



Minutes

Tucker County Development Authority – Executive Committee

October 19, 2023 – 5:00 PM

Executive Committee Members Present

Dan Dilly – President, JR Helmick – Vice President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Dennis Filler, Ben Nelson, Lucinda Nestor

Executive Committee Members Absent: None

Quorum present? Yes

Attendees:

Steve Leyh, Executive Director, Tucker County Development Authority
Mike Rosenau, Tucker County Commission

Call To Order

The meeting was called to order at 5:00 PM by President, Dan Dilly.

New Business

Annual Performance Review of Executive Director

Executive Director Leyh provided the Executive Committee an overview of his work of the previous year. He noted that economic development is the practice of improving a community's well-being and quality of life. As an economic development professional, he engages with stakeholders – businesses, community organizations, government agencies, and elected officials – to develop and execute plans that bring prosperity to Tucker County now and into the future. His goal is to help develop a robust, resilient, and inclusive economy.

Tucker County's Overall Economy

- On September 1, 2023, Tucker County had 576 active businesses.
- Unemployment Rate 4.1% in August 2022. 3.4% in August 2023.
- Tucker County has been experiencing 31-year record low unemployment for the past year
- Estimate of Tucker County Median Household Income increased from \$44,461 in 2020, to \$49,097 in 2021.



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- According to Realtor.com, In September 2022, the median list price of homes in Tucker County, WV was \$275,000 - median sale price was \$294,500. In August 2023, the median list price was \$381,750, the median sale price was \$300,000.

A few of the accomplishments I am most proud of this year include:

- Helping to facilitate the development of new Blackwater Public Service District
- TCDA Strategic Planning Sessions
- LEAD Grant Broadband Award
 - \$7.9 Million
- Tucker County Day at the Legislature
- Procured Engineering Firm for Industrial Park
 - Wetland Delineation
 - Environmental Assessment
- Industrial Park Force Main Sewer Line Replacement
- Financing Industrial Park Development with County Commission support
- Industrial Park Protective Covenants & Restrictions
- Closed out Sewer Feasibility Study
- Consolidated bank accounts
- Filed annual report with state, updated SAM & CAGE
- Set up TCDA to participate in WV Public Employee Retirement System
- Secured Local Economic Development Grant
- Elected as Region VII Representative to the West Virginia Economic Development Council Board of Directors
- Elected as 2024 West Virginia Alternate State Director to the Southern Economic Development Council Board
- Lowest Unemployment in 31-Year History
- Corridor H Site Analysis Plan Funding
- Supporting Small Business & Entrepreneurs

Some of the areas where I have fallen short of my expectations and goals include:

- Financial Sustainability of Organization
- Accounting Services Contract
- Audit Cost / Delays
- Pitch Contest
- Lost opportunities due to infrastructure / site limitations

Future opportunities:

- Continue Advocating for LED Grant / County Commission Increase in Funding



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- Operating at a projected loss of \$45,000 next fiscal year
- Industrial Park Development
- Pitch Contest
- Tap Room?
- Site Readiness Program
- To Be Determined

Discussion:

- TCDA has been instrumental in facilitating major (and minor) public / private investments - if we don't do it, no one else will
- Despite our small size, we are one of the most active development authorities in the region
- TCDA continues to suffer from chronic underfunding that puts the organization at risk
- Industrial park will not fund TCDA operations and will likely continue to require significant investment to make it marketable
- Job insecurity because of dwindling financial resources continues to affect my mental and physical health, including causing additional stress and anxiety

The Executive Committee provided positive feedback and thanked Executive Director Leyh for his work.

Adjourn

The Executive Committee meeting was adjourned at 5:51 PM after a motion by Dennis Filler and Ronnie Beall.

Minutes respectfully submitted by:

Sandra Frank, Secretary