



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

August 15, 2024 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

J.R. Helmick - Vice President, Roscoe 'Ronnie' Beall – Treasurer, Dennis Filler, Lucinda Nestor, Ben Nelson, Robert North

Board Members Absent: Dan Dilly – President, Sandra Frank – Secretary (excused), April Miller (excused), Jody Flanagan, Bruce Kolsun, Mike Rosenau – Commissioner (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:04 PM by Vice President, J.R. Helmick

Minutes

Dennis Filler motioned to approve the minutes from the July 9 meeting as presented. The motion was seconded by Bob North. The minutes of the previous meeting were approved unanimously.

Communications and Billing

None.

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 June, an increase from 3.0% in May



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Business Assistance for Drought

- Spent a significant amount of time trying to find resources for businesses impacted by the drought

SBA makes drought relief funds available in WV including Tucker County

- The U.S. Small Business Administration (SBA) has declared Economic Injury Disaster Loans (EIDLs) available for businesses and organizations affected by the severe drought that began on July 16, 2024.
- This declaration, under SBA Disaster Declaration WV-20007, impacts several counties across West Virginia including Tucker County as well as neighboring states.
- Economic Injury Disaster Loans (EIDLs) are working capital loans to help small businesses, small agricultural cooperatives, small businesses engaged in aquaculture, and most private, non-profit organizations of all sizes meet their ordinary and necessary financial obligations that cannot be met as a direct result of the disaster. These loans are intended to assist through the disaster recovery period.
- Loans are available through March 31, 2025
- The maximum interest rate for these loans is 4%
- Application is made directly to SBA

West Virginia Economic Development Council

- Participated in the Legislative Committee meeting
- Identified key issues to address in upcoming legislative session including additional financial support for local economic development authorities

Invited to Region VI Workforce Development Board Business Services Team

- Invited to join the Region VI Workforce Development Board Business Services Team as Tucker County Representative
- Region VI WDB is composed of a thirteen (13) county area in North Central West Virginia
- The Business Services Team is committed to connecting employers to support services in North Central West Virginia with the aim of developing and maintaining a skilled workforce and healthy economy in our area

TAP Room Public Meeting

- I attended the public meeting in Thomas about the TAP Room project
- Woodlands has hired a new architect who redesigned the structure
- First floor is designed to be coworking space with intention of TCDA to operate it
- Rent and many other details still need to be worked out
- Requested Woodlands present project to TCDA Board



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Component Unit Financial Statements

- Coordinated end of fiscal year financial statements to the County Commission

Workers Compensation Audit

- TCDA is currently undergoing our annual workers compensation audit

Location Analytics Software Demo

- Participated in a demonstration of location analytics software
- Software provided insight into the local business districts – Parsons, Davis, Thomas
- For example, through analytics we can identify shops that have the most foot traffic, frequency of visits, etc.
- Full software is available for annual licensing (expensive) but could be a useful tool for business recruitment in the future

1.5 Acre Lot Sale to PRODIGI

- After some confusion, we're enlisting the Tucker County Development Authority's attorney to assist with the transaction
- Goal is to have agreements prepared before the end of next week
- PRODIGI is ready to begin construction of new fiber network after this transaction is finalized
- County Commission would like a Memorandum of Understanding in place stating that if the property were ever to revert to the Tucker County Development Authority, the Board would transfer it back to the county commission

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs

Unfinished Business

Industrial Park Development

Engineering Firm Task List

Executive Director Leyh reported that the Army Corps of Engineers completed their field visit of the Tucker County Industrial Park with staff from Downstream Strategies on July 10 as part of their jurisdictional determination. The process is ongoing and should be completed in a few months.



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YESWV Ready Sites Program

Site Selection Consultants from Insite Consulting as well as staff from the West Virginia Department of Economic Development will be visiting on Monday, August 19. The day will begin at 9 AM at the National Youth Science Center with introductions and a discussion about Tucker County demographics and will progress to the Tucker County Industrial Park for a site visit. Then will travel to Parsons for lunch, followed by a site visit at the City of Parsons Industrial Park. Development Authority members are welcome to join all day or part of the day. Representatives from both municipalities, Davis and Parsons, as well as utility providers are invited to join in the discussion. Executive Director Leyh requested permission to purchase lunch for the participants. Dennis Filler motioned to approve the expenditure, seconded by Ronnie Beall. The motion carried.

Industrial Park Wetlands & Stream Delineation

After a site visit to the Industrial Park, the Army Corps of Engineers requested revisions to the initial wetland delineation report provided by Downstream Strategies. Both the old map and revised map were presented. The new map has not been finalized and that process is expected to take a few months. The most notable changes are the extension of the main wetland to the highway. If this is indeed the case, it would mean that any extension of the access road would require some mitigation as it crosses the wetlands. Once the Army Corps of Engineers issues their final Jurisdictional Determination, it will be valid for 5 years.

New Business

Letter of Support Request – St. George Medical Clinic

St. George Medical Clinic, Inc. requested a letter of support from the Tucker County Development Authority for efforts of continuing to receive federal grant funding from The Health Resources and Services Administration to provide primary health care services to the residents of Tucker County (all of Tucker and portions of Randolph, Preston, Barbour and Grant Counties, as well as Garrett County, MD). Primary health care services, including but not limited to primary medical, dental, behavioral health, etc., are provided by SGMC to all residents of the service area, including those who are underserved and uninsured. One of the grant application requirements is that they solicit letters of support for the continuation of federal funding for St. George's efforts of providing primary health care to its service area.

Ben Nelson motioned to approve sending the letter of support. The motion was seconded by Dennis Filler and carried unanimously.

Billboard Request – St. George Medical Clinic



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St. George Medical Clinic sent an email request to place a billboard on Industrial Park property. The Board had previously denied such requests, but Executive Director Leyh asked the Board to revisit the matter. The Board discussed pros and cons. Dennis Filler motioned to deny the request. The motion was seconded by Lucinda Nestor and passed unanimously.

Wetlands & Stream Mitigation Banking

Executive Director Leyh reported that he and Ryan Gaujot from Green Rivers participated in a virtual meeting with the Army Corps of Engineers regarding wetland banking. One of the major takeaways was there must be some assurance that the wetlands in the conservation area are not disturbed in the future for the property to be considered for wetland banking. This extends to both structures and mineral extraction. Since the Tucker County Development Authority does not own the mineral rights, this could be an issue for wetland banking unless the Authority is able to secure them or protect the surface through legal agreements with all parties. Preliminary discussions have begun with the majority owner, but no decisions have been made. The Army Corps of Engineers also made it clear in the meeting that preservation alone isn't sufficient, that they want to see some enhancement at the site. This could come in the form of removal of invasive species, etc. If this is the case, this would add additional cost to the project, if it were to qualify.

Public Comment

There were none.

Adjourn

The meeting was adjourned at 7:16 PM after a motion by Ronnie Beall.

The next meeting of the of the Tucker County Development Authority will be held on September 19, 2024, at 6 PM.

Minutes respectfully submitted by:

Steven Leyh, Executive Director