



Minutes

Tucker County Development Authority – Executive Committee

October 20, 2022 – 5:00 PM

Executive Committee Members Present

Dan Dilly – Vice President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Dennis Filler, JR Helmick, Ben Nelson,

Executive Committee Members Absent: Wayne Smith

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 5:06 PM by Vice President, Dan Dilly.

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, 2021, Tucker County had 574 businesses. As of September 1, 2022, 88 new companies have filed with the Secretary of State resulting in 620 total businesses or 15.33% annual growth.
- Unemployment Rate 4.1% in August 2022. Tucker County has been experiencing 31-year record low unemployment for the past few months.



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- Estimate of Tucker County Median Household Income dropped to \$44,461 in 2020, from \$47,222 in 2019. This decrease was likely caused in part by the pandemic.
- According to Realtor.com, In September 2022, the median list price of homes in Tucker County, WV was \$275K - median sale price was \$294.5K.

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

- Industrial Park Airport Deed Restriction
- Industrial Park Sewer Resolution
- Lowest Unemployment in 31-Year History
- Completion of Wastewater Feasibility Study
- Support New Wastewater Treatment Plant in Canaan Valley
- Development of Thomas-Davis PSD / Work towards addressing Wastewater Issues
- Corridor H Site Analysis Plan Funding
- Development of Industrial Park Protective Covenants & Restrictions
- Supporting Small Business & Entrepreneurs

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

- TAP Room / Creation of Coworking Space
- Build Back Better Regional Challenge Planning Grant – not selected
- Fiber Extension to Industrial Park Property

Future opportunities for growth:

- Industrial Park Development
- Pitch Contest
- To Be Determined

The board discussed the activity of the previous year and discussed ways to help support the Executive Director. Executive Director Leyh asked the board to consider a new contract. He stated that November will mark five years with the Development Authority and although the agreement automatically renews annually, he would prefer another multi-year contract. He also noted that the Authority currently does not currently participate in the West Virginia Public Employee Retirement System and would like the board to consider it rather than an increase in salary. Finally, he explained he often works outside of normal office hours and asked the committee to consider including clauses in a new contract that clarify maximum flexibility with both his working location and scheduling.



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The Executive Committee provided positive feedback and thanked Executive Director Leyh for his work. They agreed to present his requests to the full board for discussion.

Adjourn

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

The next regular meeting of the Tucker County Development Authority will be held on Thursday, October 20, 2022, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary