



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

February 15, 2024 – 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, Ben Nelson, Bruce Kolsun, Mike Rosenau – Commissioner

Board Members Absent:), Dennis Filler (excused), April Miller (excused), Jody Flanagan

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:01 PM by President Dan Dilly.

Minutes

Bruce Kolsun motioned to approve the minutes from the January 18 meeting as presented. The motion was seconded by Mike Rosenau. The minutes of the previous meeting were approved unanimously.

Communications and Billing

There was no communication and billing.

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 \$479,450 in January
- The median home sold price in January was \$239,000

Record Low Unemployment Rate

- The unemployment rate was 3.5% in December, which is a slight increase from 3.1% in November

Legislative Update

SB 571 – Corridor H Advanced Energy and Economic Corridor Authority

- Creates a new regional economic development authority for 7 counties (Lewis, Upshur, Barbour, Randolph, Tucker, Grant, Hardy)
- 16 member board with a representative from each county development authority as well as Region 7 & 8 planning council and 7 members appointed by the governor
- SB 571 has unanimously passed the Senate and has moved on to the House

HB 5170 – Lift Cap on LED Grants

- Bill initially raised the cap from \$30,000 to \$50,000 for Local Economic Development Grants
- Amended by the Committee of Economic Development & Tourism to \$75,000
- Passed out of House Committee on Finance and is now on the House Floor for consideration

West Virginia Tourism Reception

- Participated in a networking event to discuss business opportunities and encourage continued state investment in Tucker County

Corridor H

- I was present in the audience at the Corridor H Authority meeting in Charleston
- DOH will be hosting an informational public meeting at Tucker County High School on February 27 from 4 PM – 7 PM to provide updates and answer questions, no formal presentation will be made
- DOH is studying a large area and will evaluate two alignment alternatives developed within each of two 1500-foot-wide study corridor
- DOH is accepting comments on the project through Wednesday, March 27



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West Virginia Economic Development Council Legislative Conference

- Held in Charleston in late January
- Agenda included a Republican Gubernatorial Candidate Forum, legislative update, presentations on PILOT Agreements, Broadband, and Ready Sites program
- Awarded \$1,000 Continuing Education Scholarship from the WVEDC to attend SEDC Annual Conference this summer

Generation WV

- Met with Melanie Taylor from Generation West Virginia about their Fellowship Program
- GWV Fellowship is a 9-month leadership development training program for young professionals in West Virginia
- Tucker County will host the Fellowship Program this November and they have asked for help assembling a small panel of local speakers to share local challenges and success stories

WVCorp Insurance Renewal

- Submitted all forms for insurance renewal quote

Broadband Funding

- 5,847 Broadband Serviceable Locations (BSLs)
- 1,904 Served + 116 Underserved
- 3,827 Unserved
- 2,604 Funded:
 - 609 BSLs through LEAD – Prodigy
 - 63 BSLs through RDOF – Citynet
 - 1,795 BSLs through RDOF – Frontier
 - 124 BSLs through ARC – Citynet
 - 13 BSLs through MBPS - Micrologic
- 1,223 Unserved Locations Remaining will be targeted by BEAD

Broadband BEAD Program

- West Virginia to receive \$1.2 Billion for BEAD Program
- Program will target 168,000 unserved and underserved locations
- Challenge portal is now open and will remain open through March 10
- After the 30-day challenge phase closes, the 30-day rebuttal phase will open

Meeting with State Treasurer Riley Moore

- Met with Treasurer Moore to discuss economic development in Tucker County



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Hardwood Alliance Zone

- Continue to work on projects that could benefit the wood industry in West Virginia

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development

Engineering Firm Task List

Wetland Delineation

The wetland delineation completed by Downstream Strategies for RK&K is ready for submission to the Army Corps of Engineers. Commissioner Mike Rosenau motioned to approve sending the wetland delineation to the Army Corps of Engineers. The motion was seconded by Mayor Bruce Kolsun and the motion carried.

Industrial Park Protective Covenants & Restrictions

This agenda item was deferred to an upcoming meeting.

FY23 Audit

The FY 23 audit is complete. There appear to be no findings. The auditor requested letters from the Development Authority's attorney confirming the organization is not subject to any lawsuits, therefore the process took additional time.

Accounting Services

The RFP has been posted on our website and we are currently accepting proposals. The deadline is May 15 at Noon.

