



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

April 17, 2025 – 6:00 PM

494 Riverstone Road, Davis WV 26260

Board Members Present:

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

Board Members Absent: April Miller (excused), Bruce Kolsun (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Fred Davis, Tucker County Commissioner

Callie Dayton, Clearway Energy

David Weightman, Clearway Energy

Call To Order

The meeting was called to order at 6:00 PM by President Dan Dilly.

By unanimous consent, the Board agreed to adjust the order of the agenda to allow the guests from Clearway Energy to present at the beginning of the meeting.

New Business

Presentation from Clearway Energy Group

Callie Dayton & David Weightman from Clearway Energy Group presented information about their company's plan to invest \$1.2 Billion over the next 4 years on two major wind energy projects in Grant & Tucker counties. The Mount Storm Wind Farm Repower Project in Grant County, West Virginia, is a significant \$735 million initiative led by Clearway Energy Group. The project aims to modernize the existing wind farm infrastructure to enhance efficiency and extend its operational life by 35 years. The project involves replacing the current 132 turbines with 78 state-of-the-art turbines. Construction is scheduled to begin in



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July 2025, with completion expected by the end of 2027. The project will employ skilled union labor in partnership with the West Virginia Affiliated Construction Trades. The repowering project is expected to create approximately 250 jobs over a two-year period.

Clearway also shared details about the Catamount Wind Project, a new 166.5 Megawatt development planned for Grant County and the eastern Tucker County. The project will take place on land formerly used for surface and underground mines and currently used for timber. Construction is scheduled to begin in the fall of 2026, with operations potentially starting in late 2027.

The project is expected to generate approximately 150-175 construction jobs and an estimated 10-15 permanent positions with benefits. Additionally, Clearway Energy will pay an estimated annual tax of \$87,000 in Tucker County and establish a \$50,000 annual community benefit fund to support initiatives in both Grant and Tucker Counties. They also offer an Adopt-a-School program as part of their community engagement efforts.

The board expressed concerns about the potential visibility of the Catamount project from Blackwater Falls State Park and Dolly Sods Wilderness Area. Mr. Weightman responded that the company has taken those concerns into account and does not expect any negative visual impact on those areas.

The board participated in a thoughtful question-and-answer session with the presenters, seeking clarification and deeper insight on key points. At the conclusion of the discussion, board members expressed their appreciation for the presentation.

Minutes

Commissioner Mike Rosenau motioned to approve the minutes from the February 20, 2025, regular meeting. The motion was seconded by Ronnie Beall, and the minutes from the previous meeting were approved unanimously.

Communications and Billing

There were none.

Treasurer's Report

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



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Executive Director's Report

Unemployment Rate

- The unemployment rate was 4.1% in January and decreased to 3.3% in February

Real Estate Market

- The median listing home price in Tucker County, WV was \$299,900 in February 2025
- The median home sold price in February was \$262,500

WVCorp Insurance Renewal

- Submitted 2025-2026 coverage intent form

Corridor H Authority Meeting

- Attended the Corridor H Authority meeting in Charleston

West Virginia Economic Development Council

- Attended the WV EDC Legislative Conference February 25 & 26 in Charleston
- Participated in monthly legislative committee meetings as well as monthly board meetings as Region VII representative

U.S. Senator Capito's Economic Development Director

- Met with Jennifer Piercy who serves as Senator Capito's Economic Development Director to discuss matters related to Tucker County

Tucker County Day at the Legislature

- Tucker County had approximately 15 exhibitors around the well in the Capitol building
- The traditional group photo was taken in the Senate chamber, and a resolution was passed during the session
- The afternoon roundtable was well attended and topics included Corridor H, broadband, state parks, tourism and economic development
- Considering combining next year's event with Preston County Day on January 21, 2026

Region VII Planning & Development Council

- Serving on the Comprehensive Economic Development Strategy (CEDS) Committee to help establish a strategic blueprint for regional collaboration



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Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development

Water Capacity

RK&K, the Town of Davis' engineering firm, conducted water testing in the Industrial Park today. We are currently awaiting the results. Based on earlier testing, there is some initial concern about the water pressure in the line that serves both the Industrial Park and the Rubenstein Center.

Wetlands & Stream Mitigation Banking

Ryan Gaujot, President of Green Rivers has developed a 194-page draft prospectus. Green Rivers plans to modify it over the next few weeks before submitting to the IRT. Ryan requested the Tucker County Development Authority send any edits or changes. The board requested Mr. Gaujot attend the next meeting to discuss the proposal.

