



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

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## Minutes

### Tucker County Development Authority

July 20, 2023 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

#### Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President (via telephone), Sandra Frank – Secretary, Roscoe 'Ronnie' Beall –Treasurer, Robby McClung, Lucinda Nestor, Dennis Filler

**Board Members Absent:** Jody Flanagan (excused), April Miller (excused), Bruce Kolsun (excused), Mike Rosenau – Commissioner (excused), Ben Nelson (excused), Dennis Filler (excused)

**Quorum present?** Yes

#### Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

#### Call To Order

The meeting was called to order at 6:01 PM by President, Dan Dilly.

#### Minutes

Robby McClung motioned to approve the minutes from the May 16 meeting as presented. The motion was seconded by Lucinda Nestor. 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



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- According to Realtor.com the median listing home price in Tucker County, WV was \$499,450 in June 2023 trending up 66.5% year-over-year
- The median home sold price in June was \$205,000

### **Record Low Unemployment Rate**

- The unemployment rate decreased to 3.2% in May, down from 3.3% in April

### **Regional Food Business Centers Grant**

- Collaborated on a regional USDA grant application with Frostburg State University & Potomac State College
- Regrettably, our grant funding request was not approved

### **West Virginia Department of Economic Development Changes**

- West Virginia Department of Economic Development Business Retention and Expansion Representative Jim Mosby passed away on June 20. He was 78 years old.
- Jim worked at the Development Office for 46 years
- He was responsible for Tucker County and frequently visited the area to meet with businesses
- BRE Representative Matt Borrer is now covering Tucker County
- A regional meeting of all the counties under Matt Borrer is held on a bi-monthly basis
- I attended the most recent regional EDA meeting in Kingwood

### **Davis Designated Build WV District**

- West Virginia Departments of Commerce, Tourism and Economic Development designated Davis as a certified Build WV District
- The tax credit offers a State Sales and Use Tax exemption for building materials and a 10-year property value adjustment refundable tax credit to offset building costs for residential housing projects
- Projects can be in Davis or within 20 square miles thereof. Projects must have a minimum cost of \$3 million or include at least six residential units or houses within a certified district may qualify for the credits
- A non-refundable application fee of \$5,000 is required to apply. Projects must apply and be approved prior to the completion of construction
- The West Virginia Department of Economic Development (WVDED) oversees the program and reviews all applications

### **Broadband Expansion**

- Scheduled to attend the West Virginia Broadband Summit July 25-26 in Charleston
- Event will focus on connecting West Virginia Communities through innovative partnerships and



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successful broadband initiatives

- Cooperated with Prodigy, an Internet Service Provider based in Preston County to submit a LEAD Grant Application

### **West Virginia Economic Development Council**

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

### **Tucker County Hosting Governor's Conference on Tourism**

- Governor's Conference on Tourism is set for September 10-13 at Canaan Valley Resort
- I have successfully registered for the conference, and it has been approved for 9.5 LED credits

### **Covid-19 Research Project**

- Assisted faculty members at West Virginia Wesleyan College and Davis & Elkins College conduct a research project on local West Virginia businesses and employees to learn about organizational behavior changes due to the Covid-19 pandemic

### **Electricity Capacity**

- Ongoing discussions with First Energy about the electricity capacity at the industrial park
- Preliminary analysis suggests the property should have some capacity
- We will need to coordinate future prospective tenants with First Energy to ensure sufficient power to meet their needs

### **Payroll Audit**

- TCDA is undergoing our annual payroll audit for workers compensation insurance purposes

### **Assisting Small Businesses**

- Continue to counsel and assist entrepreneurs

### **Unfinished Business**

#### **Industrial Park Development - Engineering Firm Task List**

On June 28th and 29th, Downstream Strategies successfully completed the fieldwork for the wetland delineation. Currently, they are still working on the Phase 1 Environmental Site Assessment. RK&K Engineering intends to present the collective results of their findings during our upcoming August board meeting.

#### **Checking Account**

All electronic debits and associated transactions from the Miners & Merchants Checking



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Account have been effectively migrated to the new Grant County Bank Checking Account. Robby McClung motioned to close out the Miners & Merchants Checking Account and Sandra Frank seconded. The motion carried unanimously.

