



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

August 18, 2023 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

J.R. Helmick - Vice President, Sandra Frank – Secretary, Roscoe 'Ronnie' Beall –Treasurer, Robby McClung, Lucinda Nestor, Bruce Kolsun (by telephone), Mike Rosenau – Commissioner, Ben Nelson, Dennis Filler

Board Members Absent: Jody Flanagan, April Miller (excused), Dan Dilly – President (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
Rhiannon Dodge, RK&K
Lydia Crawley, Parsons Advocate

Call To Order

The meeting was called to order at 6:00 PM by Vice President, J.R. Helmick.

Minutes

Ronnie Beall motioned to approve the minutes from the July 20 meeting as presented. The motion was seconded by Dennis Filler. 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 will be filed for audit.

Executive Director's Report



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Tucker County Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was \$398,000 in July 2023 trending up 39.9% year-over-year
- The median home sold price in July was \$274,500

Record Low Unemployment Rate

- The unemployment rate was 3.3% in June, up slightly from 3.2% in May

Senator Manchin Representative Meeting

- Met with Wendy Madden from Senator Manchin's office to discuss Tucker County economic development achievements and challenges

Broadband Summit

- Participated in the West Virginia Broadband Summit in Charleston on July 25 & 26

Appalachian Forest National Heritage Area Annual Tourism Summit

- Participated in the annual Tourism Summit on Thursday, August 3
- Tourism Summit was held at Evergreen Heritage Center in Mt. Savage, Maryland
- The Keynote Address was by Dr. Susan Williams of Concord University on "Maximizing experience for sustainable tourism."

West Virginia Economic Development Council

- Attended the monthly WVEDC board meeting representing Region 7
- Participated in the Legislative Affairs Committee meeting to discuss strategies to increase the Local Economic Development (LED) Grant

Hardwood Alliance Zone

- Elected Vice President of HAZ
- Working on developing a new strategic plan
- Preparing for National Hardwood Lumber Association trade show in October

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development - Engineering Firm Task List

Rhiannon Dodge from RK&K engineers presented their findings of the industrial park property



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

including the wetland delineation and flood plain assessment. The total property size is 147 acres and 60 acres are available for development.

Checking Account

Director Leyh reported that on Thursday, August 10 that he and President, Dan Dilly closed out the checking account at Miner's & Merchants Bank and transferred the remaining funds to Grant County Bank.

Development of New Public Service District

Commissioner Mike Rosenau reported that the Blackwater Public Service District held their first meeting on July 28. The new PSD members include Davis Mayor Al Tomson, Thomas Mayor Jody Flanagan along with retired engineer Judy Cronauer. The PSD is in the process of procuring an engineer for the development of a regional wastewater treatment facility. The next meeting of the Blackwater PSD will be held on August 29 at 2 PM at Davis Town Hall.

Industrial Park Protective Covenants & Restrictions

Tabled until a future meeting.

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

At the July meeting the board reelected officers but tabled the election of the Executive Committee until this meeting. Vice President JR Helmick opened nominations. Ronnie Beall nominated Bruce Kolsun; Ben Nelson nominated himself; Mike Rosenau nominated Lucinda Nestor; and Sandra Frank nominated Dennis Filler. A vote was taken and Lucinda Nestor, Dennis Filer and Ben Nelson were elected to the committee.

Broadband Initiatives

Executive Director Leyh reported that on July 26, at the inaugural West Virginia Broadband Summit, Governor Jim Justice announced the preliminary approval of nearly \$8 million dollars in Line Extension Advancement and Development (LEAD) grant funding for a project that will expand broadband infrastructure in both Preston and Tucker Counties.

Digital Connections, operating under the brand name Prodigy, was awarded a substantial grant of \$7,906,924 from the LEAD Program. The project will bring reliable broadband to 644 targeted addresses from Aurora in Preston County into northwestern Tucker County, including the communities of Parsons and St. George. This innovative initiative is set to drive economic growth and foster greater opportunities in underserved communities.

The project is set to encompass the installation of approximately 141 miles of state-of-the-art fiber infrastructure. This robust network will form the backbone of efficient and lightning-fast



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

broadband connectivity, laying the foundation for future innovation and economic development. The final engineering map will be determined once the state sends Prodigy the grant package.

Director Leyh also reported that in 2022, Woodlands Development Group was awarded grants from both the Appalachian Regional Commission (ARC) and United States Economic Development Administration (USEDA) to deploy approximately 58 miles of aerial middle-mile and last-mile fiber to unserved/underserved communities in Randolph and Tucker Counties in northern West Virginia. The Requests for Proposals has been released. Region 7 Planning & Development Council is assisting with the project. Responses to the RFP are due September 14. ISP interviews and ISP selection is expected to take place in October. This project will deploy backbone fiber from Elkins along Route 33 through Bowden, north to Harman, then up route 32 to Canaan Valley, and ending in Davis.

Industrial Park Signage

Tabled until a future meeting.

Southern Economic Development Council Conference

Executive Director Leyh attended the Southern Economic Development Council Annual Conference in Virginia from August 13th to 15th. The conference brought together more than 400 people from the 17-state region to learn about United States economic outlook, business expansion and retention best practices, food manufacturing, data centers, energy, and perspectives from site selectors.

New Business

Affordable Connectivity Program Letter

Dennis Filler motioned to approve sending a letter to Senator Capito supporting continued funding of the Affordable Connectivity Program. Sandra Frank seconded the motion and the motion carried.

Executive Session: Industrial Park Lot Sale or Lease Discussion

Tabled until a future meeting.

Adopting Strategic Plan

Bruce Kolsun motioned to approve adopting the strategic plan, seconded by Dennis Filler. The motion carried.



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 7:10 PM after a motion by Robby McClung seconded by Ronnie Beall

The next regular meeting of the Tucker County Development Authority will be held on September 21, 2023.

Minutes respectfully submitted by:

Sandra Frank, Secretary