



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

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www.TuckerWV.com

Minutes

Tucker County Development Authority

March 17, 2022 – 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, Roscoe ‘Ronnie’ Beall –Treasurer, JR Helmick, Robby McClung, Cory Chase, Ben Nelson, Dennis Filler, Bruce Kolsun, Jody Flanagan

Board Members Absent: Sandra Frank – Secretary (excused), Commissioner - Mike Rosenau (excused), Gary Roy (excused), Steven Sponaugle, April Miller

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:06 PM by President, Wayne Smith.

Minutes

Ronnie Beall motioned to approve the minutes from the February 17, 2022, regular meeting. The motion was seconded by Bruce Kolsun. The minutes of the previous meetings were approved unanimously.

Communications and Billing

An invoice from Reliable Roofing for \$300.00 for roofing repair of the shell building was presented. Dennis Filler motioned to approve payment of the invoice. JR Helmick seconded the motion and the motion passed unanimously.

An invoice from Steptoe & Johnson for \$1,500.00 for legal services related to the deed restriction was presented. Bruce Kolsun motioned to approve the payment of the invoice. Robby McClung 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

Blackwater Lodge Ribbon Cutting

- Governor Justice held a ribbon cutting to celebrate the reopening of Blackwater Falls State Park Lodge after \$5.2 million renovation project
- Improvements to Blackwater Falls included a completely renovated lodge and upgrades to cabins
- Canaan Valley Resort State Park is also nearing completion on 2.65 million in upgrades to its facilities including improvements to the tube park, ski area, cabins, and campground.

Corridor H - Cheat River Bridge Bid Award

- Attended a groundbreaking ceremony with Governor Justice, Senator Capito and Congressman McKinley as well as other local elected officials for the new Corridor H bridge that will span the Cheat River.
- Triton Construction bid \$147.8 million for the project.
- Bridge will be one of the longest bridges in the state when completed.

U.S. Economic Development Administration Grant Application for Davis Stormwater Separation Project

- Assisting Region VII Planning & Development Council with securing letters of support and beneficiary forms from businesses.

House Bill 4002 - Creating the Certified Sites and Development Readiness Program

- The bill completed legislation on the last day of the regular session and passed the Senate with 31 in favor, zero opposed and 3 absent.
- Provides up to 50% matching funds to improve the readiness of sites that is repaid when the site is sold or leased.

House Bill 4502 - BUILD WV Act

- The bill completed legislation.
- The stated purpose of this bill is to establish the BUILD WV Act to provide incentives to promote development of residential housing properties in certified BUILD WV Districts (up to 3 districts in state, maximum of 20 square miles)
- A qualified project must have minimum qualified investment of \$3 million with development of a minimum of 6 housing units.
- The Act provides for a consumers sales and service tax and use tax exemption for contractors' purchases of building materials and services for construction of a certified BUILD WV project, and for purchases of services, materials and tangible personal property for repairs, maintenance and refurbishment of certified BUILD WV project property.
- The Act provides for a tax credit against income tax based on the value of certified BUILD WV project



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property.

Small Business Growth Slowing

- Tucker County added 15 new business entities in 2022.
- Modest growth of 2.7% compared to previous months.

Unemployment Rate Ticks Up

- Tucker County unemployment rate rose slightly from 3.3 in November to 3.5 in December.
- The unemployment rate is still at historic lows, but trend is shifting

Real Estate Market Rising

- In February 2022, according to Realtor.com the median listing home price in Tucker County was \$399,000 trending up 23% year-over-year.
- The median listing home price per square foot was \$222.
- The median home sold price was \$502,800 in February

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs.
- Actively identifying ways to support their efforts and connect them to resources.

6:13 PM - Ben Nelson joined the meeting

6:15 PM - Dan Dilly joined the meeting

Old Business

Wastewater Feasibility Study

The Town of Davis has passed a resolution agreeing with the recommendations of the wastewater feasibility study and opting to move forward with the development of a Public Service District and centralized wastewater facility. Davis is also moving forward with seeking a permit modification from DEP.

Executive Director Leyh reported that he attended the Thomas City Council meeting on March 8 to discuss the wastewater feasibility study. There are several new members on the Thomas City Council therefore, they need time to become acquainted with the study and the recommendations. Mayor Flanagan explained three new council members were sworn in on March 8 and the City of Thomas is actively working with their engineers and DEP to make improvements to the wastewater plant.

Industrial Park Deed Restriction



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On March 11 the West Virginia Board of Public Works met at the State Capitol building in Charleston and approved the WV Aeronautics Commission's release of the restrictive covenant on the Tucker County Industrial Park. President Wayne Smith, Commissioner Mike Rosenau and Executive Director Leyh attended the meeting in person on behalf of the Tucker County Development Authority. In addition, Hampton Rose, an attorney at Steptoe & Johnson present to make the case to the Board of Public Works.

Executive Director Leyh noted that the Development Authority owes a debt of gratitude to everyone who worked diligently to resolve this issue. He asked the board's permission to send thank you letters to the Governor and his staff, members of the Board of Public Works, members of the Tucker County Legislative Delegation and the Aeronautics Commission. He also requested letters be sent to Tim Dean and the McClintock's for their support.

Dennis Filler motioned to approve sending thank you letters to all of the parties except for the Aeronautics Commission. Robby McClung seconded the motion and it passed unanimously.

New Business

Town of Davis Comprehensive Plan

The Town of Davis is working on a comprehensive plan. The current document is in a draft form, which was prepared by the Town of Davis Planning Commission. The Town of Davis Planning Commission is soliciting feedback from individuals that live and/or work in Davis to ensure that the document addresses the future needs of the community. As owners of the Tucker County Industrial Park, the Tucker County Development Authority is a major property owner in the Town of Davis.

Dennis Filler commented that this is the first step towards zoning and that until the Town of Davis proposes specific ordinances regulating development or zoning the Development Authority doesn't have much feedback to provide. Robby McClung suggested board members be given more time to review the document and if comments arise it could be discussed at a future meeting. Dennis Filler suggested the Development Authority continue to work on our covenants for the Tucker County Industrial Park.

FY23 Draft Budget

The board reviewed the FY23 draft budget. The budget is very similar to the FY22 budget as revenue and expenditures levels remain the same. Dennis Filler motioned to approve the draft budget as presented. Ronnie Beall seconded the motion and it passed unanimously.



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Transfer Reserve Funds

Executive Director Leyh reported that the Local Economic Development (LED) Grant in the amount of \$22,727 was deposited into the Tucker County Development Authority checking account on March 4, but that prior to receiving the LED grant funds the Authority had nearly exhausted all of its operating funds.

Robby McClung motioned to withdrawal all but \$250,000 out of reserve funds when the CD matures on May 27. Dennis Filler seconded the motion. During discussion Ronnie Beall made an amendment to the motion that all four banks in Tucker County be contacted to determine the best rate prior to reinvesting. Dennis Filler seconded the amendment. The amendment was adopted, and the motion passed unanimously.

Public Comment

The Development Authority will not meet in April and will meet again in-person on May 19.

Adjourn

The meeting was adjourned at 6:57 PM after a motion by Robby McClung seconded by Ronnie Beall.

The next meeting of the Tucker County Development Authority will be held on Thursday, May 19, 2022, at 6 PM at the National Youth Science Foundation Center in Davis.

Minutes respectfully submitted by:

Steve Leyh, Executive Director