



Minutes

Tucker County Development Authority – Executive Committee

October 21, 2021 – 5:30 PM

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

Executive Committee Members Present (by teleconference):

Wayne Smith – President, Dan Dilly – Vice President, Sandra Frank – Secretary, Roscoe 'Ronnie' Beall – Treasurer, Dennis Filler, Cory Chase

Executive Committee Members Absent: Ben Nelson

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 5:36 PM by President, Wayne Smith.

New Business

Annual Performance Review of Executive Director

Executive Director Leyh provided the Executive Committee an overview of his work of the previous year. He noted that economic development is the practice of improving a community's well-being and quality of life. As an economic development professional, he engages with stakeholders – businesses, community organizations, government agencies, and elected officials – to develop and execute plans that bring prosperity to Tucker County now and into the future. His goal is to help develop a robust, resilient, and inclusive economy.

Tucker County's Overall Economy

- On September 1, 2020, Tucker County had 498 businesses. As of September 1, 2021, 99 new companies have filed with the secretary of state resulting in 550 total businesses or 10.44% annual growth.
- Unemployment Rate 4.7% in August 2021 – A return to pre-pandemic levels
- Estimate of Tucker County Median Household Income leveled off from \$48,070 in 2018 to \$47,222 in 2019. This data doesn't account for any pandemic changes.



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- According to Realtor.com, In September 2021, the median list price of homes in Tucker County, WV was \$220K, trending up 51.8% year-over-year. The median sale price was \$202.5K.

A few of the accomplishments I am most proud of this year include:

- Supporting Small Business & Entrepreneurs
- Graduating Economic Development Institute
- Securing \$100,000 Funding and Facilitating the Wastewater Feasibility Study
- Successful FY21 Audit with only one finding
- Corridor H Authority and our work to secure additional funding for Route 48 construction in Tucker County.
- Serving on the CVB board and the overall growth of tourism in Tucker County
- Re-incorporating TCDA
- COVID Response & Retention Efforts – PPP Loans, EIDL, Grants
- COVID-19 Resource Page on Website
- Workforce Housing Planning
- Updated Appraisal of Industrial Park Property
- Completion of Industrial Park Property Title Search
- Pro Poly of America Lease Extension

Some of the areas where I have fallen short of my expectations and goals include:

- Davis Center Redevelopment
- Airport Use Deed Restriction
- NFTIA Broadband Efforts

Future opportunities for growth:

- The creation of a Tucker County technology incubator/accelerator at the TAP Room in Thomas to help diversify our economy and provide additional workforce housing.
- Creation of Coworking Space
- Budget
- Industrial Park Development
- Broadband Expansion

The committee provided positive feedback and thanked Mr. Leyh for his work. Mr. Beall suggested identifying additional land that could be developed in the future and to continue working in the Parsons area to identify opportunities.



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Adjourn

The Executive Committee meeting was adjourned at 5:57 PM after a motion by Ronnie Beall, seconded by Dennis Filler.

The next regular meeting of the Tucker County Development Authority will be held on Thursday, October 21, 2021, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary