



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

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## Minutes

### Tucker County Development Authority

February 20, 2025 – 6:00 PM

via Zoom Teleconference

#### **Board Members Present:**

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

**Board Members Absent:** April Miller (excused), Jody Flanagan, Ben Nelson, Bruce Kolsun (excused)

**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 6:05 PM by President

#### **Minutes**

Ronnie Beall motioned to approve the minutes from the January 16, regular meeting. The motion was seconded by Dennis Filler, and the minutes from the previous meeting were approved unanimously.

#### **Communications and Billing**

Final billing from RK&K for all tasks was presented. Steve requested final billing back in October, but they had apparently not accounted for all invoices. TCDA owes \$190 for Task 1, Covenants review. \$2,223 for Task 2, Survey & Mapping and \$1560 for Task 3, wetland delineation for a total of \$3,973. Dennis moved to pay the invoices, Sandra Frank seconded, and the motion carried.



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Steve reported that Bob North, Davis representative, has resigned his seat on the Tucker County Development Authority.

### **Treasurer's Report**

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

### **Executive Director's Report**

#### **Unemployment Rate**

- The unemployment rate was 3.2% in December

#### **Real Estate Market**

- The median listing home price in Tucker County, WV was \$299,700 in January 2025
- The median home sold price in January was \$295,197

#### **WV LED Grant**

- Submitted LED grant agreement
- Received payment of \$41,500 through WV Oasis system

#### **WV Corp Insurance Renewal**

- Submitted 2025-2026 insurance policy renewal checklist

#### **West Virginia Economic Development Council**

- Participated in monthly legislative committee meetings as well as monthly board meetings as Region VII representative
- Legislative Conference is scheduled for February 25 & 26 in Charleston

#### **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

#### **Regained Access to Facebook**

- Once again able to post on Facebook on TCDA page

#### **Developed TCDA Email Newsletter**

- Subscription link is available through Facebook page



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### **Met with Representatives from Clearway Energy**

- Repower wind project set to begin in July 2025 in Grant County
- \$775 million investment
- 250 jobs over a two-year period

### **Assisting Small Businesses**

- Continue to counsel and assist entrepreneurs

### **Unfinished Business**

#### **Industrial Park Development**

##### **Water Capacity**

Executive Director Leyh reported that RK&K is awaiting warmer weather to assess the water capacity at the industrial park. He spoke to Davis Mayor Tomson and the Mayor agreed any costs associated with the water testing would be the responsibility of the town, not the Tucker County Development Authority.

#### **Wetlands & Stream Mitigation Banking**

Ryan Gaujot from Green Rivers presented mapping related to the mitigation banking. Green Rivers presented a conservation easement boundary that included 59.5 acres of property at the Tucker County Industrial Park. This included 6,955.13 feet of Beaver Creek, 2505.75 feet of tributaries for a total of 9,500.88 feet of streams and 53.42 acres of wetlands.

Mr. Gaujot said Green Rivers would develop a draft report over the next few weeks and share it with the board. He also stated that the proposal would likely have to wait until Spring to get final wetland data.

Dennis Filler motioned to approve submitting 59.5 acres of property as proposed by Green Rivers into the draft mitigation plan for conservation easement. Ronnie Beall seconded the motion. Commissioner Mike Rosenau abstained. The motion carried.

#### **Matters Related to Personnel**

This agenda item was tabled until the March meeting.

#### **Tucker County Day at the Legislature**



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### **New Business**

#### **Consider Lease for TAP Room Coworking Space**

Executive Director Leyh reported that Woodlands Development & Lending contacted him about the TAP Room project on Spruce Street in Thomas and reported it is moving forward towards construction. Woodlands inquired if the Tucker County Development Authority would agree to a 5-year lease for the first-floor commercial space. The first-floor commercial space is estimated to be around 3,000 square feet. The design will allow for up to 18 desks, 5 private offices, 2 quiet rooms for phone calls, a small conference room, and open space for community meetings, etc. The original plan was that most of the cost would be covered by grants and the Tucker County Development Authority would manage the space and sublease/ charge for membership into the co-working space to generate additional income while spurring business growth.

However, due to various factors including increasing construction costs, Woodlands is now estimating a lease rate of \$2,000 per month plus electric, internet, and cleaning for the space. They are also asking for a 2% annual increase in the lease. TCDA would also be responsible for the purchase of the furniture, fixtures and equipment.

The board discussed the matter at length. Dennis Filler motioned not to pursue a lease agreement with Woodlands for the TAP Room project. Ronnie Beall seconded the motion, and the motion carried unanimously.

#### **Public Comment**

No public comments were made.

#### **Adjourn**

The meeting was adjourned at 6:55 PM after a motion by Ronnie Beall.

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

Minutes respectfully submitted by:



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Sandra Frank, Secretary