Matters Related to Personnel

At 7:11 PM, Commissioner Mike Rosenau moved to enter into executive session for the purpose of discussing personnel matters and proposed that County Commissioner Fred Davis be invited to participate in the session. Dennis Filler seconded the motion, and the motion carried. Executive Director Leyh participated in the opening minutes of the session before excusing himself and leaving the room to allow the board to deliberate in private. At 7:31 PM, Ben Nelson moved to exit executive session, seconded by JR Helmick. Executive Director Leyh returned to the meeting.

Ben Nelson motion to approve a 5% cost-of-living salary increase for the Executive Director effective May 1, 2025. JR Helmick seconded the motion, and the motion carried.

Commissioner Rosenau motioned to approve a \$5,000 bonus for the Executive Director in lieu of a cost-of-living increase not received last year. The motion was seconded by Ben Nelson and the motion carried. Executive Director Leyh thanked the board for their continued support.



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New Business

Letters of Support Requests

The following letter of support requests were presented:

Clearway Energy for Catamount Wind Project

A motion to approve sending a letter of support was made by Dennis Filler and seconded by Commissioner Rosenau. The motion carried, with Ronnie Beall opposing.

Cottrill's Opera House for Congressional Directed Spending

A motion to approve sending a letter of support was made by Dennis Filler and seconded by Commissioner Rosenau. The motion carried unanimously.

Region VII for Blackwater PSD for Congressional Directed Spending

A motion to approve sending a letter of support was made by Dennis Filler and seconded by Sandra Frank. The motion carried unanimously.

City of Thomas for Congressional Directed Spending

A motion to approve sending a letter of support was made by Sandra Frank and seconded by Ben Nelson. The motion carried unanimously.

Tucker County Commission for Camp Kidd for Congressional Directed Spending

A motion to approve sending a letter of support was made by JR Helmick and seconded by Ben Nelson. The motion carried unanimously.

Certificate of Deposit & Loan Renewal

The 14-month Certificate of Deposit (CD) at Grant County Bank is scheduled to mature on April 23. This CD serves as collateral for the Development Authority loan and is currently earning 5.15% interest. The best rate the bank can now offer on a new 14-month bump-up CD is 4.00% APY. The loan interest rate will be set at 1% above the CD rate, meaning it will be 5% if we renew at the new rate. The current loan balance is \$24,575.27.

Dennis Filler motion to renew the CD and the loan at Grant County Bank for 14 months at the terms presented. The motion was seconded by JR Helmick and the motion carried.

Sunrise Sanitation Lease Extension

Executive Director Leyh reported extending the lease for Sunrise Sanitation to park trailers



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in the industrial park for an additional 3 months. He requested board's formal approval of this extension, as well as authorization for the Executive Director to extend the lease for an additional six months—through the end of 2025—should they request it.

Dennis Filler made a motion to approve the current extension and to authorize the Executive Director to negotiate any future extensions through the end of 2025, provided they are at terms more favorable than those currently in place. Ben Nelson seconded the motion, and the motion carried.

FY26 Draft Budget

A draft of the FY26 Budget was presented. Commissioner Rosenau commented that the Tucker County Commission will be increasing the county contribution. The board reviewed the budget, but did not take any action.

Public Comment

Ronnie Beall provided an update on a recent event held at the National Youth Science Academy building. He encouraged the board to learn more about the organization's activities and to help raise awareness by sharing that information with others.

Executive Director Leyh requested the board make decisions regarding the May and June meetings. The May meeting is currently scheduled for the same night as the Chamber of Commerce Awards Banquet. Leyh proposed moving it to Thursday, May 8 and the board agreed. The June meeting falls on June 19, which is Juneteenth—a state holiday. While Leyh is open to meeting that evening, he asked for the board's input. The board agreed to meet that evening.

He also reminded the following individuals have terms expiring on the Tucker County Development Authority on June 30, 2025: Roscoe 'Ronnie' Beall, Dennis Filler, Ben Nelson and April Miller

Adjourn

The meeting was adjourned at 7:58 PM after a motion by Ronnie Beall, seconded by Commissioner Rosenau.

The next regular meeting of the of the Tucker County Development Authority will be held on May 8, 2025, at 6 PM.



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Minutes respectfully submitted by:

Sandra Frank, Secretary