



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

May 16, 2023 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President, Sandra Frank – Secretary, Roscoe 'Ronnie' Beall –Treasurer, Ben Nelson, Lucinda Nestor, Dennis Filler

Board Members Absent: Jody Flanagan (excused), April Miller, Bruce Kolsun, Robby McClung (excused), Mike Rosenau – Commissioner (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:04 PM by President, Dan Dilly.

Minutes

Dennis Filler motioned to approve the minutes from the April 20 meeting as presented. The motion was seconded by Ronnie Beall. The minutes of the previous meetings were approved unanimously.

Communications and Billing

There was no communication or billing to report.

Treasurer's Report

The Treasurer's report was presented and discussed. The report was accepted as presented.

Executive Director's Report

Tucker County Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was 415,000 in April 2023 trending up 30.7% year-over-year
- The median home sold price in March was \$220,000



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Unemployment Rate Increases

- The unemployment rate in March was 4.3% up from 3.3% in February

West Virginia Economic Development Council

- Annual Fall conference set for September 18-20 in Huntington

Tourism Partner Meeting

- Participated in the Tourism Partner Meeting hosted by the Tucker County CVB on April 26
- Majority of visitors live in Virginia, West Virginia, Pennsylvania, and New York
- Hotel-motel tax continues to increase year over year
- Tucker County will be hosting the Governor's Conference on Tourism Sept. 10-12

Showing Industrial Park Property

- Met with prospects to show industrial park property

Broadband Expansion Discussions

- Continue discussions to help facilitate the expansion of broadband throughout the county

Attended County Commission Meeting

- Requested ARPA funding to offset engineering fees
- County approved \$20,000 from ARPA

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Financing Industrial Park Development

On May 10, the County Commission approved contributing \$20,000 of ARPA funds towards the survey, wetland delineation and other engineering fees to help prepare the Tucker County Industrial Park for development.

Industrial Park Development

Engineering Firm Task List

RK&K is working on getting the percentage of area in the floodplain and creating a map with colored layers finalized. They also have a call scheduled with Downstream tomorrow to discuss



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the wetland delineation so that they can get started this summer.

Checking Account

Executive Director Leyh discussed numerous issues related to checking accounts. He reported all the issues have been resolved and migration of payroll and other electronic transactions to the new checking account will begin soon.

Development of New Public Service District

The new members of the Blackwater Public Service District were appointed by the County Commission. They are Jody Flanagan, Alan Tomson, and Judy Cronauer. The new PSD will be tasked with overseeing the development of the new regional wastewater treatment facility to serve both Davis and Thomas as well as the surrounding area.

Strategic Planning Sessions

The Development Authority had two productive strategic planning sessions over the course of two months (March and May). The resulting four strategic priorities were discussed.

TAP Room Project

No update.

Executive Session: Industrial Park Lot Sale or Lease Discussion

The board did not enter executive session, but did generally discuss future lot development. No decisions were made.

New Business

Industrial Park Protective Covenants & Restrictions

The board reviewed the proposed Town of Davis zoning ordinances and discussed how they will impact the industrial park. They discussed how they will integrate with the industrial park protective covenants & restrictions.

Public Comment

Executive Director Leyh mentioned that he plans to take his vacation time in June. He reminded everyone that the next meeting will be in July.

Adjourn

The meeting was adjourned at 6:55 PM after a motion by Ronnie Beall seconded by Ben Nelson.



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The next regular meeting of the Tucker County Development Authority will be held on July 20, 2023. It will be the annual meeting and election of officers.

Minutes respectfully submitted by:

Sandra Frank, Secretary