



Tucker
County
Development
Authority



Strategic Planning 2023

What is Economic Development?

The intentional practice of improving a community's economic well-being and quality of life.

TCDA



What is a Development Authority?

Development Authorities 101

TCDA

Development Authorities

Created Under WV State Code Chapter 7, Article 12

- Public Corporation
- County Commission Appoints
- 12-21 Volunteer Board Members
- Each Incorporated Municipality Has Seat
- 3 Year Terms
- Meetings Subject to Open Meetings Act
- Executive Sessions Permissible, Votes Public

Powers Generally

- Adopt Bylaws, Elect Officers
- Employ Personnel, Set Compensation
- Contracts & Leases
- Borrow Money
- Acquire, Sell, & Lease Real Property
- TCDA Property is Exempt from Taxes
- Subject to Annual Audit

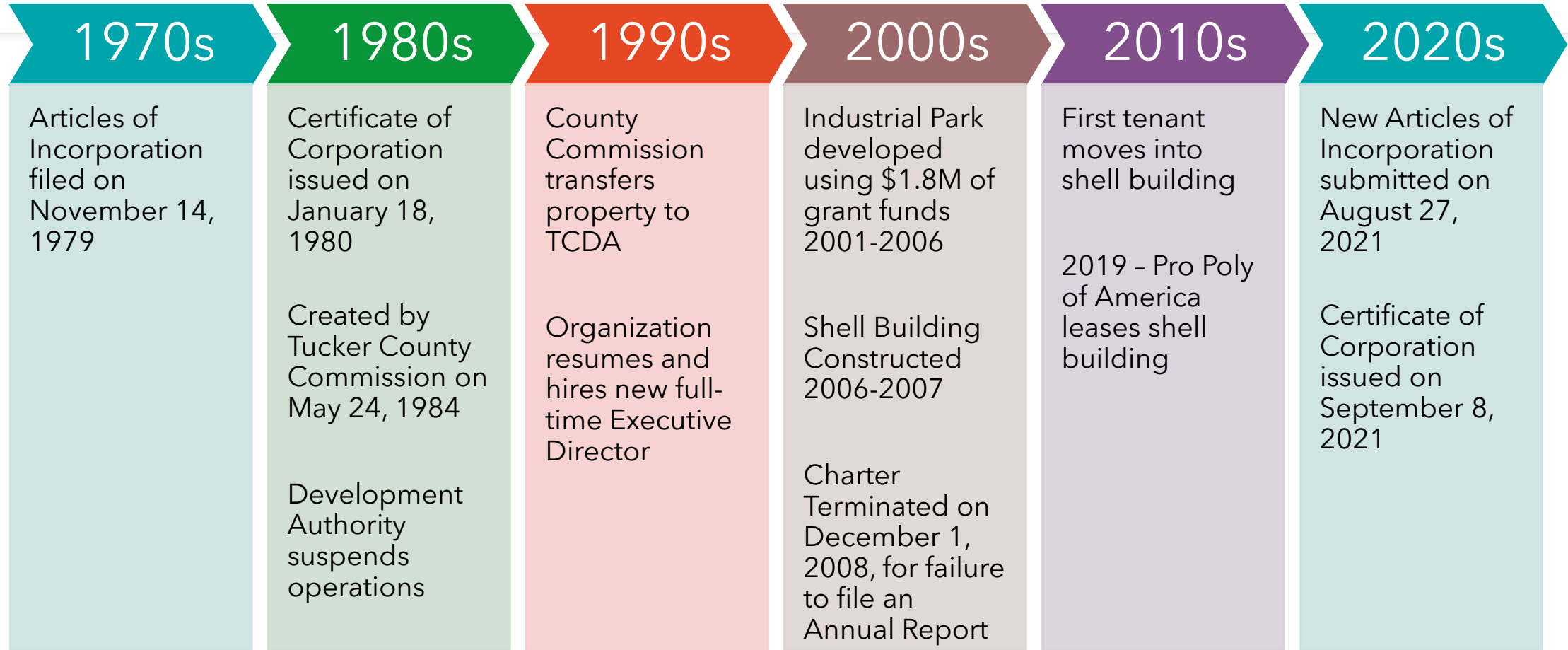


Tucker County Development Authority

Mission

Tucker County Development Authority is committed to encouragement of growth and opportunity in the area, enhancement and maintenance of economic development, and preservation of Tucker County's values and heritage.

History of TCDA



Authority Members

July 1, 2022 – June 30, 2023

Dan Dilly, President

JR Helmick, Vice President

Roscoe 'Ronnie' Beall, Treasurer

Sandra Frank, Secretary

Mike Rosenau, County Commissioner

Bruce Kolsun, City of Parsons

Jody Flanagan, City of Thomas

Robby McClung, Town of Davis

April Miller, Town of Hendricks

Vacant, Town of Hambleton

Dennis Filler, Executive Committee

Ben Nelson, Executive Committee

Lucinda Nestor, Executive Committee



Economic Trends

TCDA



Tucker County Economic Trends



1. Population Decline

Tucker County's population decreased from 7,129 in 2010 to 6,672 in 2021, a **decline of 6.4%**.

Tucker County's population in 1980 was 8,686, a **decline of 23.1%!**

Tucker County Economic Trends

2. Demographic Shifts

The fastest growing age group between 2011-2021 in Tucker County is **65+** with its population **increasing 20.4%**

The other age groups in Tucker County are all **declining**.
The **5-19 age group** declined the most **dropping 31%**.

