



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

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www.TuckerWV.com

Minutes

Tucker County Development Authority

March 21, 2024 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President, Roscoe ‘Ronnie’ Beall – Treasurer, Lucinda Nestor, Dennis Filler, Bruce Kolsun, Jody Flanagan,

Board Members Absent: Mike Rosenau – Commissioner (excused), Sandra Frank – Secretary (excused), Ben Nelson (excused), April Miller (excused),

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Glenda Crawford, Valley View Cabin Resort / Canaan Valley Spa & Wellness Center

Call To Order

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

Minutes

Ronnie Beall motioned to approve the minutes from the February 15 meeting as presented. The motion was seconded by Bruce Kolsun. The minutes of the previous meeting were approved unanimously.

Communications and Billing

The Town of Davis will be recommending a new board member to serve as the town’s representative on the Development Authority.

Treasurer’s Report

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

Executive Director’s Report

Tucker County Real Estate Market



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- According to Realtor.com, the median listing home price in Tucker County, WV, was \$469,000 in February
- The median home sold price in January was \$370,000

Unemployment Rate

- The unemployment rate was 4.6% in January, which is an increase from 3.5% in December

Legislative Wrap Up

- HB 5170 - Increasing the size of matching grants for local economic development from \$30,000 to \$50,000 did complete legislative action. It doesn't mean LED grants will necessarily increase, but this law makes an increase permissible
- SB 149 - Removing the requirement that municipalities are required to be represented on county development authority boards completed legislative action. This bill effectively removes the requirement that each incorporated municipality have a seat on the Tucker County Development Authority board and makes all appointments at the discretion of the County Commission

Completed LED Grant

- Local Economic Development Grant was successfully deposited in late February in the correct checking account this year

CDS Letters of Support

- I prepared letters of support for multiple projects in Tucker County, including the Blackwater PSD Wastewater Treatment Facility, City of Thomas Water & Sewer upgrades, and Tucker County Commission for improvements to Camp Kidd as an emergency shelter

DOH Public Meeting at High School

- Attended the DOH public meeting at Tucker County High School to discuss Corridor H

Small Business Development Center

- Met with Neeley Satzer, the new Potomac Highlands Business Coach at the WV Small Business Development Center, to discuss ways we can collaborate

Senator Capito's Economic Development Director

- Met with Jennifer Piercy, Economic Development Director, to discuss infrastructure challenges and opportunities in Tucker County

Tap Room Project Update

- Woodlands is moving forward with developing the Tap Room project in Thomas.
- They recently held a public meeting and retained a new architect for the project, which will consist of



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10 apartments and a commercial first floor

- I continue to express interest in TCDA developing a coworking space on the first floor if it makes financial sense for our organization, which is still to be determined

Southern Economic Development Council

- Participated in the virtual SEDC Board Meeting on March 12 as the West Virginia Alternate
- SEDC is planning their annual 'Meet the Consultants' - a site selection summit April 30 - May 1 near Atlanta, Georgia
- West Virginia EDC is a sponsor of the event and I was randomly selected to receive a complimentary ticket to attend the event
- SEDC's annual conference will take place July 28 - July 30 in Savannah, Georgia, where I was awarded a WVEDC scholarship to attend

Hardwood Alliance Zone

- Traveled to Preston County to meet with a HAZ prospect
- Working with affected counties to mitigate the Allegheny Wood Products shutdown
- Assessing situation on how AWP shutdown will impact local wood sector

West Virginia Economic Development Council

- Participated in the monthly board meeting as the Region 7 representative

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Presentation

Valley View Cabin Resort / Canaan Valley Spa & Wellness Center

Glenda Crawford presented information about the new Valley View Cabin Resort / Canaan Valley Spa & Wellness Center. The first phase of the multi-million dollar project, which includes an 8,600 sq. foot spa & wellness center and 11 cabins, should be completed by Labor Day. The cabins will likely be completed and ready for booking by this summer. The spa building will be featured on the TV show Barnwood Builders and utilized repurposed materials from an old factory in Baltimore, Maryland. The project is utilizing the West Virginia Tourism Development Act Tax Credit.

Unfinished Business

Industrial Park Development



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Engineering Firm Task List

RK&K has submitted correspondence on our behalf to the Army Corps of Engineers, U.S. Fish & Wildlife (USFW), WV Department of Natural Resources (WVDNR), WV Department of Environmental Protections (WVDEP) and WV Culture and History. RK&K recently received a response from WVDNR which provided a database search of rare, threatened, or endangered species and sensitives habitats for the area of the Industrial Park. According to their database, the project is located within several bat cave buffers, one (low potential) RTE species (rusty patched bumble bee), two sensitive habitats (Little Canaan Wildlife Area & Beaver Creek) and a few wetlands. Any concurrence for federally listed species must come from US Fish & Wildlife Services These clearances are necessary for the use of federal grant dollars on the property.

Industrial Park Protective Covenants & Restrictions

This agenda item was deferred to an upcoming meeting.

YESWV Ready Sites Program

The YESWV Ready Sites Program is progressing forward. A virtual training session was held on February 26. Mayor Kolsun, City Administrator Arnold, and other members of the City of Parsons staff attended this training. The program is now moving in the information gathering stage.

Transfer of Reserve Funds

At the last meeting, the board approved transferring \$60,000 from the CD to the checking account. This action has been completed. The LED Grant from the state will likely be reduced from \$31,818 back to \$22,727 next fiscal year. This change will reduce expected revenue by \$9,091. As the County commences its budget preparations, Executive Director Leyh submitted a letter requesting an annual increase in funding for the Tucker County Development Authority.

Certificate of Deposit Renewal

The Certificate of Deposit (CD) was renewed at the end of February at Grant County Bank for another 14 months. After withdrawing \$60,000 for operating expenses, the CD now holds approximately \$202,000. However, when accounting for the loan collateral, the adjusted balance is \$168,000. The renewed CD is set to mature in April 2025. The loan rate is based on the CD rate, and since the CD interest rate increased, the loan rate did as well. The margin remains the same at 1%.

Executive Session: Pro Poly of America Lease

Executive Session: Industrial Park Wetlands



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Dennis Filler motioned to move into executive session to discuss matters relating to the sale or lease of real property at 6:53 PM, seconded by JR Helmick. The motion carried.

At 7:27 PM the board exited executive session on a motion by Dennis Filler, seconded by Jody Flanagan with all in favor.

JR Helmick motioned to table the Pro Poly of America Lease discussion until next month's meeting. The motion was seconded by Dennis Filler and carried unanimously.

No decisions were made related to the Industrial Park Wetlands.

New Business

PEIA Health Insurance Increase

The non-state agency premiums are increasing again 14% in aggregate (PEIA+RHBT) effective July 1, 2024. The new rate will increase from \$1,183 to \$1,337 per month for employee and child. This is a \$154 monthly increase.

FY25 Draft Budget

The board reviewed a first draft of the FY25 budget.

Future Projects

Executive Director Leyh asked for input on the next steps regarding the industrial park. During the discussion, the board explored different options, such as selling the 10-acre lot, constructing a new building on the same lot, or extending the access road and enhancing infrastructure. The board recommended waiting until all the remaining clearance letters are received before finalizing any decisions.

Public Comment

Dennis Filler told the board that he had asked the Development Authority for a letter of support for the Five Rivers Library. None of the board members raised any objections.

Adjourn

The meeting was adjourned at 7:47 PM after a motion by Ronnie Beall.

The next regular meeting of the Tucker County Development Authority will be held on April 18, 2024.

Minutes respectfully submitted by:



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Steven Leyh, Executive Director