



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

June 19, 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, 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

Call To Order

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

Minutes

Dennis Filler noted a correction to the May meeting minutes, stating that Jody Flanagan was listed as both present and absent, but was in fact absent. Ronnie Beall made a motion to approve the May 8, 2025, regular meeting minutes as corrected. The motion was seconded by Dennis Filler, and the corrected minutes were approved.

Communications and Billing

There were none.

Guest Speakers

Doug Pixler, General Manager, and Suzanne Park, Community Collaborator with Potomac Valley Transit, attended the meeting to discuss the new bus service launching in Tucker County this summer. The service will connect all the incorporated municipalities in the



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county as well as Canaan Valley. They explained they would also be offering non-emergency medical transportation.

Treasurer's Report

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

Executive Director's Report

Unemployment Rate

- The unemployment rate was 3.3% in April

Real Estate Market

- The median listing home price in Tucker County, WV was \$295,000 in May 2025
- The median home sold price in May was \$220,000

Chamber of Commerce Awards Banquet

- Attended the Chamber of Commerce Awards Banquet
- Erika Smith, Ella & Co. was awarded Business Person of the Year
- Debbie Ritter, Citizens Bank was awarded Tuckineer

West Virginia Economic Development Council

- Participated in WVEDC monthly board meeting

Region VII Planning & Development Council

- Collaborating on the creation of the Comprehensive Economic Development Strategy (CEDS) plan
- Actively participated in the board's review and approval of the FY26 budget

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

- Organized business retention visits with Senator Capito's Economic Development Director and staff from WV Department of Economic Development
- Visits included Kingsford, GS Millworks, Retail Shops in Thomas and Pro Poly of America

Valley View Cabin Resort Grand Opening

- 11 new luxury cabins located in Canaan Valley
- Once the resort is complete, there'll be around 30 cabins available in total as well as a spa as



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part of the \$20 million project

Dobbin Slashing Preserve

- The Nature Conservancy announced expanded outdoor recreation with a recent opening of their new preserve
- Nearly 1400 acres located between Dolly Sods and Canaan Valley

Big Timber Logging Camp Grand Opening

- Big Timber Brewing was founded in 2014 in Elkins
- Celebrated the opening of their second location – a new tap room in Davis known as 'Logging Camp' as a nod to the area's logging roots

Preston / Tucker County Day at the Legislature 2026

- Tucker Chamber / Preston Chamber / TCDA are collaborating to create a shared event
- Scheduled to take place on Thursday, January 22, 2026

Clearway Catamount Wind Project Approved

- The West Virginia Public Service Commission approved Clearway Energy Group's request to update its siting certificate for the Catamount Wind project
- 36 turbines including 4 in Tucker County
- Located in Grant and Tucker counties on Dobbin and Cherry Ridges, south of Bayard, WV on former mine lands
- \$400 million investment by Clearway Energy Group
- Anticipated creation of 175 local union construction jobs
- Over \$30 million in tax revenue projected over the project's lifetime
- Construction completion and service expected by 2027
- Combined with the Mount Storm Wind repower, Clearway's total investment in WV projected to reach \$1.2 billion by 2027

Unfinished Business

Industrial Park Development

Water Capacity

A discussion was held regarding matters related to hydrant testing.

Wetlands & Stream Mitigation Banking

The Executive Director and Ryan Gaujot (Green Rivers) attended the IRT meeting on June 11. Mr. Gaujot presented the industrial park proposal. The IRT raised several questions,



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with key concerns centered on the proposed 100% site preservation, which exceeds the typical expectation of 30% preservation. The IRT agreed to compile and share their feedback on the proposal in the coming months.

New Business

FY24 Audit

The FY24 audit is currently underway and will be conducted by the State Auditor's Office. The associated cost is comparable to previous audits performed by private firms.

Sunrise Sanitation Lease Extension

Sunrise Sanitation has extended their ground lease in the Industrial Park from July 1 through September 30. The monthly lease rate increased by 67%, bringing the total to \$500 per month.

Letters of Support Requests

Cottrill's Opera House

Alpine Heritage Preservation, owner of Cottrill's Opera House, requested a letter of support for their application to the Abandoned Mine Land Economic Revitalization (AMLER) grant program. Ben Nelson made a motion to approve sending the letter of support, which was seconded by Dennis Filler. The motion carried unanimously.

Public Comment

Board President Dan Dilly presented Dennis Filler with a plaque in recognition of his years of dedicated service to the Development Authority. The Board expressed their gratitude and thanked him for his many contributions.

Roscoe Beall announced that his daughter, Katie Beall, a licensed attorney and certified public accountant, will be moving back to Tucker County to open her own firm, Beall Law & Consulting.

Adjourn

The meeting was adjourned at 7:20 PM after a motion by Ronnie Beall, seconded by Dennis Filler.

The next regular meeting of the of the Tucker County Development Authority will be held on July 17, 2025, at 6 PM.



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Minutes respectfully submitted by:

Sandra Frank, Secretary