Tucker County Economic Trends



3. Increase in Median Household Income

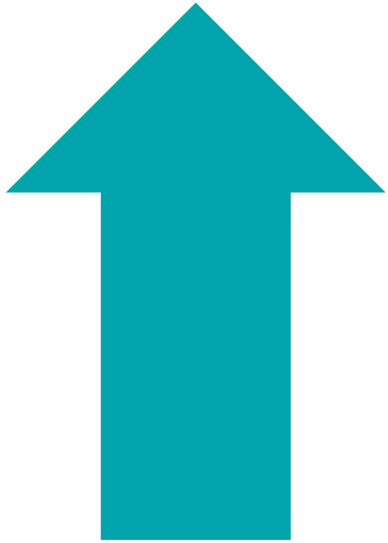
Despite the population decline, median household income in Tucker County increased from \$33,915 in 2010 to **\$49,097 in 2021**. This represents a **44.76% increase**.

Per Capita Personal Income 33% Increase since 2016

\$39,169 - 2016

\$52,251 - 2021

Tucker County Economic Trends



4. Increase in Educational Attainment

The percentage of Tucker County residents with a **bachelor's degree or higher** increased from 13.7% in 2010 to **20.6%** in 2021.

Tucker County Economic Trends

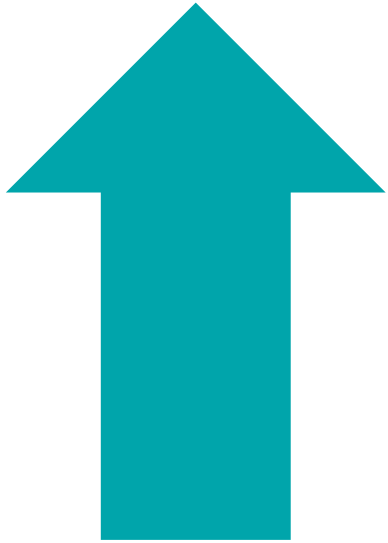


5. Small Business Growth

According to the Secretary of State's website Tucker County had 269 active business registrations in January of 2010. By March of 2023, that number had grown to **639 businesses**.

This represents **256.88% growth**, the **fourth largest percentage increase of all 55 counties** in the state.

Tucker County Economic Trends



6. Decrease in Poverty Rate

The poverty rate in Tucker County also decreased from 19.2% in 2010 to **14.7%** in 2021.



Workforce

TCDA



Unemployment Rate

1990-2022

FRED — Unemployment Rate in Tucker County, WV



Shaded areas indicate U.S. recessions.

