



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority Executive Committee

October 17, 2024 – 5:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Executive Committee Members Present:

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

Board Members Absent: None

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 5:01 PM by President, Dan Dilly

New Business

Annual Performance Review of Executive Director

Steve Leyh 2024 Performance Review

Economic Development is the practice of improving a community's well-being and quality of life.

Tucker County's Overall Economy

- On October 15, 2024, Tucker County had 594 active businesses - +18 since last year.
- Unemployment Rate 3.4% in August 2024 – Same as August 2023
- Tucker County has been experiencing 31-year record low unemployment for the past year
- The unemployment rate has been below 5% - considered full employment - for 31 consecutive months, the longest period in 34 years.



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- Additionally, during the past two years (2022 & 2023), the number of employed individuals in Tucker County has reached its highest level in over 30 years.
- Estimate of Tucker County Median Household Income increased from \$44,461 in 2020, to \$49,097 in 2021 to \$50,444 in 2022.
- According to Realtor.com, August 2023, the median list price for a home in Tucker County was \$381,750, the median sale price was \$300,000. In August 2024, the median list price was \$369,450, the median sale price was \$325,000.

A few of the accomplishments I am most proud of this year include:

- LEAD Grant - Prodigy Broadband Project
 - Estimated Project Cost: \$7,900,000.00
 - 1.48 Acre Sale of Property at Camp Kidd
- Elected to Represent West Virginia on the Southern Economic Development Council's Board of Directors
 - Participating the SEDC Board Retreat in Chattanooga, TN
 - Awarded Scholarship to attend the Meet the Consultants Site Selector Conference in Atlanta, GA
- Serving as Vice President of the Hardwood Alliance Zone –
 - Bringing regional awareness by exhibiting at the National Hardwood Lumber Association Conference, fostering relationships with NHLA staff
 - Helping to initiate a new strategic plan for HAZ
- Organizing a successful Tucker County Day in Charleston including meetings with cabinet-level leadership to discuss local issues
- Assisted Region VII with Funding for Key Tucker County Infrastructure Projects
 - Town of Davis Sewer System Improvements
 - Estimated Cost: \$12,500,000.00
 - Status: Construction To Begin 2025
 - Canaan Valley Resort State Park Sewer Plant
 - Estimated Cost: \$9,500,000.00 - \$5.5 Million from U.S. EDA
 - Status: Expected to Advertise for Construction Bid Fall 2024
- Wastewater Feasibility Study which led to the Formal Creation of Blackwater Public Service District on April 4, 2023
- The completion of the Industrial Park Engineering Firm Task List which provides us a better understanding of the property and its capabilities including:
 - Survey & Mapping
 - Environmental Phase I
 - Endangered Species Assessment



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- State Historic Preservation Office (SHPO)
- Wetland Delineation
- Army Corps of Engineers Wetland Jurisdictional Determination
- Green Rivers - Industrial Park Stream Delineation
- Beginning Marketing the Industrial Park property through CoStar
- Accounting Services RFP
- Submission of two sites to the YESWV Ready Sites Program
- Corridor H Site Study
- Legislation was passed to increase the cap on LED Grant Funding from \$30,000 to \$50,000, helping to advocate for more funds for local economic development authorities
- New board member of the Region VII Planning & Development Council
- New board member Region VI Workforce Development Board Business Service Team
- Filed annual report with state, updated SAM & CAGE
- Secured Local Economic Development Grant
- Supporting Small Business & Entrepreneurs

Some of the areas where I have fallen short of my expectations and goals include:

- WVDOT secondary access from Route 48 to Industrial Park was denied
- Unable to get local quotes for Industrial Park signage
- Pitch Contest
- Social Media challenges
- Email Newsletter development

Future opportunities:

- Possibility of Combining Audit under County Commission
- Securing Mineral Rights for Industrial Park Property
- Wetland / Stream Banking
- Extension of Industrial Park Access Road
- Industrial Park Development
- Pitch Contest
- Site Ready Program
- To Be Determined

The Executive Committee discussed Mr. Leyh's performance with him, expressing their appreciation for his work, and acknowledging this performance has been excellent.

Adjourn



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The meeting was adjourned at 5:50 PM after a motion by Ronnie Beall

Minutes respectfully submitted by:

Sandra Frank, Secretary