed people increased to 2,977 representing an increase of 7.58%, but still not back to 2019 levels – a difference of 139 people.

Unemployment Rate Declines

- Tucker County unemployment rate declined to 5.1% in May 2021. The lowest rate it has been since November 2019 (pre-pandemic).

Appalachian Regional Commission - County Economic Status FY22

- Each year Appalachian Regional Commission (ARC) issues an update of the economic status for each of Appalachia's 420 counties. This is a key performance indicator.
- The county economic levels are: Distressed (81), At-Risk (93), Transitional (230), Competitive (12) and Attainment (4)
- In FY15 and Tucker County economic status was 'At-Risk'. At-Risk counties are those at risk of becoming economically distressed. They rank between the worst 10 percent and 25 percent of the nation's counties.
- Since then, the county has been able to move into 'Transitional' status and once again maintains that level for FY22. Transitional counties are those transitioning between strong and weak economies. They make up the largest economic status designation. Transitional counties rank between the worst 25 percent and the best 25 percent of the nation's counties.

259 STAT Walk-In Clinic & Pharmacy

- Attended the Grand Opening of Davis Medical Center's new Walk-In Clinic - 259 STAT on July 8th. The new clinic provides same-day treatment for acute illnesses that are not serious enough to require a



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trip to the emergency room.

- The facility is located within the Davis Shop-N-Save and has two exam rooms as well as a Community Care Pharmacy which provides free delivery services to Tucker County.
- They employ two Certified Physician Assistants and two Certified Family Nurse Practitioners as well as a Registered Pharmacist.

CVB Board Meeting

- Senate Bill 270, also known as the "Airbnb Bill" passed the West Virginia legislature this year. SB 270 requires collection and remittance of sales and hotel occupancy tax by marketplace facilitators such as Airbnb. This will help ensure the tax is being collected and distributed to CVBs and county and local governments. The new law goes into effect January 1, 2022.
- This meeting marked the end of my 3-year term serving on the Tucker County CVB.

Central WV Development Association

- Central WV Development Association continues to meet.
- Seeking clarification if fixed wireless projects will be eligible for ARAP grant funding.

Mon Forest Towns

- Continue to assist Mon Forest Initiative towns as needed.

Helping Entrepreneurs

- I continue to be a resource for Tucker County entrepreneurs
- Working on several development projects in various phases

Old Business

Wastewater Feasibility Study

The wastewater feasibility study continues to move forward. On Friday, June 25th representatives from the WV DEP met with representatives of the Town of Davis and City of Thomas individually. Both meetings were pleasant and hopefully helpful in addressing some of the issues that both communities face.

The Town of Davis recognized that the TCDA feasibility study did not incorporate a Sewer System Evaluation Study for the purpose of reducing Infiltration/Inflow (I/I) in the municipality. They recognized that this I/I study will need to be completed regardless of the plan to treat the Town's sewage.

The Town of Davis has developed a timeline for the Sewer System Evaluation Study which begins this month with a Request for Qualifications for Engineering Firms.



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The City of Thomas is also pursuing Wastewater Collection System Improvements by publishing a Request for Qualifications for Engineering Firms to help reduce their Infiltration/Inflow issue.

Industrial Park Lot Appraisals

The appraisers are still completing the appraisal of the four lots and should be completed late next week.

Consideration of Legal Services for Development Authority

Steptoe & Johnson has presented us with an engagement letter for consideration. Steptoe & Johnson would conduct a commercial title examination (60-year search) on the Industrial Park property. They typically bill on an hourly basis but have agreed to bill this matter at \$1,500.00 plus costs. The board discussed the matter at length. The EDA recommended the title search because when EDA invested grant funds into the industrial park in 2001, a lien was not placed on the property which is highly unusual.

Robby McClung made a motion to request Steptoe & Johnson determine the cost for a title search back to 1850. Bruce Kolsun seconded the motion and it carried unanimously.

Title Search - Industrial Park Property

No further action was required.