Source: U.S. Bureau of Labor Statistics

fred.stlouisfed.org

Workforce

Tucker County Snapshot

3,395

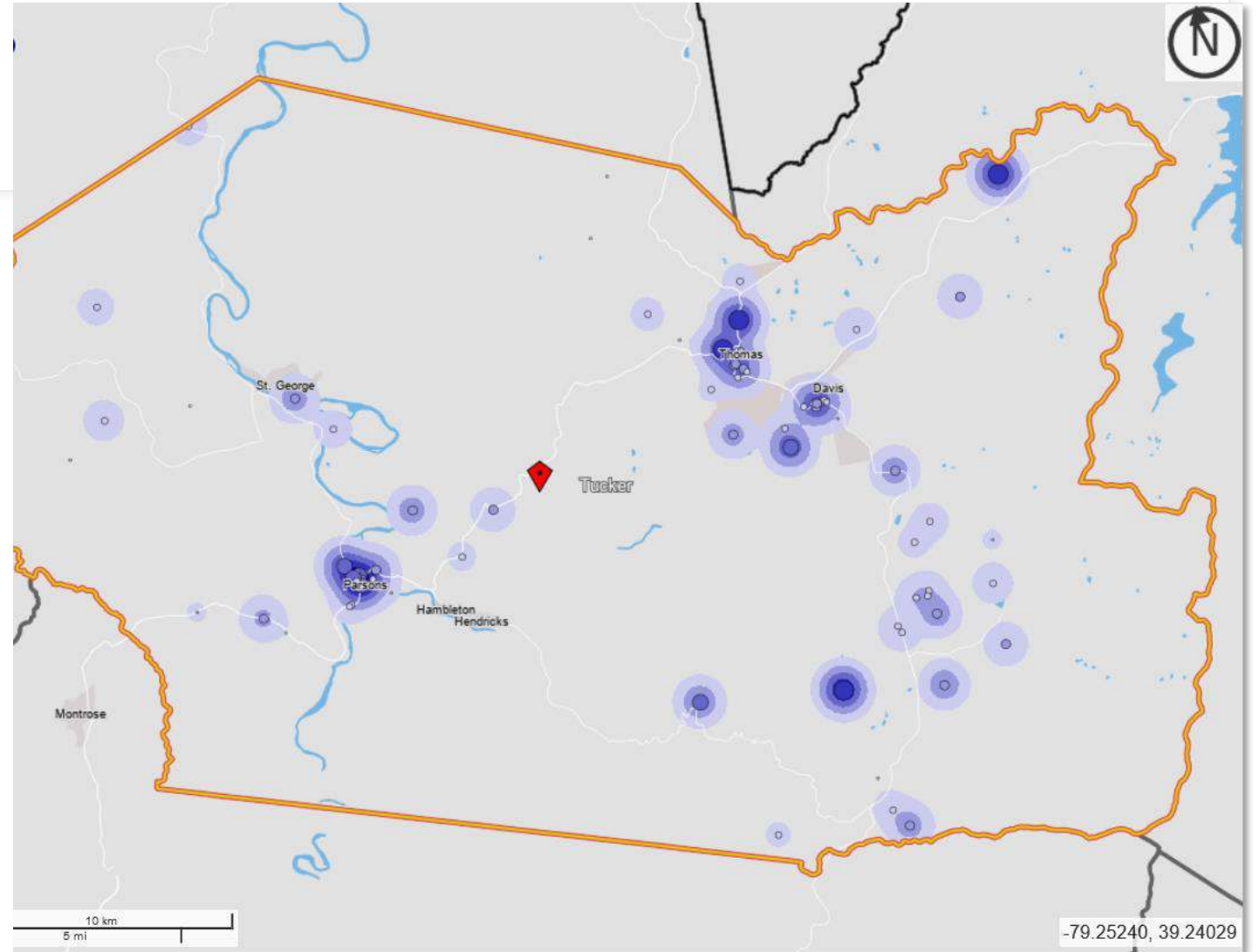
Civilian Labor Force - January 2023

4.2%

Unemployment Rate - January 2023

28.9 Minutes

Mean Travel Time to Work



Workforce Inflow / Outflow

2011

876

Live & Employed in Tucker County

1,398

Live Outside Tucker County,
Employed in Tucker County

2,907

Living in Tucker County, but
Employed outside

2019

1,160

Live & Employed in Tucker County

1,284

Live Outside Tucker County,
Employed in Tucker County

1,658

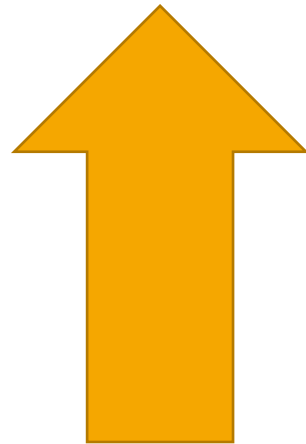
Living in Tucker County, but Employed
outside

Housing Challenges

41.1% of housing in Tucker County is vacant. The county has a higher proportion of seasonal rentals and vacation homes.

2014
\$72,500
Median Sold Home Price

Feb 2023
\$176,800
Median Sold Home Price



**143.9% Increase
in less than 9 Years**

February 2023

Median Listing Home Price
\$347,700 - Tucker County
\$495,000 - Canaan Valley
\$219,000 - Parsons

Housing continues to be a challenge for businesses to who are trying to attract or retain workers.

Source: Realtor.com February 2023

Employment By Industry - Women

1,469 workers



2013 2014 2015 2016 2017 2018 2019 2020

Source: DataUSA

Employment By Industry - Men

1,594 workers



2013 2014 2015 2016 2017 2018 2019 2020



Growth Industries

Healthcare / Social Assistance

Manufacturing

Arts, Entertainment, & Recreation

Tourism

Agriculture

Energy

Highest Average Wages

- Management of Companies
- Mining, Quarrying, and Oil and Gas Extraction
- Construction



TCDA Industrial Park

TCDA



Tucker County Industrial Park

Overview

- Approximately 150 acres
- Majority of property is a wetland
- Portions in FEMA 100-year floodplain
- All under local ownership and control
- No zoning
- Good visibility and access from Route 48
- Mostly level
- Located in the Town of Davis
- Half of property is inaccessible
- Wastewater limitation

Phase 1: Approximately 25 Acres

- Currently one building/tenant
- Mostly small half acre lots along access road
- Water & sewer infrastructure only in place along access road
- Utilities not extended to every lot
- Growing demand for land/ buildings
- Good proximity to town centers
- Wireless internet only, no fiber

Tucker County Industrial Park 1977-2007

Property Transferred From West Virginia Power & Transmission Company to West Virginia Aeronautics Commission to construct airport within 5 years.

1977

Airport never built. Property transferred to Tucker County Commission

1985

Property transferred from Tucker County Commission to Tucker County Development Authority

1996

Property was established as an Industrial Park. Potesta & Associates hired as engineering firm for the project. \$1.8 million dollars in improvements are funded with a grant from U.S. EDA for water/sewer and WVEDA, WV Economic Development for the access road.

2001

Construction of property infrastructure. Upon completion water & sewer lines are transferred to Town of Davis, access road is transferred to WVDOH.

2002-2006

First lot developed and 100' x 60' pre-engineered metal 'shell' building constructed on property.

2007

Tucker County Industrial Park 2012-2018

WVDOH takes 17.61 acres of industrial park property for new highway - Route 48/Corridor H.

November - Steve Leyh becomes Executive Director

Town of Davis confirms wastewater limitations and compliance issues. TCDA considers a Wastewater Feasibility Study.

DEP permits for Corridor H contractors who had leased Industrial Park property never closed out. Resolved.

