



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

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www.TuckerWV.com

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## Minutes

### Tucker County Development Authority

Special Meeting - September 7, 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, Mike Rosenau – Commissioner, Robby McClung, Lucinda Nestor, Bruce Kolsun, Ben Nelson, Dennis Filler, Jody Flanagan,

**Board Members Absent:** Ben Nelson (excused), April Miller (excused),

**Quorum present?** Yes

#### Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Fred Davis, Tucker County Commission

Tim Knotts, Tucker County Commission

Lydia Crawley, Parsons Advocate

#### Call To Order

The meeting was called to order at 6:01 PM by Vice President, J.R. Helmick.

#### New Business

##### Industrial Park Site Analysis – RK&K / Downstream Strategies

Executive Director Steve Leyh apologized and reported that representatives from RK&K and Downstream Strategies would be attending the next regular meeting. He presented the 2005 mapping for the industrial park and explained that at that time the property had 12 proposed lots consisting of approximately 50 acres total. Four of those lots, approximately 25 acres were inaccessible due to wetlands and would require a new exit from Route 48.

After completing the new wetland delineation, flood plain mapping, and site analysis, 6 of the original 12 proposed lots are now impacted by either wetlands or flood plain. He reported that the map has changed significantly and that the Tucker County Industrial Park currently consists



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of 147.28 acres +/- after accounting for the land swap with WVDNR and the loss of property for the construction of Corridor H (Route 48).

Currently, approximately 85 acres of the property is wetlands and/or in floodplain. Steve pointed out that although the map has changed significantly, the new map shows approximately 22 acres of land that has access and is ready for development. He also stated that it could be possible with some slight changes in elevations that some of the original lots along the access road could be developable. He noted that the most significant changes are the loss of the 5-acre lot at the intersection of the industrial park access road to wetlands, which could be mitigated in the future but would be costly. Another major change is the possibility of connecting the entire property with an internal access road, rather than adding a new exit to Route 48. In total the park has approximately 61 acres of developable land. Although the new wetland delineation expanded wetlands into some of the prime lots along the access road, it netted approximately 10.5 new acres of developable land.

*6:20 PM, President Dan Dilly arrived*

### **Industrial Park Development**

The board discussed opportunities to improve the industrial park property. It was agreed to contact the West Virginia Division of Highways and ask for their assistance. It was also noted to discuss the industrial park with the Town of Davis, since it is located within the municipality.

Dennis Filler motioned to authorize the Executive Director to begin marketing the property and bring recommendations to the board with the goal of selling 50% and leasing 50% of the property to maximize value. Bruce Kolsun seconded the motion, and the motion carried.

At 6:40 PM Bruce Kolsun motioned to go into executive session with the members of the County Commission to consider matters involving the purchase, sale, or lease of real property. Robby McClung seconded; the motion carried. At 6:45 PM Dennis Filler motioned to exit executive session. Dan Dilly seconded; the motion carried. No decisions were made.

### **Financial Sustainability of Organization**

The board discussed the financial sustainability of the organization. Executive Director Leyh explained that the organization's funding opportunities are mostly limited to property sales/leasing and Tucker County Commission support. The West Virginia Local Economic Development Grant has not increased in many years and although a small



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increase may be possible it won't be significant enough to eliminate the operating deficit. Rising interest rates are helping, but the organization needs to generate a substantial amount of investment income to reduce the operating deficit.

**Public Comment**

None.

**Adjourn**

The meeting was adjourned at 7:04 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 September 21, 2023.

Minutes respectfully submitted by:

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Sandra Frank, Secretary