



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

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## Minutes

### Tucker County Development Authority

November 18, 2021 – 6:00 PM

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

#### Board Members Present:

Wayne Smith – President, Dan Dilly – Vice President, Sandra Frank – Secretary, JR Helmick, Robby McClung, Cory Chase, April Miller, Ben Nelson, Jody Flanagan

**Board Members Absent:** Roscoe 'Ronnie' Beall – Treasurer, Gary Roy, Commissioner - Mike Rosenau (excused), Steven Sponaugle (excused), Bruce Kolsun (excused), Dennis Filler (excused)

**Quorum present?** Yes

#### Guests:

Steve Leyh, Executive Director, Tucker County Development Authority  
Josh Jarrell, Attorney at Law, Steptoe & Johnson

#### Call To Order

The meeting was called to order at 6:07 PM by President, Wayne Smith.

#### Minutes

Dan Dilly motioned to approve the minutes from the September 30 & October 21 Executive Committee Meetings and the October 21, 2021, regular meeting. The motion was seconded by Cory Chase. The minutes of the previous meetings were approved unanimously.

#### Communications and Billing

Steptoe & Johnson for legal services in the amount of \$5,000 for corporate counsel and curative title matters. Robby McClung motioned to approve payment. Sandra Frank seconded the motion and the motion passed unanimously.

#### Treasurer's Report

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



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### **Executive Director's Report**

#### **Submitted Local Economic Development Grant Application**

- Completed and submitted the LED Grant application.

#### **Unemployment Rate**

- Tucker County unemployment rate decreased to 3.8% in September. It was 4.7% in August.
- This is the lowest unemployment rate in the county since records have been kept – 31 years.

#### **Real Estate Market**

- In October 2021, the median listing home price in Tucker County, WV was \$299K, trending up 18.7% year-over-year.
- The median home sold price was \$328K.
- There are currently 26 homes for sale that are not pending/contingent.

#### **Gig Ready Webinar**

- Participated in webinar about the Gig Ready Broadband program.

#### **LEAD Webinar**

- Participated in webinar about the LEAD Broadband program.

#### **Woodlands Meeting**

- Met with Dave Clark and Emily Wilson-Hauger to discuss the TAP Room project.

#### **Corridor H**

- WV DOH opened bids for the Cheat Bridge project at Parsons. The low bid was just under \$148 million.
- Corridor H Authority launched a new website at CorridorH.com.

#### **Hosted Site Visit**

- Hosted representatives to look at viable locations for a potential project.

#### **Assisted Region VII Planning & Development Council**

- Helped obtain letters of support for a Build Back Better Regional Challenge Planning Grant application. One of 10 applications submitted from West Virginia.

#### **Assisting Small Businesses**

- Continue to be a resource and assist small businesses and entrepreneurs.



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### **Old Business**

#### **Wastewater Feasibility Study**

The Wastewater Feasibility Study is nearing completion. It has been delayed in part because Potesta and Associates are working through each of their recommendations to make sure they are viable. They plan issue a draft of the study this month.

The latest invoice was sent to the board. Region VII does not have Requisition #4 ready but recommended the Tucker County Development Authority authorize the Executive Director to sign the requisition when it becomes available.

Ben Nelson motioned to authorize the Executive Director to sign the requisition when available. Dan Dilly seconded the motion, and it was approved unanimously.

#### **Industrial Park Deed Restriction**

At 6:18 PM, Robby McClung motioned to go into executive session to confer with legal counsel to discuss the Industrial Park Deed Restriction under W. Va. Code § 6-9A-4(b)(12). Dan Dilly seconded the motion and it carried with all in favor.

At 8:02 PM, Ben Nelson moved to exit executive session. The motion was seconded by April Miller and passed unanimously.

Cory Chase motioned to form a committee to help address the Industrial Park Deed Restriction made up of members selected by President Smith. Ben Nelson seconded the motion and it carried unanimously.

President Smith recommended the members of the Executive Committee which includes the four officers - President - Wayne Smith, Vice President - Dan Dilly, Treasurer - Ronnie Beall, and Secretary - Sandra Frank as well as Dennis Filler, Cory Chase, and Ben Nelson. JR Helmick requested to join the committee and President Smith approved.

### **New Business**

#### **FY21 Audit**

Executive Director Leyh reported that the audit was not complete but should be soon.

### **Public Comment**



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The board agreed to tentatively cancel the regular December board meeting and hold a special meeting on Thursday, January 6, 2022, before the next meeting of the Aeronautics Commission which is currently set for January 20, 2022.

The Executive Director reminded the board that he was taking Monday and Wednesday off next week and that the office will also be closed Thursday and Friday for Thanksgiving.

**Adjourn**

The meeting was adjourned at 8:15 PM after a motion by April Miller, seconded by Cory Chase

The next meeting of the Tucker County Development Authority will be held on Thursday, January 6, 2022 at 6 PM.

Minutes respectfully submitted by:

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Sandra Frank, Secretary