



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

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www.TuckerWV.com

Minutes

Tucker County Development Authority

January 16, 2025 – 6:00 PM

via Zoom Teleconference

Board Members Present:

J.R. Helmick - Vice President, Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Dennis Filler (via telephone), Lucinda Nestor, Ben Nelson, Bruce Kolsun

Board Members Absent: Dan Dilly – President (excused), April Miller (excused), Mike Rosenau – Commissioner (excused), Robert North, Jody Flanagan

Quorum present? Yes

Guests:

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

Call To Order

The meeting was called to order at 6:00 PM by Vice President J.R. Helmick

Minutes

Dennis Filler motioned to approve the minutes from the December 19 regular meeting. The motion was seconded by Sandra Frank, and the minutes from the previous meeting were approved unanimously.

Communications and Billing

Vandevander & Nypl CPAs provided a new contract for accounting services in 2025. The services will be billed at an hourly rate, with a maximum charge of \$500.00 per month. In FY24, the budget for accounting services was \$4,200. For FY25, the Authority budgeted \$5,000 annually. However, the new contract will increase our annual accounting costs to \$6,000, exceeding our budgeted amount by \$1,000. This represents a 43% increase compared to last year. Dennis Filler motioned to approve the new contract, the motion was seconded by Bruce Kolsun and the motion carried.



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Treasurer's Report

The treasurer's report was presented and filed for audit.

Executive Director's Report

Unemployment Rate

- The unemployment rate was 2.7% in November a 34-year record low
- Decrease from 2.9% in October

Real Estate Market

- The median listing home price in Tucker County, WV was \$289,500 in December 2024
- The median home sold price in December was \$315,000

WV LED Grant

- Submitted LED grant application for \$41,500

Finalized Ground Lease Agreement

- Executed 3-month ground lease agreement with Sunrise Sanitation for parking in the Tucker County Industrial Park

Organized & Hosted USDA Roundtable

- Brought together community leaders with representatives from USDA to discuss Tucker County's needs
- USDA Rapid Response Team will work to provide on-the-ground technical assistance using experienced regional staff to coordinate federal funding opportunities to assist energy communities

Southern Economic Development Council

- Completed my term as West Virginia Alternate Director on the Board of Directors of SEDC

West Virginia Economic Development Council

- Participated in legislative committee meetings as well as monthly board meetings

Hardwood Alliance Zone

- I'm working to update the Hardwood Alliance Zone's business directory by confirming all information is accurate and up to date



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Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Engineering Firm Task List

Industrial Park Development

RK&K has not provided any updates on the water capacity at the industrial park due to unfavorable weather conditions that have prevented further water pressure testing.

Pro Poly of America, located in the industrial park, has not experienced any recent issues with their building. The company currently employs 10 people and is actively working to hire one more. Over the past year, they shipped more than 100 tanks from their Davis facility.

Wetlands & Stream Mitigation Banking

Ryan Gaujot from Green Rivers provided an update on wetland and stream mitigation banking. He mentioned speaking with a representative from the Army Corps of Engineers, who suggested moving forward without the mineral rights.

Ben Nelson motioned to approve Green Rivers to develop a mitigation plan and present it to the board at a future meeting in preparation for presenting it to the Army Corps of Engineers Interagency Review Team. Dennis Filler seconded the motion, and it was approved unanimously.

Matters Related to Personnel

This agenda item was tabled until the February meeting.

New Business

Tucker County Day at the Legislature

Executive Director Leyh reported that Tucker County Day is set for Thursday, March 13, 2025, in Charleston, against the backdrop of significant changes in state leadership. With the inauguration of Governor Patrick Morrissey, the state is still in the process of appointing several cabinet-level positions. Key roles, including those in Commerce, Economic Development, and Tourism, remain vacant. Speculation continues that Economic



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Development and Tourism may once again fall under the oversight of the Commerce Secretary. This uncertainty makes planning a program for Tucker County Day challenging, as it's unclear who will hold these pivotal positions.

Meanwhile, Senate President Randy Smith has announced his leadership team and major committee chair appointments. In addition to his role as Senate President, Senator Smith has named his District 14 colleague, Senator Jay Taylor, as Majority Whip. Notably, Robbie Morris, Executive Director of the Randolph County Development Authority, has been sworn in as Senator Morris and will serve as Vice Chairman of the Economic Development Committee. Senator Glenn Jefferies, who has ties to Tucker County and joined us for lunch during last year's Tucker County Day, will continue as Chairman of the Senate Economic Development Committee.

House Speaker Roger Hanshaw has announced his leadership team and outlined several updates to the committee process. The House will have six standing committees: Health and Human Resources, Energy and Public Works, Finance, Government Organization, Education, and Judiciary. Each standing committee will include three subcommittees, except for the Standing Committee on Finance, which will have four.

The legislative process within committees will also see significant changes. The Speaker will assign each introduced bill to either a standing committee or a subcommittee. Bills will follow a structured three-day process, similar to the floor session timeline. On day one, the bill will be introduced with reviews from relevant agencies and public comments. Day two will focus on markups to the bill, and on day three, committee members will vote. This process will apply to both subcommittees and standing committees.

Notably, Tucker County Delegate John Paul Hott, from Grant County, will serve as Conference Vice Chairman, assisting when a conference committee is required. Additionally, former Delegate Chris Phillips from Barbour County is the new Chairman of the Standing Government Organization Committee. Chairman Gary Howell of Mineral County will continue leading the Economic Development Subcommittee under the Energy and Public Works Committee.

Tucker County Day is a full day of meetings, but it provides an opportunity for residents, business leaders, and local officials to present key issues, projects, and needs specific to the county, such as economic development, infrastructure improvements, and transportation.



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Public Comment

No public comments were made.

Adjourn

The meeting was adjourned at 6:28 PM after a motion by Ronnie Beall.

The next regular meeting of the of the Tucker County Development Authority will be held on February 20, 2025, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary