



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

December 19, 2024 – 6:00 PM

NYSC - 494 Riverstone Road, Davis, WV 26260

Board Members Present:

Dan Dilly – President (joined late), J.R. Helmick - Vice President, Roscoe 'Ronnie' Beall – Treasurer, Dennis Filler (via telephone), Lucinda Nestor, Ben Nelson, Robert North, Mike Rosenau – Commissioner (via telephone)

Board Members Absent: Sandra Frank – Secretary (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 Vice President J.R. Helmick

Minutes

Dennis Filler motioned to correct the minutes from the October 17 regular meeting, noting that Commissioner Mike Rosenau was listed as both present and absent. It was noted Commissioner Rosenau joined by telephone and was present. Ronnie Beall motioned to approve the minutes from the October 17 regular meeting, as corrected, the October 17 executive committee meeting, and the October 22 special meeting. The motion was seconded by Robert North. The minutes from the previous meetings were approved unanimously.

Communications and Billing

None.



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Treasurer's Report

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

Executive Director's Report

Unemployment Rate

- The unemployment rate was 2.9% in October a 34-year record low
- Decrease from 3.2% in September and 3.4% in August

Small Business Growth

- 703 as of January 2024, 754 as of December 2024
- Growth of 11.66%

Real Estate Market

- The median listing home price in Tucker County, WV was \$361,950 in November 2024
- The median home sold price in October was \$332,500
- Trending down -3.5% year-over-year

Mount Storm Wind Farm Repower

- Meetings with Clearway Energy about Mount Storm Repower Project
- The \$775 million dollar project will begin in July 2025 and is expected to be completed by 2027
- The project aims to reduce the existing 132 electric-generating turbines to 78 new turbines
- The projects is expected to provide up to 250 jobs over a two-year period

Corridor H

- The contract for the Roaring Run Bridge was awarded for over \$77 million to Triton Construction
- The bridge will complete the Kerens to Parsons section of Corridor H

Generation WV Visit

- Spoke to Generation West Virginia about sustainable economic development at their Fellowship event

Tucker County Planning Commission

- Attended the November meeting of the Tucker County Planning Commission
- Acting as a resource for updating the comprehensive plan

WVU Business Succession Discussion

- Participated in discussion with WVU regarding business succession planning throughout the



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state

WV LED Grant

- Preparing the grant application package
- Previously reported that LED would be \$44,000, but will be \$41,500

AMLER Grant

- National Youth Science Academy was awarded \$2,337,000 to build housing for 150 campers and staff at the Davis Campus to expand its capacity to offer year-round STEAM educational programming

Thomas Water Plant Upgrades

- City of Thomas has secured a \$1,030,000 Water Development Authority Economic Enhancement Grant Fund to install a pre-treatment system at their water treatment plant. The total project cost is \$1,530,000

Reauthorization of U.S. Economic Development Administration (EDA)

- Bipartisan bill: The *Thomas R. Carper Water Resources Development Act of 2024 (S.4367)* co-sponsored by Senator Capito includes the reauthorization of Economic Development Administration
- The bill has passed the Senate and the House and now goes to the Senate for final approval before being sent to the President to be signed into law
- The bill boosts funding for core EDA programs, including Public Works, Partnership Planning, Training, Research, Technical Assistance, Economic Adjustment Assistance, and Assistance to Coal Communities
- Revises cost-sharing requirements by increasing the baseline percentage for EDA's federal share from 50% to 60% while reducing the baseline local matching requirement. Small communities with fewer than 10,000 residents could see the federal share increased up to 100% of the total project cost
- Expands eligibility to economic development organizations to access funding for capacity-building efforts

West Virginia Economic Development Council

- Participated in legislative committee meetings as well as monthly board meeting

Assisting Small Businesses

- Continue to counsel and assist entrepreneurs



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Unfinished Business

Industrial Park Development

Engineering Firm Task List

During the summer drought, questions arose during the site selectors visit about excess water capacity at the industrial park. Following the site selectors' final report in late October which penalized the industrial park because of the water capacity issue, Executive Director Leyh has been seeking clarification on excess capacity from the town's engineers.

RK&K is working with the Town of Davis to confirm the availability of excess water availability. Once weather permits, they will conduct fire hydrant testing at the industrial park to verify water pressure and fire flow. The results will determine excess water capacity.

YESWV Ready Sites Program

Executive Director provided an update on the status of the Tucker County Industrial Park and the Parsons Industrial Park, following a report from site consultants. The consultants concluded that both parks are not competitive as local or regional industrial parks due to various site gaps, making them unsuitable for industrial or manufacturing use. As a result, the site consultants stated the parks are not likely to attract or retain jobs and investment, nor do they meet the criteria for projects from the West Virginia Department of Economic Development.

The discussion began with the Tucker County Industrial Park, the Executive Director confirmed that several of the identified site gaps identified in the report were already known and are actively being addressed. While some of the information in the consultants' report was outdated, the Director provided updates on key areas of concern.

1. **Electric Capacity:** The report initially lacked information on electrical capacity of the Tucker County Industrial Park. However, the Executive Director clarified that Mon Power did not participate in the site visit, which hindered the assessment of the site's electric potential. Despite this, through ongoing collaboration with Mon Power, the site now has updated data indicating an excess power capacity.
2. **CDA (Contiguous, Developable Acreage):** The report raised concerns about the unknown CDA due to potential impediments such as infrastructure lines and environmental factors. The Executive Director explained that the CDA had been



mapped prior to the site visit, and the final Wetland Jurisdictional Determination from the Army Corps of Engineers was completed on September 25, clearing up any uncertainties regarding buildable acreage.