2012

2016

2017

2018

2019

2018

2018

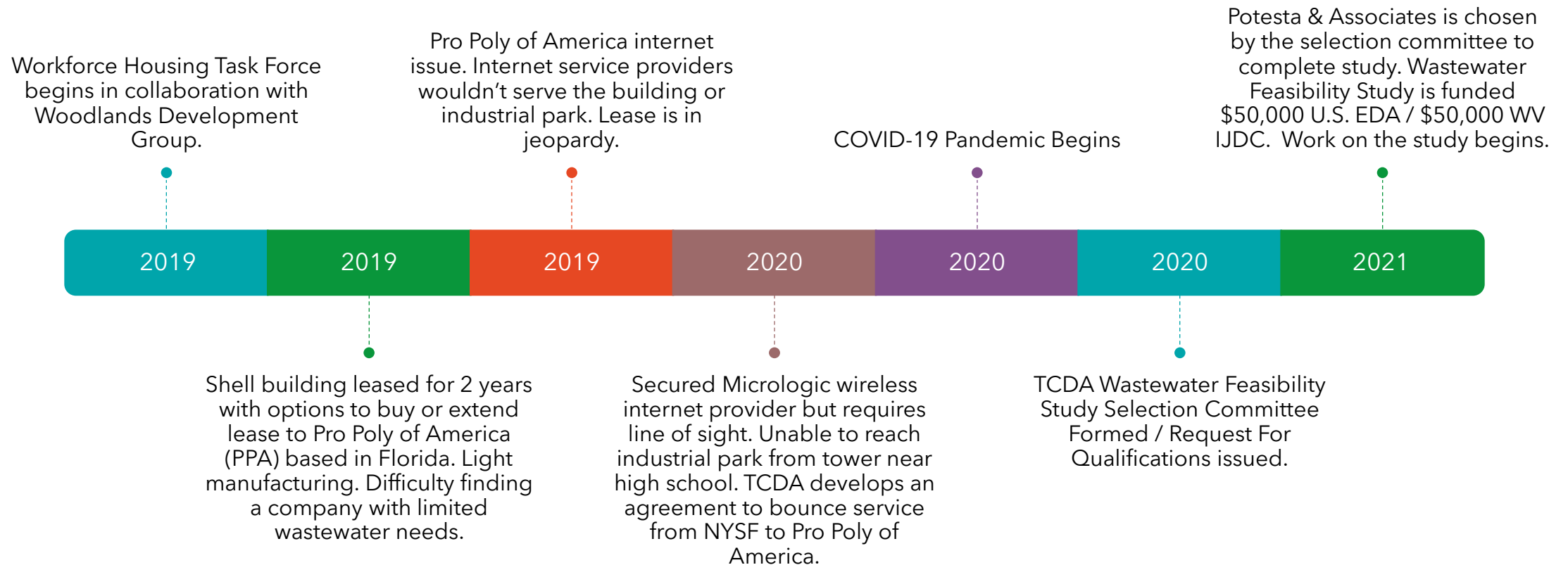
Corridor H completed from Mt. Storm to Davis. During construction of highway contractors JF Allen & Kokosing lease land in industrial park.

Vacant shell building leased for 10 years but terminated after 3 months citing possible water/wastewater capacity issues.

TCDA completes a land swap with WVDNR. In exchange for 27.02 acres & .43 acres on the industrial park side, TCDA exchanges two parcels of 1.85 acres & 18.74 acres across Beaver Creek.

Tucker County Industrial Park

2019-2021



Tucker County Industrial Park

2021-2022

Workforce Housing masterplan completed. TCDA acknowledges need for additional workforce housing.

Industrial Park property appraisal updated.

Industrial Park title search completed. Airport restrictive covenant discovered.

Potesta & Associates presents Wastewater Feasibility Study. Recommends new PSD and regional wastewater treatment plant be constructed.

2021

2021

2021

2021

2021

2021

2022

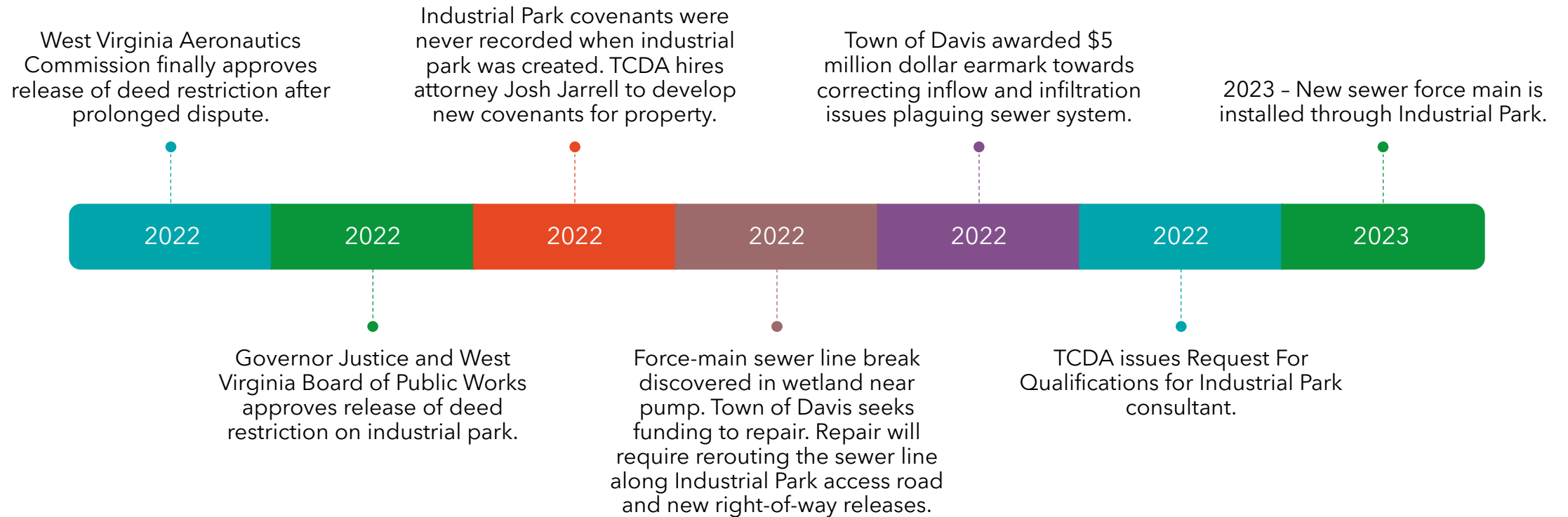
Turnaround at end of access road not large enough for trucks. Issue impacts Pro Poly of America. TCDA provides \$500 rate abatement for 4 consecutive months (\$2,000 total) to help with the cost of the driveway improvements.