Tucker County Day at the Legislature

Executive Director Leyh reported a productive trip to Charleston for Tucker County Day. He estimated that 25-30 people attended from the county, which was the largest delegation in recent years. The Senate designated February 8, 2024 – Tucker County Day. In addition to our Senators - Randy Smith and Jay Taylor, Tucker County was joined by Senator Glenn Jefferies (R-Putnam) for lunch. Senator Jefferies is the Chair of the Economic Development Committee and sits on the Infrastructure and Jobs Development Council (IJDC) who is responsible for funding water and wastewater projects around the state.



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He also reported they had a large meeting in the afternoon with various department leaders. Commerce Secretary Bailey and Economic Development Executive Director Graney discussed state incentives to increase the housing stock. Tourism Secretary Ruby discussed marketing, trail development and new workforce training opportunities. Division of Natural Resources Director McMillion and Chief of State Parks Brad Reed discussed improved access to Douglas Falls and potential future improvements at Canaan Valley State Park. Broadband Director Workman discussed LEAD grant funding and forthcoming investments in broadband through the BEAD program. Travis Long from the Division of Highways provided an update on Corridor H.

Commissioner Rosenau applauded Tucker County Day and suggested trying to utilize the Capitol rotunda next year.

YESWV Ready Sites Program

Both the Tucker County Industrial Park and the City of Parsons Industrial Park were accepted into the Ready Sites program. The next step will be a regional meeting at the end of this month with property owners, utility providers and the site consultants.

Unclaimed Property

The paperwork was submitted for the Unclaimed Property Claim to the State Treasurer. It was processed and a check for \$19.82 was sent. These funds were deposited into the TCDA checking account. This claim was from 2015 and the holder was 'Audio & Video Labs, Inc.'

Transfer of Reserve Funds

Due to uncertainty regarding the funding we'll receive from the County Commission in fiscal year 2025, the board must transfer extra funds from the certificate of deposit before renewing it. Executive Director Leyh recommended withdrawing \$60,000 from the CD and transferring it to our checking account. This sum should cover operational needs until April 2025 when the CD would renew again.

Bruce Kolsun motioned to move \$60,000 from the Certificate of Deposit at Grant County Bank into the Tucker County Development Authority checking account. The motion was seconded by JR Helmick and the motion passed.

Certificate of Deposit Renewal

Executive Director Leyh contacted each of the banks in the county. Grant County Bank offered the best rate to renew the Certificate of Deposit at 5.15% for 14 months. Sandra Frank motioned to approve the new CD at 5.15% for 14 months at Grant County Bank. Ben Nelson seconded the motion and the motion carried.



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Local Economic Development Grant

The Development Authority received notification earlier this month that our Local Economic Development Grant application was approved. The grant amount will be \$31,818 this year. The funds will be dispersed through WV Oasis in the next few weeks.

New Business

Wetland Mitigation Bank

Executive Director Leyh has been in discussions with the Army Corps of Engineers to discuss the steps necessary to create a wetland mitigation bank as one possible means to generate income from the wetlands. It became clear through those discussions that the process is challenging and expensive. Unfortunately, a wetland bank usually doesn't consist solely of preservation. A component of wetland mitigation requires additional property be restored as wetlands, existing wetlands enhanced, or new wetlands created. He also contacted the West Virginia Department of Environmental Protection (DEP) to determine if the property would be a good candidate for the In-lieu fee program. They explained that most projects prefer to utilize wetland banks before utilizing the in-lieu fee program. Wetland banks are established by watershed and in our case because our property is in the Cheat River watershed, there are already two established wetland banks to buy credits from. DEP is going to explore what options might be available.

Letter of Support for Camp Kidd

A letter of support for the Tucker County Commission to apply for a T-Mobile Hometown Grant for Camp Kidd was reviewed. Ronnie Beall motioned to approve sending the letter of support. Sandra Frank seconded the motion and it carried unanimously.

Executive Session: Pro Poly of America Lease

The board entered Executive Session at 7:15 PM upon a motion of Mike Rosenau, seconded by Bruce Kolsun, to consider matters involving the sale or lease of real property. At 7:41 PM the board exited Executive Session upon a motion by Ben Nelson, seconded by JR Helmick. No decisions were made.



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Public Comment

There was no public comment.

Adjourn

The meeting was moved and adjourned at 7:42 PM after a motion by JR Helmick.

The next regular meeting of the Tucker County Development Authority will be held on March 21, 2024.

Minutes respectfully submitted by:

Sandra Frank, Secretary