New Business

Election of Officers (1-Year Term)

Each July marks the beginning of the new fiscal year and according to the bylaws the Tucker County Development Authority elects new officers to serve a 1-year term. Open nominations for the four officers are accepted in order: President, Vice President, Secretary and Treasurer. The open meetings act does not permit a public agency to vote by written or secret ballot.

Ronnie Beall nominated Wayne Smith for President. Wayne Smith accepted the nomination. No further nominations were made for President, and nominations were closed. The board voted unanimously to elect Wayne Smith as President.

Mike Rosenau nominated Dan Dilly for Vice President. Dan Dilly accepted the nomination. No further nominations were made for Vice President, and nominations were closed. The board voted unanimously to elect Dan Dilly as Vice President.



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Mike Rosenau nominated Sandra Frank for Secretary. Sandra Frank accepted the nomination. No further nominations were made for Secretary, and nominations were closed. The board voted unanimously to elect Sandra Frank as Secretary.

Sandra Frank nominated Ronnie Beall for Treasurer. Ronnie Beall accepted the nomination. No further nominations were made for Treasurer, and nominations were closed. The board voted unanimously to elect Ronnie Beall as Treasurer.

Per the bylaws, the newly elected officers take office immediately following the close of the meeting at which they are elected.

Election of Executive Committee (3 Members in Addition to Officers)

The Executive Committee shall consist of seven (7) persons; the four elected officers of the Authority and three members to be elected during the election of the officers annually. The chair opened nominations for the Executive Committee. Sandra Frank nominated Ben Nelson, Cory Chase and Dennis Filler for Executive Committee. There were no other nominations. The board voted unanimously to approve the nominations.

Pro Poly Financial Request

Pro Poly is requesting permission to widen the apron of the driveway on the bay door side of our building to help solve tractor trailer access issues at the plant. They believe the materials will cost between \$1,800 and \$2,000 depending on the price of gravel. Pro Poly has offered to buy the materials and provide labor for the project if the Development Authority could provide a financial contribution or rent abatement. The board discussed the issue at length.

JR Helmick motion abate their rent for \$500 a month for four months and allow Pro Poly to move forward with the project. Sandra Frank seconded the motion. The motion carried with Ben Nelson opposing.

NTIA's Broadband Expansion Grant Program Partner RFP

Generation West Virginia, a non-profit organization published an RFI at the end of May requesting to identify Internet Service Providers (ISPs) who are interested in expansion to respond. They specifically have identified a grant through the National Telecommunications and Information Administration (NTIA) that could be used for broadband expansion.

Steve explained that he learned about the Generation WV RFI during a broadband summit hosted by the Federal Reserve Bank of Richmond on June 8 and quickly shared the Generation WV RFI with our local ISPs who have expressed interest in expanding and they thanked him for the information. The turnaround for responses was extremely short - June 11. He followed up



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with Generation WV and unfortunately they did not receive any interest from Tucker County ISPs.

However, an ISP outside of the county has expressed preliminary interest in developing a similar last-mile fiber project in Tucker County, but the location and scope has not been discussed. Executive Director Leyh was hoping to have more details to present to the board. The Development Authority agreed they could not move forward until a complete project scope is presented for consideration. Steve agreed to continue to work on the project and get details. Applications for NTIA will be accepted until August 17, 2021.

Public Comment

County Commissioner Fred Davis introduced Brian Arnett who expressed interest in the Tucker County Development Authority property.

Davis Mayor Al Tomson commented that the board needs to move forward and get infrastructure to the site. He noted that there is a housing crisis and businesses are suffering because they can't find employees. JR Helmick noted that the Development Authority board has come a long way.

Mark Staud and David Graham from Triad Engineering introduced themselves and spoke about their firm.

Steve Leyh asked the board how to handle vacation requests. He planned to use vacation days July 26-30. The board agreed an email could be sent in the future to notify them of when he is planning to use his time.

Adjourn

The meeting was adjourned at 7:30 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, August 19, 2021, at 6 PM at the National Youth Science Foundation building at 494 Riverstone Road, Davis WV.

Minutes respectfully submitted by:



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Sandra Frank, Secretary