



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 21, 2022 – 6:00 PM

NYSC – 494 Riverstone Road, Davis, WV 26260

#### Board Members Present:

Wayne Smith – President, Dan Dilly – Vice President, Sandra Frank – Secretary, Roscoe 'Ronnie' Beall – Treasurer, Dennis Filler, Jody Flanagan, Gary Roy, JR Helmick, Ben Nelson, Robby McClung, Cory Chase (via telephone)

**Board Members Absent:** Commissioner - Mike Rosenau, Bruce Kolsun,

**Quorum present?** Yes

#### Guests:

Steve Leyh, Executive Director, Tucker County Development Authority  
Jenifer Brill, Parsons Advocate

#### Call To Order

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

#### Minutes

Dennis Filler motioned to approve the minutes from the June 16, 2022, regular meeting. The motion was seconded by Gary Roy. The minutes of the previous meetings were approved unanimously.

#### Communications and Billing

None.

#### Treasurer's Report

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

#### Executive Director's Report

#### Record Low Unemployment Rate



## Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

- Tucker County unemployment rate was 3.4% in May
- Lowest unemployment rate in 32 years - since records have been kept

### **Small Business Growth Accelerating**

- Tucker County has added 48 new business entities in 2022. Growth rate of 8.54%
- In the 12 previous months the Secretary of State registered 81 new business entities in Tucker County, representing growth of 14.11%

### **Parsons DARRE Program**

- Parsons is one of eight Mon Forest Towns communities participating in the West Virginia Community Development Hub DARRE (Downtown Appalachia: Revitalizing Recreational Economies) program
- Attended meeting in Parsons to review community survey results and help as needed

### **Tucker County Real Estate Market**

- The median listing home price in Tucker County, WV was \$289K in June 2022, trending down - 14.2% year-over-year
- The median listing home price per square foot was \$210. The median home sold price was \$247.5K

### **Collaborative Corridor H Site Analysis Plan**

- Region 7 Planning and Development Council, in collaboration with the Corridor H Authority, will conduct a site analysis study to identify developable sites for industrial and commercial development along Corridor H
- The study will evaluate identified sites based upon factors such as access, topography, infrastructure, environmental constraints, and surrounding land uses
- The project area includes Barbour, Grant, Hardy, Lewis, Randolph, Tucker, and Upshur counties
- Appalachian Regional Commission has awarded \$100,000 in funding for the project
- Additional \$125,000 in funding is being sought through the U.S. EDA

### **Assisting Small Businesses**

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

### **Old Business**

### **Legal Counsel Modification**



## Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Sandra Frank motioned to engage with Josh Jarrell with Spilman, Thomas, & Battle as legal counsel for the Tucker County Development Authority. Dennis Filler seconded the motion, and it was approved unanimously.

### **Industrial Park Protective Covenants & Restrictions**

Attorney, Josh Jarrell reviewed the old draft protective covenants and restrictions and recommended the board consider developing a new document since the original draft was not prepared by a law firm. Josh Jarrell offered to prepare the new covenants for a flat fee of \$2,500 and will have a draft ready for the board to review in August.

Robby McClung motioned to approve the \$2,500 fee for development of new covenants. Dennis Filler seconded the motion and it passed unanimously.

### **New Business**

#### **Davis / Thomas Wastewater Projects**

Executive Director Leyh reported that on June 29 a meeting was held with Commerce Secretary Gaunch and officials from DEP and the Water Development Authority in Charleston to discuss the wastewater projects. County Commissioner Moore, City of Thomas Mayor Flanagan, Town of Davis Mayor Tomson, Ron Potesta and Dana Burns from Potesta & Associates as well as Jim Marshall from Region VII Planning and Development Council and Tucker County Development Authority Executive Director Leyh attended the meeting. The meeting was very productive and state officials are interested in helping to move the project forward. Potesta & Associates are developing a plan on how to phase the project. Region VII Planning & Development Council has developed cost estimates for the creation of the new Public Service District. The Tucker County Development Authority was encouraged to bring economic development projects for consideration to both the DEP and the Town of Davis for review.

Congressman David B. McKinley announced the proposed funding for 13 projects submitted as Community Project Funding to the Appropriations Committee. Among the 13 projects was a funding request in the amount of \$5 Million for the Town of Davis Sewer Collection System Improvements. Final approval for the Community Funded Projects and their funding levels will now be voted on by the House and Senate.

Region VII Planning & Development Council is continuing work on behalf of the county on the creation of the Public Service District. They are procuring for an accountant and in the process of engaging with a law firm. Region VII is estimating the cost for development of the PSD is \$350,000. This will fund the necessary legal and accounting work to establish the PSD but also to transfer the physical assets of Davis / Thomas (pipes, right of ways, etc.) to the new PSD.



## Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Funding is a challenge for this part of the process and Region VII and the Development Authority are collaborating to explore a variety of sources.

### **Election of Officers (1-Year Term)**

Executive Director Leyh thanked the current officers Wayne Smith – President, Dan Dilly – Vice President, Sandra Frank – Secretary, and Ronnie Beall – Treasurer for their time and contributions over the last year. He explained July marks the beginning of the new fiscal year and according to bylaws new officers are to be elected to serve a 1-year term.

Nominations for officers were opened:

Ronnie Beall nominated Wayne Smith to be President. Sandra Frank seconded the motion. President Smith accepted the nomination.

Ben Nelson nominated each of the current officers. Wayne Smith – President, Dan Dilly – Vice President, Sandra Frank – Secretary and Ronnie Beall – Treasurer. All the individuals accepted the nomination.

With no further motions, nominations were closed. The slate was voted on and unanimously approved.

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

Dennis Filler, Ben Nelson and Cory Chase were thanked for service on the Executive Committee over the past year. Steve Leyh explained 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.

President Wayne Smith opened nominations for the Executive Committee.

Dan Dilly nominated JR Helmick to serve on the Executive Committee. JR Helmick accepted the nomination.

Sandra Frank nominated Dennis Filler to serve on the Executive Committee. Dennis Filler accepted the nomination.

Ben Nelson nominated himself to serve on the Executive Committee.

With no further motions, the chair closed nominations. The slate for Executive Committee (JR Helmick, Dennis Filler, and Ben Nelson) was approved unanimously.



**Tucker County Development Authority**

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

**Public Comment**

None.

**Adjourn**

The meeting was adjourned at 7:01 PM after a motion by Ronnie Beall seconded by Dennis Filler.

The next meeting of the Tucker County Development Authority will be held on Thursday, August 18, 2022, at 6 PM at the National Youth Science Foundation Center in Davis.

Minutes respectfully submitted by:

---

Sandra Frank, Secretary