3. **Excess Water Capacity:** The report also questioned the availability of excess water capacity due to the drought experienced this past summer. The Executive Director confirmed that the site has 50,000 gallons per day (GPD) of excess water capacity, as submitted in the spreadsheet, but that steps are being taken by the Town of Davis to confirm the data.
4. **Sewer Capacity:** The report noted zero excess sewer capacity at the time of the site visit. However, the Executive Director highlighted ongoing sewer improvements in the Town of Davis, with a scheduled completion date of Fall 2025. The \$13.1 million in sewer improvements set to begin in spring 2025 will address stormwater infiltration issues and increase the site's sewer capacity.
5. **Fiber Service:** The report indicated no fiber service at the site. The Executive Director acknowledged that while the site currently lacks fiber service, the Zayo long-distance fiber route runs adjacent to the site along Route 48. Additionally, regional ISPs have been able to tap into Zayo's fiber in neighboring counties, indicating that fiber could be available for the right user. Fixed wireless broadband is also available at the site for regular users.
6. **Restrictive Covenants:** The report inquired about restrictive covenants, and the Executive Director confirmed that such covenants exist for the site but have not yet been recorded at the courthouse.

Finally, the Executive Director clarified that, since the site submission on April 1, all necessary clearances—including those from SHPO, Endangered Species, and the Army Corps of Engineers (JD)—have now been finalized for the Tucker County Industrial Park.

Turning to the Parsons Industrial Park, which was identified as having a steep topography. The consultants suggested that the City of Parsons explore the feasibility of repurposing the park for residential development, given its challenges for industrial use. Additionally, the park's electrical infrastructure was noted to be operating at or beyond its capacity, which would require a detailed analysis and possible upgrades to accommodate new customers.

The Executive Director emphasized the importance of ensuring that the gaps identified in the report are accurately represented and that progress continues addressing the challenges at both industrial parks.



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Industrial Park Wetlands & Stream Delineation

This item was not addressed during the meeting.

Wetlands & Stream Mitigation Banking

The Executive Director provided an update on the potential for wetlands and stream mitigation banking, noting that progress is contingent upon securing the mineral rights. The Executive Director recommended putting this initiative on hold for now.

Transfer of Proceeds from 1.48 Acre Sale to Tucker County Commission

A corrective deed was filed on November 20, 2024, to add a reversionary clause specify that the property must be used for broadband delivery, or the ownership will revert to the Tucker County Development Authority. The deed also included a provision to ensure that Camp Kidd receives broadband service free of charge. After attorney fees, the proceeds (\$8,336.80) from the sale of 1.48 acres at Camp Kidd were mailed back to the county for deposit in the Camp Kidd fund.

New Business

Consider Short-Term Ground Lease at Industrial Park for Sunrise Sanitation

Sunrise Sanitation has expressed interest in parking approximately ten to twelve 53' trailers for tire recycling on a gravel pad within the Tucker County Industrial Park for about three months, starting in late December or early January. The proposed ground lease would involve a monthly fee of \$300.

Dan Dilly motioned to approve the short-term ground lease for a monthly fee of \$300 and authorize the Executive Director to execute the final agreement. Dennis Filler seconded the motion, and the motion passed.

Modification of Executive Director's Health Care Benefits

The Executive Director provided an update regarding his family health insurance coverage. The decision has been made to move the Executive Director's son to his mother's health insurance plan, as it offers better coverage than his current PEIA plan. The Director requested approval to remove his son from his policy effective December 31, 2024.

Additionally, the Director requested that the board reinstate 100% coverage of his individual health insurance premium, as outlined in the employment agreement.



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Based on FY25 data, removing his son from the policy would save the Development Authority approximately \$5,600 annually, even with 100% coverage for the Director's individual premium.

The Director also noted that adding his son to his mother's health insurance would result in an additional \$4,000 in annual premium costs for his family. Given these increased costs, the Director requested that the board consider providing a salary increase to help offset these additional expenses.

Dennis Filler motioned to approve the removal of the Executive Director's son from his health insurance policy, effective December 31, 2024. Additionally, he moved to reinstate 100% coverage of the Executive Director's individual health insurance premium, as outlined in the employment agreement. The motion also included providing a \$4,000 annual salary adjustment to offset the increased health insurance costs, effective January 1, 2025. The motion was seconded by Commissioner, Mike Rosenau and carried.

Matters Related to Personnel

At 6:29 PM, the board entered Executive Session to discuss personnel matters following a motion by Dennis Filler, seconded by Ronnie Beall. The Executive Director, Leyh, was asked to leave the meeting, which he did.

At 6:40 PM, the board exited Executive Session following a motion by Dennis Filler, seconded by Ronnie Beall. Vice President, J.R. Helmick stated that no decisions had been made during the session.

Ben Nelson made a motion to grant a 3.2% cost-of-living adjustment to the Executive Director's salary. The motion failed due to a lack of a second.

Public Comment

No public comments were made.

Adjourn

The meeting was adjourned at 6:42 PM after a motion by Ronnie Beall.

The next regular meeting of the of the Tucker County Development Authority will be held on January 16, 2024, at 6 PM.



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Minutes respectfully submitted by:

Steve Leyh, Executive Director