



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority – Special Meeting

March 16, 2023 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President, Roscoe ‘Ronnie’ Beall –Treasurer, Ben Nelson, Lucinda Nestor, Jody Flanagan, April Miller

Board Members Absent: Sandra Frank – Secretary (excused), Cory Chase (excused), Bruce Kolsun, Robby McClung, Mike Rosenau – Commissioner

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:02 PM by President, Dan Dilly.

Minutes

JR Helmick motioned to approve the minutes from the March 7 special meeting. The motion was seconded by Jody Flanagan. The minutes of the previous meetings were approved unanimously.

Communications and Billing

A letter from PEIA (health insurance) was presented that indicates premium increases as high as 20% are to be expected.

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

Tucker County Real Estate Market

- The median listing home price in Tucker County, WV was \$347,700 in February 2023 trending down -



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

12.8% year-over-year

- The median home sold price in February was \$176,800

LEAD Broadband Grant

- Proposing 126-mile fiber build
- Participated in work session with County Commission on February 21
- Attended Tucker County Commission meeting on March 8 to discuss the project
- Assisting in obtaining letters of support for project

POWER Pre-Application Webinar

- Participated in Appalachian Regional Commission POWER Grant Webinar

Eastern West Virginia Community & Technical College Collaboration

- Attended a County Commission work session on February 22 at Tucker County High School with representatives from Eastern, school system and community foundation to discuss education opportunities
- Met with Eastern's Director of non-profits to discuss further collaboration on agricultural and workforce training programs

Coordinated Industrial Park Engineering Financing

- Coordinated efforts and provided supporting documentation to secure loan at Grant County Bank for Industrial park
- Scheduled meetings and discussed project with various economic development funding organizations

Elected to West Virginia Economic Development Council Board of Directors

- Elected Region 7 representative representing 7 counties to the West Virginia Economic Development Council Board of Directors
- Joined first monthly meeting on February 27

TCDA Budget

- Developing FY24 draft budget

Letters of Support for CDS Requests

- Prepared and sent 8 letters of support from the Tucker County Development Authority for Congressionally Directed Spending requests

Meeting with Senator Manchin's Representative



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

- Met with Wendy Madden, representative for Senator Manchin to discuss infrastructure and Congressionally Directed Spending opportunities in Tucker County
- Met with Thomas Mayor Flanagan to discuss the city's Congressionally Directed Spending request

Food Pantry

- Met with the food pantry board of directors about finding a suitable location

Workforce Housing

- Garrett County, Maryland is facing similar workforce housing challenges
- Met with a representative of the Garrett Workforce Housing Alliance to discuss successful models for workforce housing initiatives

Business Retention and Expansion Rep

- Met with Matt Borrer from the West Virginia Department of Economic Development
- Matt will be serving as our interim business retention and expansion representative

Hardwood Alliance Zone

- Participated in the March meeting of the Hardwood Alliance Zone
- Discussion revolved around legislative updates

Planning Commission Meeting

- Attended the March meeting of the Tucker County Planning Commission

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Financing Industrial Park Development

Executive Director Leyh reported that he is continuing conversations with various organizations to help fund industrial park development. He asked if the board would be open to seeking federal assistance for the construction of another building. The board agreed all options should be considered.

Industrial Park Development - Engineering Firm Task List & Contract

Three task contracts with RK&K Civil Engineering have been signed and submitted. The first task is a cursory review of the covenants and should be completed in a week. Pro Poly of America has reviewed the covenants and did not have any concerns. Task two includes an assessment of the property and a survey and should be completed in two months.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Accounting Services Contract

The request for proposals for accounting services garnered one response. The board agreed to table any decision until the next meeting.

LEAD Broadband Grant

I've been assisting Prodzi, a Preston County internet service provider with gathering local letters of support for the LEAD Broadband Grant. Their grant application will be submitted on Tuesday. If funded, it will be a nearly \$8 million dollar project that builds 120+ miles of fiber optics through the county. A grant award announcement is expected by this Summer.

Davis / Thomas Wastewater Projects

Engineering for the Davis stormwater separation project continues with construction planned for later this year or spring of 2024.

Development of New Public Service District

The new PSD is awaiting consideration by the Public Service Commission. This should occur within the next two months.

Strategic Planning Sessions

The first of two strategic planning sessions is scheduled for Thursday, March 30 at 6 PM here. The second date we are aiming for is May 11 in Parsons. The board suggested meeting at the Five Rivers Public Library on May 11.

Checking Account

\$40,000 will be moved from Miners & Merchants Bank to the new checking account at Grant County Bank. The remaining funds in Miners & Merchants Bank checking account will cover approximately three months of expenses.

New Business

FY24 Draft Budget

The board discussed the FY24 draft budget at length. Executive Director Leyh reported that every effort has been made to keep costs down, but there are significant expenditure increases that are mandated and beyond our control. On the revenue side, he confirmed that Pro Poly of America is willing to extend their lease for another two years starting in June 2023 with an increase in rent. He shared information on how other neighboring development authorities generate income and explained that they have had decades to develop a real estate portfolio to become sustainable.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

For TCDA to become sustainable it will require a multi-faceted approach including selling and leasing land as well as constructing and leasing additional buildings. He warned that this is a multi-year process and shared concerns about funding operations until that goal can be reached. It was noted that although the Development Authority continues to be instrumental in both private and public projects throughout the county, the organization doesn't receive direct funding from any of those successes. The board agreed to request additional funding from the County Commission.

Executive Committee Vacancy

JR Helmick's election as Vice President created a vacancy on the Executive Committee. Although the term will expire at the end of June, the bylaws require the seat be filled. Lucinda Nestor was nominated by Jody Flanagan to fill the vacancy. Ronnie Beall seconded the motion and it carried.

Public Comment

None.

Adjourn

The meeting was adjourned at 7:33 PM after a motion by Ronnie Beall seconded by Jody Flanagan.

The next meeting of the Tucker County Development Authority will be a strategic planning session held on March 30, 2023. The next regular meeting will be held on April 20, 2023.

Minutes respectfully submitted by:

Steve Leyh, Executive Director