Closed out U.S. EDA Grant from 2001 (20 years) for Industrial Park infrastructure. EDA restrictions removed.

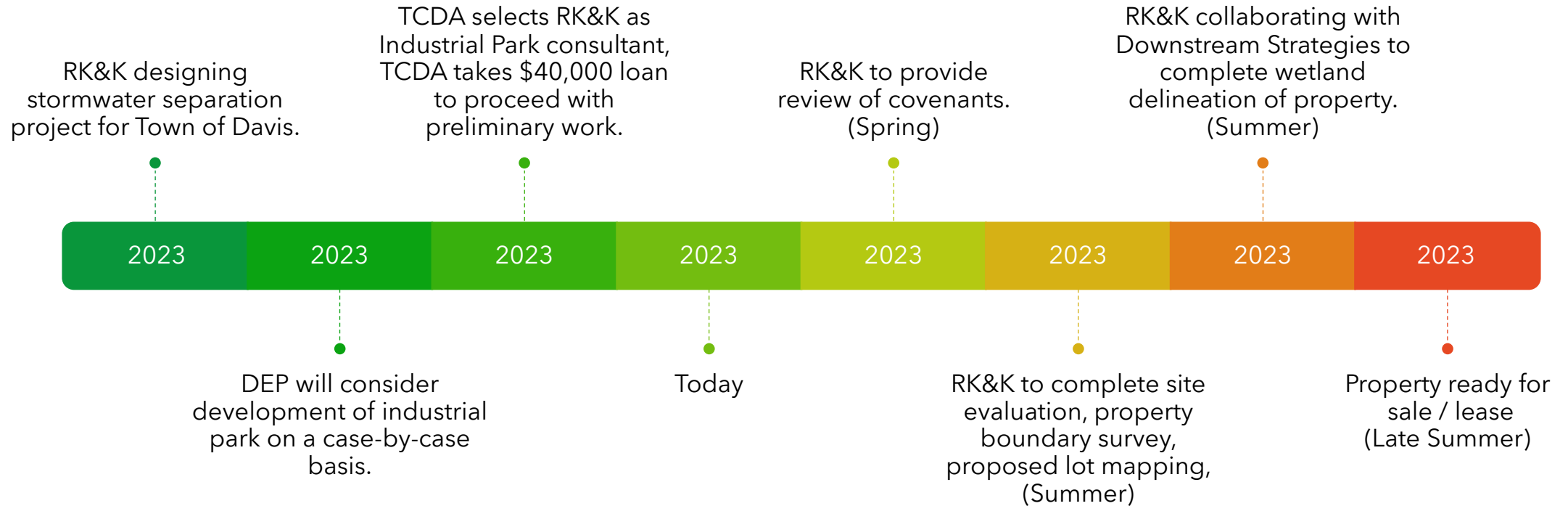
Deed restriction releases filed by First Energy, Tucker County Commission for restrictive covenant.

Tucker County Industrial Park

2022-2023



Tucker County Industrial Park 2023





Growing Our Tax Base

TCDA



Property Taxes

THIRD LOWEST RATE OF LEVY IN STATE

Tucker County has the third lowest total rural district rate (state, county and school) by county in the state. Levy rates ending fiscal year **June 30, 2023**.

