



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

September 21, 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, Lucinda Nestor, Bruce Kolsun, Dennis Filler

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

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Rhiannon Dodge, RK&K

Josh Saville, Downstream Strategies

Lydia Crawley, Parsons Advocate

Call To Order

The meeting was called to order at 6:00 PM by President, Dan Dilly.

Minutes

Dennis Filler motioned to approve the minutes from the August 17 and September 7 Special 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 will be filed for audit.



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Executive Director's Report

Tucker County Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was \$381,750 in August 2023 trending up 43% year-over-year
- The median home sold price in August was \$300,000

Record Low Unemployment Rate

- The unemployment rate was 3.1% in July, a 33-year record low

Governor's Guaranteed Work Force Program

- Met with businesses to discuss utilizing the Governor's Guaranteed Work Force Program

WV Economic Development Council

- Participated in the August WVEDC board meeting representing Region 7
- Planning to attend interim legislative session October 15-17 to testify to the Economic Development & Tourism Committee on behalf of local economic development authorities
- Focusing on educating the committee about the work of development authorities and advocating for an increase in the Local Economic Development Grant

Hardwood Alliance Zone

- Participated in the September HAZ board meeting
- HAZ will begin strategic planning this month with a national facilitator
- Exhibiting at National Hardwood Lumber Association trade show October 4-6

Governor's Conference on Tourism

- Attended the Governor's Conference on Tourism at Canaan Valley Resort, September 10-13
- More than 300 conference attendees, largest in history
- Gov. Jim Justice announced West Virginia's best tourism year ever, with the industry's economic impact exceeding \$7 billion last year, 30% growth since 2016
- 54 million visitors to the state in 2022
- Growth from lodging spending has come from short term rental markets
- Department of Tourism is launching new workforce program named TourismWorks
 - Goal of program is to educate the state's workforce in tourism-related fields, preparing for the substantial increase in job openings projected for the industry, and connecting students with viable career opportunities
 - Program is funded by a \$5.1 million grant awarded to the West Virginia Department of Tourism by the U.S. Economic Development Administration.



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WV Tourism Development Act

- 25-35% of total project costs reimbursed through sales tax credit
- Valley View Cabin Resort is utilizing the WV Tourism Development Act to help fund their new \$5 million-dollar project in Tucker County
- Valley View Cabin Resort will receive 35% sales tax credit (\$1,750,000) over 10 years
- Program requires over \$1 million of investment in new or expansion project
- Attract at least 25% of visitors from out of state
- Be open at least 100 days
- Lodging represents less than 50% of approved costs

WV Economic Development Council Annual Conference

- Attended the WVEDC Annual Conference in Huntington September 18-20
- Highlights included a fireside chat with Brad Smith, President of Marshall University and a tour of the new Business School and Marshall Advanced Manufacturing Center
- Panel discussions on workforce, fintech, talent attraction, Build WV act, outdoor recreation, equipment financing, website marketing, and site selection
- Department of Economic Development launching new Ready Sites Program
- Contracting with national site selection consulting firm to review one or two sites (minimum of 10 acres) in each county and provide critical feedback
- All-inclusive process that will review the Tucker County Industrial Park and determine flaws and corrective measures

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development - Engineering Firm Task List

Rhiannon Dodge from RK&K Engineering introduced Josh Saville from Downstream Strategies who assisted with the field work for the wetland delineation. The board asked questions of Mr. Saville regarding the wetland delineation process. Mr. Saville specifically explained that the weather doesn't play a factor in the process. He explained that the field team is looking for evidence of wetland characteristics. They look for indicators such as soil characteristics and vegetation that is present in wetlands. The next step would be to have the Army Corps of Engineers provide a Jurisdictional Determination.

Rhiannon Dodge from RK&K Engineering then provided an overview of the property and made suggestions on how to develop the property. The board discussed various options including how to make floodplain modifications.



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Development of New Public Service District

The new Blackwater PSD is moving forward and is in the process of procuring an engineering firm for the preliminary design. RK&K announced that they had been selected and they provided a brief update on the stormwater separation project which is planned to be under construction next Summer.

Industrial Park Protective Covenants & Restrictions

The board discussed defining phase 1 of the industrial park property. Dennis Filler suggested the four most western lots be defined as phase 2 for the covenants. The covenants haven't been approved, so there is still time to make changes.

Industrial Park Signage

Executive Director Leyh expressed difficulties in obtaining local quotes for signage and sought suggestions from the board regarding alternative companies.

Executive Session: Industrial Park Lot Sale or Lease Discussion

The board deferred discussion on this agenda item until the conclusion of the meeting.

New Business

Industrial Park Improvements

The board discussed developing an interior access road to connect phase 2 of the industrial park property. They also discussed raising the elevation of some of the lots that are situated in the flood plain.

FY24 Action Plan

This item was tabled until next month's meeting.

SEDC Board Retreat

Executive Director Leyh was elected to a 1-year term on the board of directors of the Southern Economic Development Council to represent West Virginia in 2024. The SEDC board retreat is scheduled for Sunday, October 22 – Tuesday, October 24 in Chattanooga, TN. He asked for permission to attend and asked the board to pay for some of his travel expenses. Dennis Filler motioned to approve \$350-\$400 for travel expenses for the SEDC Board Retreat. Sandra Frank seconded the motion and the motion carried.



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Scheduling October Executive Committee Meeting

October is the annual Executive Director performance review. This process is an opportunity for both the Employer and Employee to prepare a written evaluation, meet and discuss the evaluation, and present a written summary of the evaluation results. The Executive Committee schedules the performance review and then shares and discusses with the full board at the October meeting. The board recommended the Executive Committee meeting take place on Thursday, October 19 at 5 PM. This is one hour prior to the regular meeting.

Unfinished Business

Executive Session: Industrial Park Lot Sale or Lease Discussion

The board entered executive session at 7:14 PM upon motion by Dennis Filler and seconded JR Helmick to discuss matters related to the sale or lease of real property.

The board exited executive session at 7:45 PM upon a motion by Dennis Filler and seconded by JR Helmick. No decisions were made, and no further action was taken.

Public Comment

None.

Adjourn

The meeting was adjourned at 7:46 PM after a motion by Ronnie Beall seconded by Sandra Frank.

The next regular meeting of the Tucker County Development Authority will be held on October 19, 2023.

Minutes respectfully submitted by:

Sandra Frank, Secretary