### **Development of New Public Service District**

The Blackwater Public Service District, which has been newly formed and approved by the Public Service District, is currently in the process of establishing itself to become eligible for government funding. The primary focus of this newly established Blackwater PSD is to secure Engineering Services for the development of a new centralized wastewater treatment facility.

### **Strategic Planning Sessions**

A first draft of the strategic plan was presented to the board. Robby McClung motioned to table approval of the plan until it could be reviewed by additional board members. Sandra Frank seconded the motion and the motion carried.

### **Executive Session: Industrial Park Lot Sale or Lease Discussion**

The board unanimously approved entering executive session at 6:29 PM upon a motion by Sandra Frank, seconded by Robby McClung.

The board exited executive session at 6:42 PM upon a motion by Robby McClung, seconded by Lucinda Nestor. No decisions were made.

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

No further updates currently.

### **New Business**

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

The board acknowledged the officers who generously volunteered their time and energy to lead the Development Authority over the past year. July marks the beginning of the new fiscal year and according to the bylaws new officers are to be elected to serve a 1-year term.

Robby McClung nominated each of the current officers to serve another term:

Dan Dilly – President

J.R. Helmick – Vice President

Roscoe 'Ronnie' Beall – Treasurer

Sandra Frank - Secretary



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Lucinda Nestor seconded Robby McClung's nomination. No further nominations were made, and the slate was approved unanimously. Per the bylaws, the newly elected Officers took office immediately following the close of the meeting at which they were elected.

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

The Executive Committee consists of seven (7) people; the four elected officers of the Authority and three members to be elected during the election of the officers annually. The board agreed to table the election of the three Executive Committee members until a future meeting when the slate could be filled.

### **Bank Accounts - Signing Privileges**

No action was required since the officers remained the same.

### **Broadband Initiatives**

Executive Director Leyh has been working with Prodigy Internet in Preston County to bring fiber connectivity to Tucker County. He explained Prodigy is keen on expanding its services into Tucker County and has applied for a Line Extension Advancement and Development (LEAD) Grant from the state. This substantial project, valued at nearly \$8 million, will cover more than 125 miles of fiber network, extending to remote areas such as Lead Mine, Horseshoe Run Road, Location Road, and Limestone Road.

Interestingly, no other Internet Service Providers (ISPs) have expressed interest in this grant program. To support Prodigy's application, Letters of Support have been collected and submitted from local entities, including the Tucker County Commission, Tucker County Development Authority, Tucker County Chamber of Commerce, Youth Leadership Association - Camp Horseshoe, Five Rivers Library, and the Blackwater Outdoor Center in St. George.

Executive Director Leyh also shared news of an additional \$1.2 billion in funding through the Broadband Equity, Access, and Deployment (BEAD) Program, administered by the NTIA. This considerable boost in funding will significantly expedite the state's broadband expansion efforts, positively impacting over 270,000 unserved locations by providing them with high-speed internet access.

### **Industrial Park Signage**

The board discussed getting quotes for signage to help market the industrial park property



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once the RK&K reports are finalized and the authority develops a marketing strategy for the property.

### **Southern Economic Development Council Conference**

The Southern Economic Development Council (SEDC) serves as the largest regional economic development association, representing 17 states in the American South. The Tucker County Development Authority is a proud member of SEDC, and Executive Director Leyh serves on the SEDC Long Range Planning Committee, alongside the SEDC President. Steve is currently running to be on the board of SEDC as the State of West Virginia Alternate Director, which is a one-year term beginning January 1.

SEDC organizes an annual conference, gathering approximately 350 economic development professionals for education, professional growth, networking, and collaboration. This year's conference will take place in Williamsburg, Virginia, from August 13th to 15th. The conference registration fee is \$645.00. He requested permission to attend the conference and asked the board to pay for the registration cost of the conference. Executive Director Leyh will be responsible for his own travel, food, and lodging costs.

Robby McClung motioned to approve paying for the conference registration fee and Sandra Frank seconded the motion. It was unanimously approved.

### **Public Comment**

None.

### **Adjourn**

The meeting was adjourned at 7:28 PM after a motion by Ronnie Beall seconded by Robby McClung.

The next regular meeting of the Tucker County Development Authority will be held on August 17, 2023. It will be the annual meeting and election of officers.

Minutes respectfully submitted by:

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Sandra Frank, Secretary