Randolph & Pocahontas County

Class II: 67.44

Class III & IV: 134.88

Tucker County

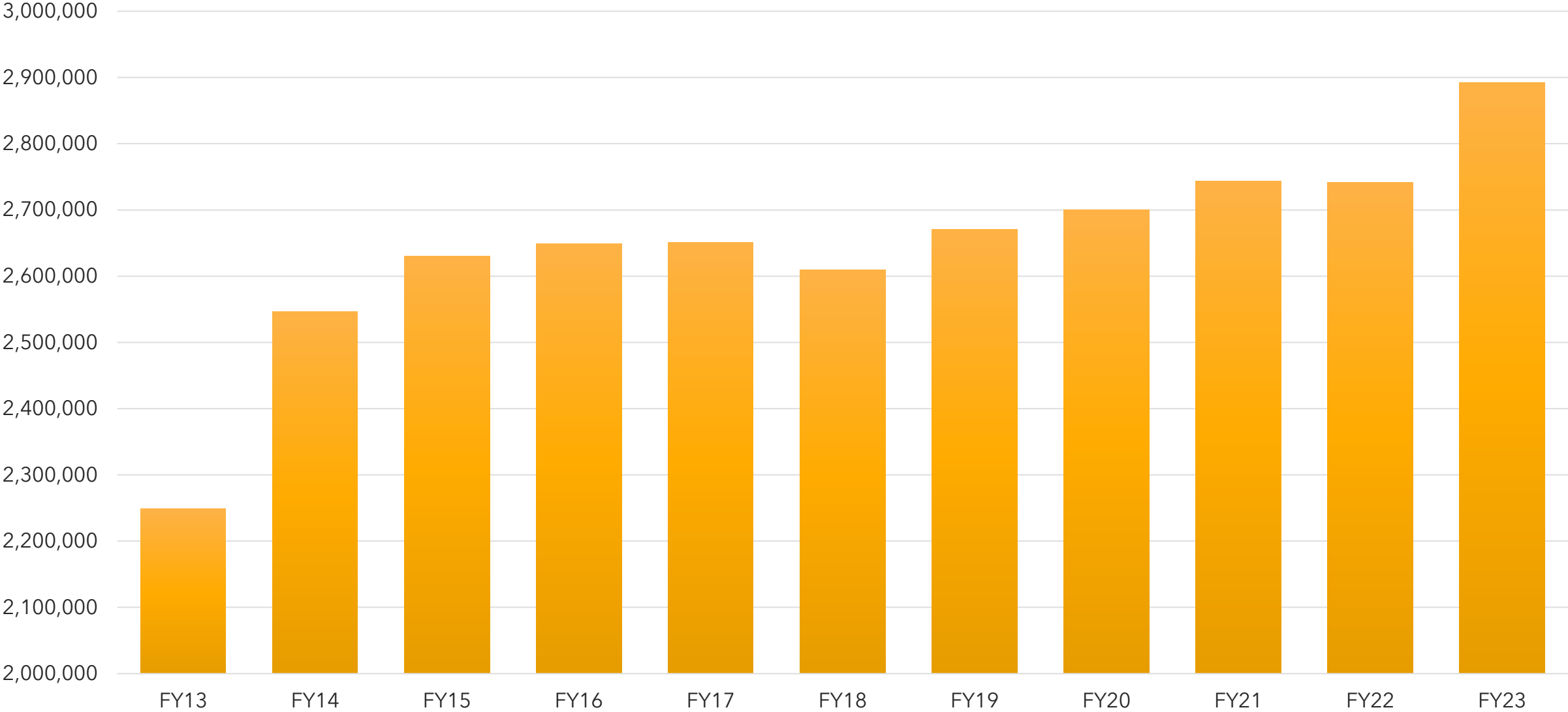
Class II: 67.72

Class III & IV: 135.44

Rates are in cents per \$100 valuation.

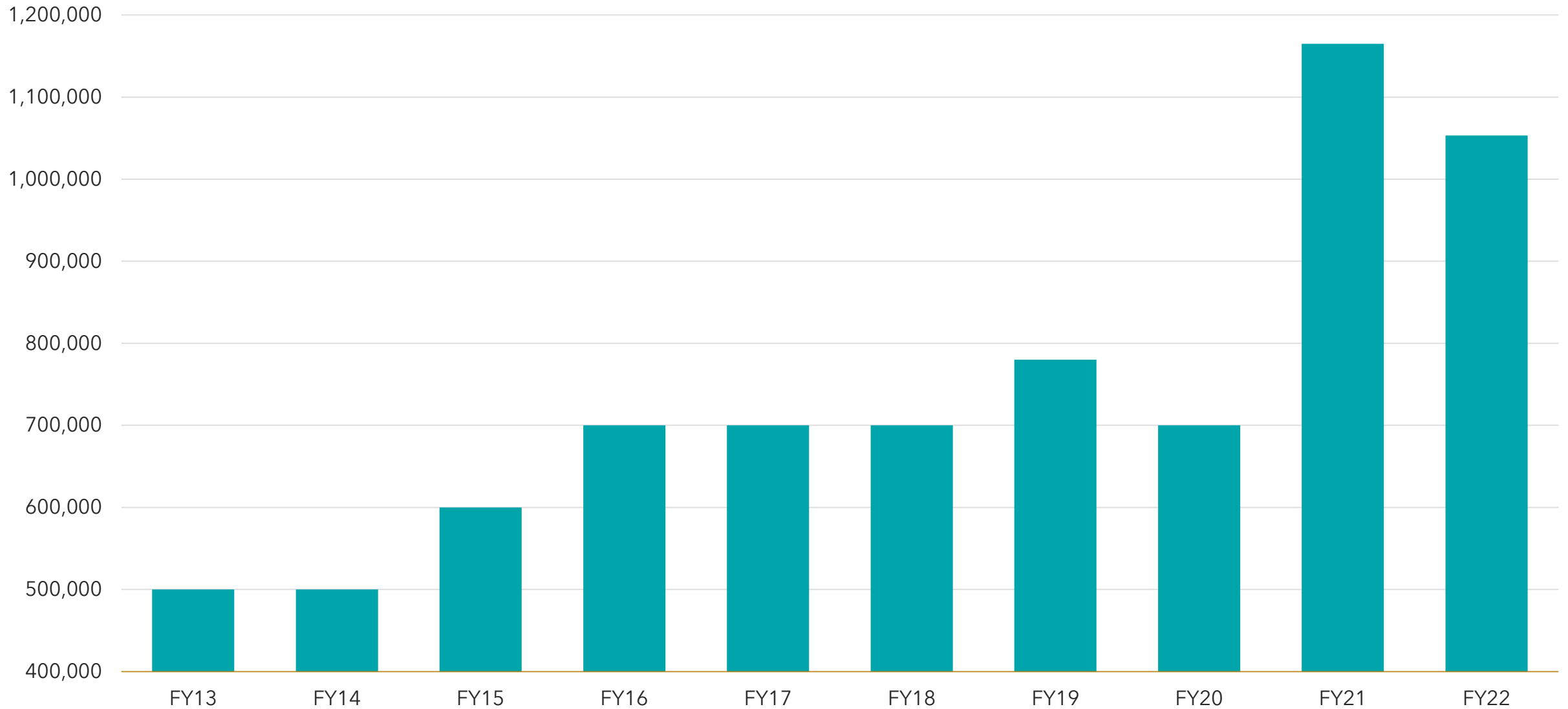
Tucker County is one of only 8 counties in West Virginia that does not have some kind of excess levy. Barbour, Braxton, Hardy, Pendleton, Pocahontas, Randolph, Tucker & Webster

