



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

June 20, 2024 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

J.R. Helmick - Vice President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Lucinda Nestor, Dennis Filler, Mike Rosenau – Commissioner, Ben Nelson, Jody Flanagan, Bruce Kolsun, Robert North

Board Members Absent: Dan Dilly – President, Sandra Frank – Secretary (excused), Lucinda Nestor (excused), April Miller (excused)

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 Vice President, J.R. Helmick.

Minutes

Dennis Filler motioned to approve the minutes from the April 18 meeting as presented. The motion was seconded by Roscoe Beall. The minutes of the previous meeting were approved unanimously.

Communications and Billing

A request by the Heart of the Highlands Organization for a letter of support for a trail project in Canaan Valley was presented. Dennis Filler motioned to approve sending a letter of support, seconded by Robert North.

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 \$399,000 in May
- The median home sold price in April was \$360,000

Unemployment Rate

- The unemployment rate was 3.3% in April, which is a decrease from 3.7% in March

Small Business Growth

- Tucker County has added 42 new business entities since January 1
- Grown from 694 entities to 716, which represents 6.05% growth

Meet The Consultants Site Selection Summit

- Participated in SEDC's Meet the Consultants Summit in Atlanta
- Good sites with sufficient infrastructure capacity (water, sewer, electric, gas, and broadband) are at premium
- Specifically electric capacity is largely driving site selection
- Nearshoring continues to grow as manufacturers seek alternatives to China
- Areas that have experienced high growth in data centers, logistic warehouse hubs, and other manufacturing facilities are beginning to face anti-growth pressures

Chamber of Commerce Awards Banquet

- Attended the Annual Chamber of Commerce Awards Banquet at Canaan Resort
- Record attendance
- One of our own, Roscoe Beall was named Tuckineer

Hardwood Alliance Zone

- HAZ is in the process of redesigning their website
- HAZ will be attending two wood industry trade shows this year and sharing a booth with the West Virginia Department of Economic Development

Davis Sewer Project

- On June 12, the Town of Davis was awarded \$2,692,000 Economic Enhancement Grant Fund from the West Virginia Water Development Authority
- I continue to secure beneficiary forms from businesses and organizations for U.S. EDA grant to help fund stormwater separation project

Facebook Page Issue

- On May 2, my personal Facebook account was locked due to unusual activity
- Despite numerous efforts, the account remains locked



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- I am an administrator for the Tucker County Development Authority Facebook page, so I am unable to monitor or post on the page

Developing Email Newsletter

- Currently exploring email newsletter platforms to build a subscriber list on

West Virginia Economic Development Council

- Participated in the monthly board meeting as the Region 7 representative
- Annual Fall Conference is set for September 16-18 in Martinsburg
- Legislative Conference is set for February 25-26, 2025, in Charleston

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development

Engineering Firm Task List

Executive Director Leyh reported that the Army Corps of Engineers is tentatively planning a site visit to the Tucker County Industrial Park in July to verify the accuracy of the wetland delineation by Downstream Strategies.

Access Road Extension

At our last meeting Executive Director Leyh reported that the estimated cost to construct an access road extension to phase two of the industrial park property was \$1.3 million. This would be to develop a road 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 to meet their standards.

The board discussed various scenarios, but ultimately suggested that Executive Director Leyh seek a developer who may be interested in the phase two property and who would be willing to make the necessary improvements including developing a road to access the property.



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YESWV Ready Sites Program

Both industrial park sites that were submitted to the YESWV Ready Sites Program are progressing to the next phase of the program. The next steps include community and site visits by the consultants.

Executive Session: Industrial Park Wetlands & Stream Delineation

Dennis Filler motioned to move into executive session to discuss matters relating to the sale or lease of real property at 6:52 PM, seconded by Ben Nelson. The motion carried.

At 7:03 PM the board exited executive session on a motion by Dennis Filler, seconded by Ben Nelson with all in favor.

No decisions were made related to the Industrial Park Wetlands.

New Business

Accounting Service Proposals

The board reviewed two responses to the Request for Proposals for accounting services. One bid was from Hamm & Glasbrenner CPAs and the other from Mark Joseph CPA. Dennis Filler motioned to reject all bids and continue utilizing our current accounting firm. The motion was seconded by Bruce Kolsun and carried.

Bylaw Modification

In response to the passage of Senate Bill 149 on March 8, that removes the requirement that each incorporated municipality in the county have representative on the Development Authority, the board discussed whether to consider changes to the Tucker County Development Authority bylaws that would also remove that requirement.

Commissioner Mike Rosenau motioned to keep the requirement that each incorporated municipality have a seat in the Tucker County Development Authority bylaws. The motion was seconded by Ben Nelson and carried unanimously.

Public Comment

Commissioner Mike Rosenau asked the board if they would facilitate the transfer of 1.5 acres of County Commission property at Camp Kidd for a broadband project. The board agreed to hold a special Zoom meeting on Thursday, June 27 at 6 PM to consider the matters.



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Adjourn

The meeting was adjourned at 7:22 PM after a motion by Ronnie Beall, seconded by Mike Rosenau.

The next special meeting of the of the Tucker County Development Authority will be held on June 27, 2024 at 6 PM via Zoom only. The next regular meeting will be held on Tuesday July 9, 2024 at 6 PM.

Minutes respectfully submitted by:

Steven Leyh, Executive Director