



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

July 9, 2024 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President (via telephone), Sandra Frank – Secretary, Roscoe 'Ronnie' Beall – Treasurer, Mike Rosenau – Commissioner, Lucinda Nestor, Ben Nelson, Robert North

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

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
Ryan Gaujot, Green Rivers

Call To Order

The meeting was called to order at 6:02 PM by President, Dan Dilly

Minutes

Ben Nelson motioned to approve the minutes from the June 20 meeting as presented. The motion was seconded by Sandra Frank. The minutes of the previous meeting were approved unanimously.

Communications and Billing

A request by the Tucker County Commission for a letter of support for a grant through the Mountaineer Trail Network for a Cheat River access project at Camp Kidd was presented. JR Helmick motioned to approve sending a letter of support, seconded by Robert North.

Treasurer's Report

A Treasurer's report was not presented because the meeting was held prior to receiving bank statements.



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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 \$391,000 in June

Unemployment Rate

- The unemployment rate was 3.0% in May, a decrease from 3.3% in April

West Virginia Economic Development Council

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

Appalachian Regional Commission Designations

- ARC classifies the economic status of counties into 5 categories: distressed, at-risk, transitional, competitive and attainment
- Tucker County was designated as a transitional county for FY25
- The county has improved and maintained transitional status since FY15 when it was previously designated at-risk
- The maximum ARC share for projects in Tucker County is 50%

Meeting with Potential Industrial Park Tenants

- Scouting projects for industrial park

Region VII Planning & Development Council Meeting

- Attended my first meeting as a board member of the Region VII Planning & Development Council during which we successfully approved the annual budget

Identifying Sites

- Investigating prospective locations for future development

On-Site Visit to Corridor H Highway Construction

- Commission Rosenau and I toured the construction of Corridor H between Route 72 and Kerens with DOH officials

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business



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Industrial Park Development

Engineering Firm Task List

Executive Director Leyh reported that the Army Corps of Engineers are scheduled to visit the Tucker County Industrial Park to perform an evaluation of the industrial park wetlands tomorrow, July 10.

He also reported that he has been in dialogue with RK&K about options to expand sewer to phase 2 of the industrial park property. Specifically, inquiring if gravity was feasible or if it would require another pump station. RK&K reported that although gravity may be feasible to either convey sewer back to the existing pump station within the industrial park or parallel the force main into Davis, both options require significant lengths of gravity line – 3,900 feet and 2,700 feet respectively. Although gravity is feasible, a more practical solution would be the addition of a new pump station to connect to existing force main.

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. A virtual meeting is scheduled for this Thursday.

Executive Session: Industrial Park Wetlands & Stream Delineation

Ben Nelson motioned to move into executive session along with Ryan Gaujot, Green Rivers to discuss matters relating to the sale or lease of real property at 6:23 PM, seconded by Bob North. The motion carried.

At 7:10 PM the board exited executive session on a motion by Ben Nelson, seconded by Ronnie Beall with all in favor.

No decisions were made.

New Business

Election of Officers (1-Year Term)

The board expressed their deep appreciation for the dedicated service of our officers who generously volunteered their time and energy to lead the Development Authority over the past year.

President Dan Dilly opened nominations for officers. Commissioner Mike Rosenau nominated a slate of the current officers: Dan Dilly – President, JR Helmick – Vice President, Sandra Frank – Secretary and Ronnie Beall – Treasurer. The motion was seconded by Ben Nelson. Each of the candidates agreed to serve, and with no further nominations, the process was closed. The slate



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was voted on and approved unanimously. Per the bylaws, the officers will take office immediately following the close of the meeting at which they are elected.

Election of Executive Committee (3 Members in Addition to Officers)

The Executive Committee shall consist of seven (7) people; the four elected officers of the Authority and three members to be elected during the election of the officers annually.

President Dan Dilly open nominations for the Executive Committee. Sandra Frank nominated a slate of the current Executive Committee: Dennis Filler, Ben Nelson and Lucinda Nestor. Commissioner Mike Rosenau seconded Sandra's motion. Dennis Filler agreed prior to the meeting to continue to serve on the Executive Committee if nominated, and the other two candidates agreed at the meeting. No other nominations were made, and President Dilly closed nominations for Executive Committee. A vote was held and approved unanimously.

Bank Accounts - Signing Privileges

This agenda item was dismissed, since the officers did not change.

Consider a Donation of 1.5 Acres of Property from the Tucker County Commission to Tucker County Development Authority for economic development purposes

The Tucker County Commission held a special meeting on Monday, July 8, 2024, to approve the donation of approximately 1.5-acre parcel of land, part of a 174-acre tract known as Camp Kidd to the Tucker County Development Authority for economic development purposes.

Ronnie Beall motion to accept the donation of property from the Tucker County Commission. Ben Nelson seconded the motion and the motion passed with Commissioner Mike Rosenau abstaining from the vote.

Sale of 1.5 Acres of Property to Digital Connections, Inc. doing business as Prodigy

Digital Connections, Inc. doing business as PRODIGI is an internet service provider who is currently building an extensive new fiber network in Tucker County. The company is desiring to purchase a parcel of land to construct a building to support their new fiber network.

Ben Nelson motion to execute a real estate sale and purchase agreement to convey the same parcel as donated from the Tucker County Commission – approximately 1.5 acres more or less to Digital Connections, Inc. doing business as PRODIGI for \$9,500.00 along with a memorandum of understanding that outlines all parties' responsibilities. Ronnie Beall seconded the motion. The motion carried with Commissioner Mike Rosenau and JR Helmick abstaining from the vote.



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Executive Session: Industrial Park Lot Sale or Lease Discussion

This agenda item was not necessary.

Public Comment

There was none.

Adjourn

The meeting was adjourned at 7:26 PM after a motion by Ronnie Beall, seconded by Mike Rosenau.

The next meeting of the of the Tucker County Development Authority will be held on August 15, 2024, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary