



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

October 19, 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, Lucinda Nestor, Dennis Filler, Ben Nelson

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

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
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 September 21 meeting as presented. The motion was seconded by JR Helmick. The minutes of the previous meetings were approved unanimously.

Communications and Billing

The board discussed invoices from RK&K Engineering. JR Helmick, moved to pay the most recent invoices and moving forward to communicate that the authority expects higher quality work. Ronnie Beall seconded the motion, and the motion carried.

Treasurer's Report

The Treasurer's report was presented and discussed. The report will be filed for audit.

Executive Director's Report



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Tucker County Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was \$519,000 in September 2023 trending up 94.4% year-over-year
- The median home sold price in September was \$190,000

Record Low Unemployment Rate

- The unemployment rate was 3.4% in August, a slight increase over July, but still at record lows.

Hardwood Alliance Zone

- Participated in the Strategic Plan Kickoff Session with the Next Move Group facilitating
- Exhibited at National Hardwood Lumber Association trade show October 4-6 in Louisville, KY
- Key takeaways:
 - The hardwood industry is dictated by supply and demand.
 - At the present time, supply seems to be up while demand continues to slow
 - Interest rate increases will continue to put downward pressure on demand
 - Availability of labor continues to be a factor and could affect prices
 - NHLA offers specialized training to maximize sawmill efficiency,
 - HAZ is looking at ways to implement this training in West Virginia

Tucker County Day at the Legislature

- Set for Thursday, February 8, 2024
- Secured Governor's Conference Room in Capitol for Delegation meeting & lunch

Utility Data

- Working to gather industrial park utility data for site selectors

Broadband Project

- Prodigy was approved to move forward with the LEAD funded broadband project
- Initial pole assessments will begin in the next few weeks
- Construction is anticipated to begin in the spring

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development - Engineering Firm Task List



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Since our last meeting there have been some developments regarding the industrial park. It appears that the map that we were provided by the engineers was incorrect and did not incorporate all the wetlands on the property. Discuss new map.

New Tasks:

Floodplain Modification Request

The board discussed modification of the limited acreage out of the floodplain. Dennis Filler suggested contacting the Mayor of Davis to determine what is needed to make the modification.

Development of New Public Service District

The new Blackwater PSD continues to move forward. The PSD is working to procure various professional services. In the meantime, the West Virginia Infrastructure & Jobs Council approved a \$178,000 grant and \$178,000 loan to the Town of Davis for improvements to its Wastewater Treatment Plant.

Industrial Park Protective Covenants & Restrictions

The board deferred this discussion for a future meeting.

Industrial Park Signage

Executive Director Leyh is awaiting quotes on signage. In the meantime, he listed the property on CoStar which has the most comprehensive commercial real estate database in the US. This will get the property potential exposure to nearly 200,000 commercial real estate professionals.

Industrial Park Improvements

The board deferred this discussion for a future meeting but agreed a meeting with the West Virginia Division of Highways about accessing the property should be scheduled.

New Business

TAP Room

Executive Director Leyh met with Dave Clark from Woodlands Development Group, to discuss the TAP Room project in Thomas. Although Woodlands has secured a substantial amount of grant funding for the project, it has become evident that some traditional debt is going to be needed to bring the project to fruition. Woodland's preference is for the Development Authority to master lease the entire first floor of the building and to manage the coworking space. However, due to the introduction of debt, it is likely that monthly rent payments will be required. The specific cost of the lease has yet to be determined, and once that figure is decided, the Development Authority will need to evaluate the effort's financial feasibility.



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FY24 Action Plan

The board reviewed a draft of the FY24 action plan. Dennis Filler motioned to adopt the action plan and Commissioner Mike Rosenau seconded. The motion carried.

Local Economic Development Grant Resolution

The resolution states: "Be it resolved that the Tucker County Development Authority, Inc. hereby authorizes Steven B. Leyh, Executive Director of the Tucker County Development Authority, Inc. to act on its behalf to enter into a contractual agreement with the West Virginia Department of Economic Development to receive and administer grant funds pursuant to provisions of the FY 2023 Local Economic Development Grant Program." Dennis Filler motioned to approve the resolution. Sandra Frank seconded the motion, and it was carried unanimously.

Executive Director's Performance Review

Dennis Filler reported that the Executive Committee met earlier in the day for the purpose of reviewing the executive director's performance. He reported that the committee found the Executive Director's performance exemplary.

Public Comment

Sandra Frank shared that she is serving as President of Woodlands Community Lenders and presented the annual report for Woodlands.

Commissioner Mike Rosenau invited everyone to the next County Commission meeting on October 25 where the 911 Director will present information about improvements to the 911 center.

Adjourn

The meeting was adjourned at 7:06 PM after a motion by Ronnie Beall seconded by Mike Mike Rosenau

The next regular meeting of the Tucker County Development Authority will be held on November 16, 2023.

Minutes respectfully submitted by:

Sandra Frank, Secretary