Tucker County Property Tax



Source: Property Tax Current Year, Tucker County Budget, WV State Auditor, Revised General Fund

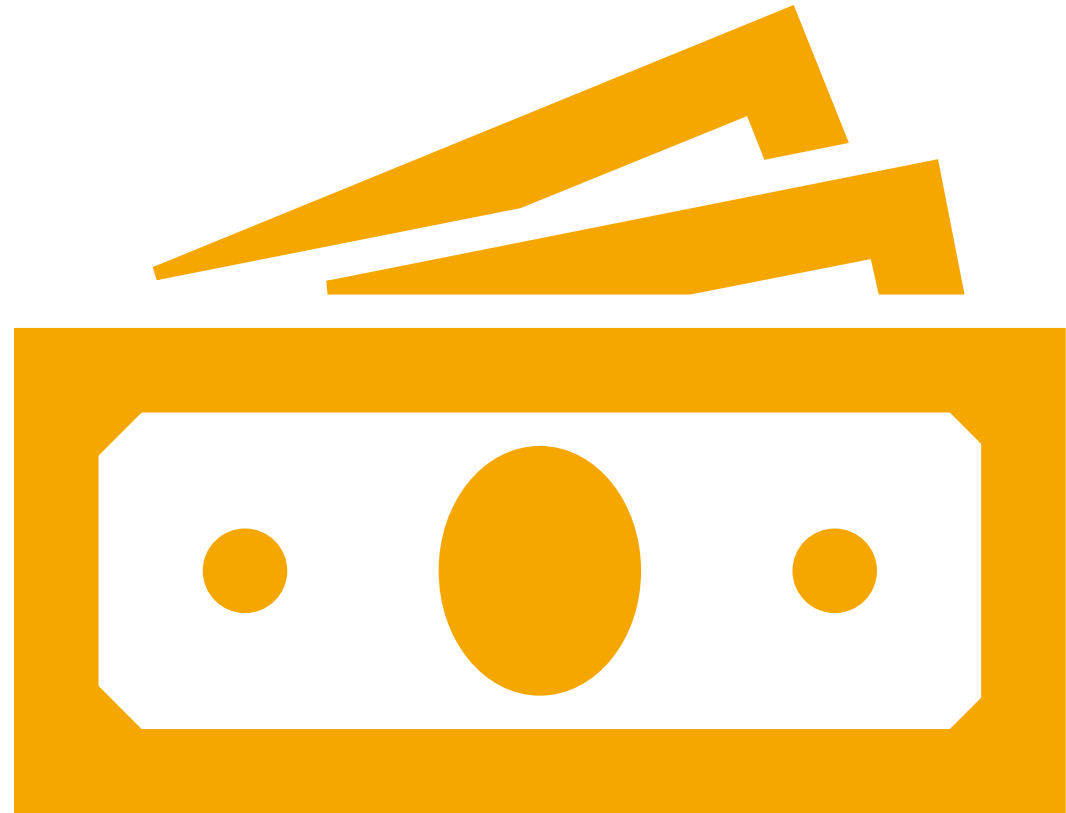
Tucker County Hotel Tax



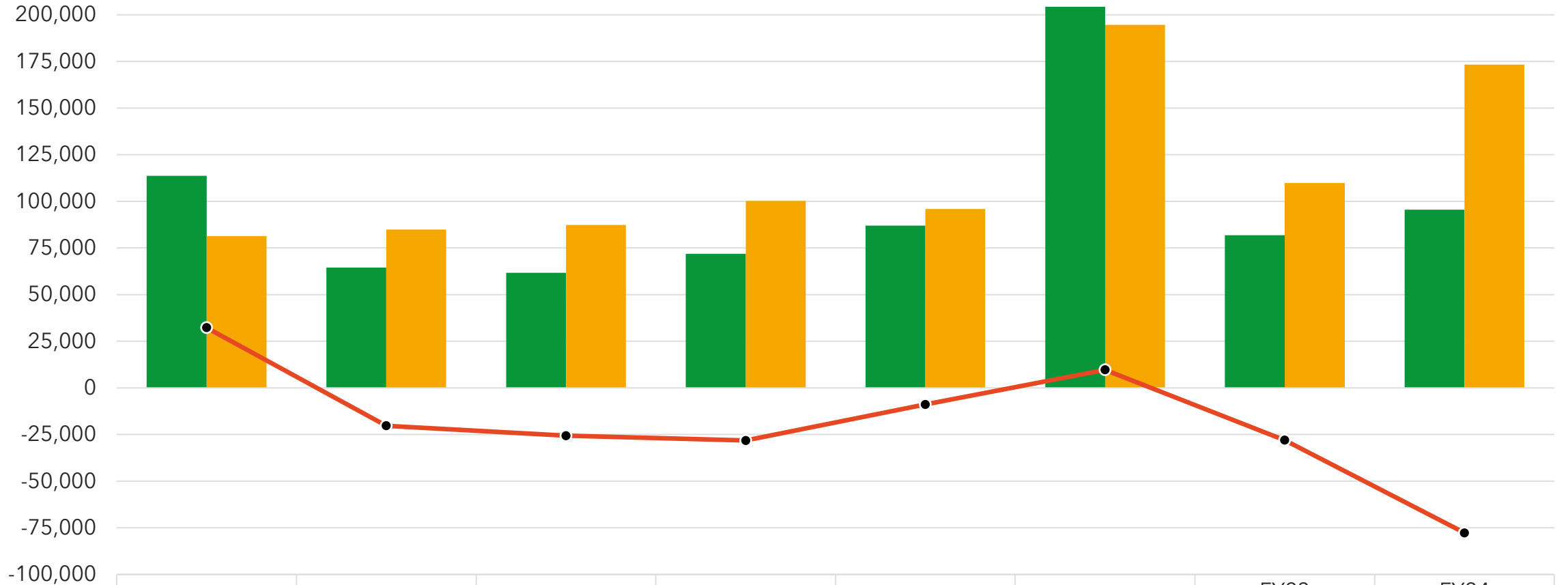
Source: Hotel Tax, Tucker County Budget, WV State Auditor, Revised General Fund

Becoming Sustainable

TCDA



TCDA Financials FY17 - FY24



	FY17	FY18	FY19	FY20	FY21	FY22	FY23 (projected)	FY24 (projected)
Revenues	113,629	64,535	61,660	71,907	86,980	204,235	81,801	95,501
Expenditures	81,352	84,876	87,319	100,155	95,909	194,565	109,850	173,223
Profit/Loss	32,277	-20,341	-25,658	-28,248	-8,929	9,669	-28,049	-77,722

TCDA Funding Sources

Revenue

37% County Commission

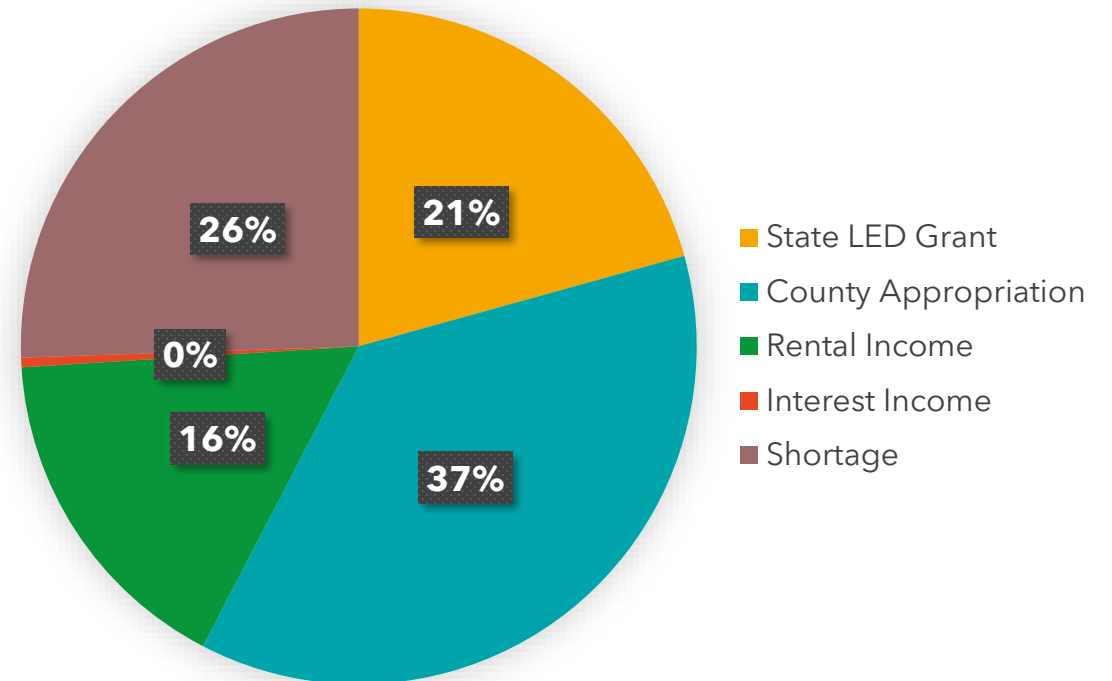
21% State Local Economic Development Grant

16% Rental Income

0-1% Interest Income

26% Shortage - Reserve Funds

FY23



Tucker County Development Authority

“You can’t sell from an empty wagon.”

Although our organization has proven it can be a force of positive economic change for our county, our organization needs additional **TIME** and **RESOURCES** to deliver financial stability.

We must:

1. Continue preparing the industrial park to make it ‘shovel ready’ for development.
1. Generate recurring revenue from the industrial park property.
2. Construct or buy additional buildings for the purpose of leasing.



Thank You



Steve Leyh, Executive Director



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www.TuckerWV.com