



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

April 18, 2024 – 6:00 PM

via ZOOM

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Lucinda Nestor, Dennis Filler, Mike Rosenau – Commissioner, Ben Nelson

Board Members Absent: Jody Flanagan (excused), April Miller (excused), Bruce Kolsun (excused), Robert North (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:06 PM by President Dan Dilly.

Minutes

JR Helmick motioned to approve the minutes from the March 21 meeting as presented. The motion was seconded by Dennis Filler. The minutes of the previous meeting were approved unanimously.

Communications and Billing

Robert North has been appointed by the County Commission to fill Robby McClung’s term as the Town of Davis Representative.

SB149 was signed into law by the Governor. It seems that our bylaws take precedence over state law regarding board appointments. Executive Director Leyh is currently seeking clarification on this matter, but it’s conceivable that the board may maintain the existing bylaws which require all 5 incorporated municipalities to have a seat on the board.



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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

- According to Realtor.com the median listing home price in Tucker County, WV was \$399,000 in March
- The median home sold price in March was \$360,000

Unemployment Rate

- The unemployment rate was 4.0% in February which is a decrease from 4.6% in January

Small Business Growth

- Tucker County has added 22 new business entities since January 1
- Grown from 693 entities to 704, represents 3.17% growth

Insurance

- Submitted paperwork to renew insurance through WVCorp

LEAD Broadband Grant

- Prodigy is finishing up collection of field data for the fiber project
- Construction should begin in two months

Hardwood Alliance Zone

- HAZ is soliciting proposals for a new website

Southern Economic Development Council

- Meet The Consultants Site Selection Summit set for April 30 - May 1 in Atlanta

Davis Sewer Project

- Working to secure beneficiary forms from businesses and organizations for U.S. EDA grant to help fund stormwater separation project

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



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Unfinished Business

Industrial Park Development Engineering Firm Task List

RK&K has received responses from the Natural Resources Conservation Service, West Virginia Department of Arts, Culture & History, and West Virginia Division of Natural Resources and have generated consistency letters from US Fish and Wildlife Service. There are no concerns about the Tucker County Industrial Park from West Virginia Department of Arts, Culture & History and Natural Resources Conservation Service's standpoints.

The US Fish and Wildlife Service consistency letters resulted in a 'May Affect' determination for the Indiana Bat and the Northern Long-eared Bat. Further correspondence will be necessary with USFWS once the Development Authority has defined a project and can provide additional detail regarding what the project entails. The authority is still awaiting a response from the Army Corps of Engineers regarding the wetland delineation performed by Downstream Strategies.

Executive Director Leyh inquired with RK&K about the cost of designing and constructing an extension of the Industrial Park access road to into phase 2 of the property. Their estimate came in at around \$1.3 million to meet DOH specs, solely for the road extension without factoring in other infrastructure upgrades needed for phase 2 development. While it is not mandatory for the access road to adhere to Department of Highways (DOH) standards, for the DOH to assume ownership and maintenance responsibilities including snow removal, they require new roads meet their standards.

YESWV Ready Sites Program

Executive Director Leyh worked with various providers to collect utility data for both the Tucker County Industrial Park and the City of Parsons Industrial Park, then submitted both sites to the YESWV Ready Sites Program. It's probable that both industrial parks have notable flaws, but a more informed assessment will emerge once the consultants scrutinize the data.

FY25 Draft Budget

The board reviewed the FY25 budget. Dennis Filler motioned to approve the budget as presented. The motion was seconded by JR Helmick and carried unanimously.

Executive Session: Pro Poly of America Lease



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The board agreed to disperse with this agenda item until a future meeting.

Executive Session: Industrial Park Wetlands

Dennis Filler motioned to move into executive session to discuss matters relating to the sale or lease of real property at 6:20 PM, seconded by Ronnie Beall. The motion carried.

At 6:34 PM the board exited executive session on a motion by Dennis Filler, seconded by Ronnie Beall with all in favor.

No decisions were made related to the Industrial Park Wetlands.

New Business

Letter of Support – Access On The Go

Access On The Go is a nonprofit organization run by volunteers, dedicated to promoting community and ADA accessibility. Their Executive Director, Eric Thompson, has requested a letter of support from the Development Authority to accompany their grant funding application. Dennis Filler motioned to approve sending a letter of support, with a second by Sandra Frank. The motion carried.

Industrial Park Stream Delineation

A proposal was presented by Green Rivers to conduct a stream delineation for the industrial park property. The estimated cost is capped at \$2,000, and they anticipate completing the work within one month. Dennis Filler motion to approve the proposal and conduct the stream delineation. The motion was seconded by Ronnie Beall and carried.

Public Comment

Upon a motion by Sandra Frank, seconded by Dennis Filler, the board agreed to cancel the May meeting due to its overlap with the Chamber of Commerce Banquet on the same evening – Thursday, May 16.

Adjourn

The meeting was adjourned at 6:38 PM after a motion by Ronnie Beall, seconded by Mike Rosenau.

The next regular meeting of the Tucker County Development Authority will be held on June 20, 2024.



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Minutes respectfully submitted by:

Sandra Frank, Secretary