



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

May 8, 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, Ben Nelson

**Board Members Absent:** , Mike Rosenau – Commissioner (excused), April Miller (excused), Bruce Kolsun, Jody Flanagan

**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 6:05 PM by Vice President, J.R Helmick.

#### Minutes

Dennis Filler motioned to approve the minutes from the April 17, 2025, regular meeting. The motion was seconded by Commissioner Mike Rosenau, and the minutes from the previous meeting were approved.

#### Communications and Billing

There were none.

#### Treasurer's Report

The treasurer's report was not presented.



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## **Executive Director's Report**

### **Unemployment Rate**

- The unemployment rate was 3.1% in March (nearly another record low)

### **Real Estate Market**

- The median listing home price in Tucker County, WV was \$349,900 in March 2025
- The median home sold price in March was \$250,000

### **Grant County Bank Loan / CD**

- Renewed 14-month CD and secured loan at Grant County Bank
- All signers have completed paperwork

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

- Participated in WVEDC monthly board meeting

### **Letters of Support**

- Clearway Energy for Catamount Wind Project
- Cottrill's Opera House
- Region VII for Blackwater PSD
- City of Thomas
- Tucker County Commission for Camp Kidd

### **Pro Poly of America Lease**

- Opted to extend their lease in the Tucker County Industrial Park for another 2 years beginning in June
- This option was built into the original lease
- Rent will increase by \$100 a month in June as well

### **Preston / Tucker County Day Planning**

- Meeting with the Preston County Chamber to discuss shared Preston/Tucker County Day at the legislature on January 21, 2026

### **Business Retention Visits with U.S. Senator Capito's Economic Development Director**

- Organizing business retention visits with Senator Capito's Economic Development Director and staff from WV Department of Economic Development
- Two day event in Tucker & Preston Counties



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## Unfinished Business

### Industrial Park Development

#### Water Capacity

Executive Director Leyh reported that RK&K, the Town of Davis' engineering firm, conducted water pressure testing at the industrial park. The water pressure and flow near the Town of Davis are sufficient for firefighting, with over 1,000 gallons per minute (gpm) available. However, flow decreases along the 8-inch water line toward the Industrial Park, with hydrants providing 546 gpm near Corridor H and 454 gpm at the industrial park entrance. The engineers are recommending a new water storage tank for The Town of Davis further out Corridor H to ensure adequate fire protection, particularly in anticipation of future development.

Currently, the 8-inch line at the Industrial Park boundary can supply 450 gpm (648,000 gallons/day), with only 16 gpm being used. This leaves 434 gpm (625,000 gallons/day) available, which is sufficient to support various types of development, such as small manufacturing, a car wash/convenience store, a hotel, or a brewery.

#### Wetlands & Stream Mitigation Banking

Ryan Gaujot, President of Green Rivers, presented a draft of the stream and wetland mitigation prospectus for the Tucker County Industrial Park to the board. Mr. Gaujot explained that in West Virginia, stream and wetland mitigation banking enables developers to offset unavoidable environmental impacts by purchasing credits from approved mitigation banks—such as those operated by his firm, Green Rivers. These banks generate credits through the restoration, enhancement, or preservation of aquatic resources, with credits typically released in phases. Additionally, a mandatory 10% set-aside of credit sales is held in reserve to ensure the long-term success of the mitigation site and provide a buffer for potential site failures. This would be the responsibility of the Tucker County Development Authority. Mr. Gaujot stated the proposal was for 618 stream credits, that he hopes can be increased to 1377 and approximately 30 acres of wetland credits. He explained that the proposal would need to go before the Interagency Review Team (IRT). It is comprised of several federal and state agencies that collaborate to oversee compensatory mitigation programs, such as mitigation banks. The U.S. Army Corps of Engineers serves as the chair of the IRT.



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Mr. Gaujot requested the board's approval to submit the draft prospectus to the Interagency Review Team (IRT) for their review and comments at the June meeting. He also asked the board to consider potential names for the mitigation bank, should the project proceed. Additionally, he proposed drafting a revenue-sharing agreement between Green Rivers and the Tucker County Development Authority.

Dennis Filler motioned to allow Green Rivers to submit the draft prospectus to the IRT. Sandra Frank seconded the motion, and the motion carried unanimously.

Commissioner Mike Rosenau motioned the name of the mitigation bank will be the Tucker County Development Authority Mitigation Bank. The motion was seconded by Dennis Filler and the motion carried unanimously.

### **FY26 Draft Budget**

A revised draft of the FY26 budget was presented. Dennis Filler motioned to approve the FY26 budget, seconded by Commissioner Rosenau. The motion carried with Sandra Frank abstaining from voting due to the inability to review the budget remotely. The motion carried and the budget was approved.

### **New Business**

#### **Land Lease – Industrial Park**

This agenda item was deemed unnecessary and was not discussed.

#### **Letters of Support Requests**

This agenda item was deemed unnecessary and was not discussed.

### **Public Comment**

Commissioner Rosenau announced that Potomac Valley Transit would be expanding public transportation bus service to Tucker County.

Ronnie Beall thanked Dennis Filler for his service to the Development Authority.

### **Adjourn**

The meeting was adjourned at 7:21 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 June 19, 2025, at 6 PM.



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Minutes respectfully submitted by:

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Sandra Frank, Secretary