



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

January 15, 2026 – 6:00 PM

Zoom Teleconference

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President, Roscoe 'Ronnie' Beall – Treasurer, Mike Rosenau – County Commissioner (via telephone), Lucinda Nestor, Ben Nelson

Board Members Absent: Bruce Kolsun (excused), Jody Flanagan, Sandra Frank

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

Roscoe Beall made a motion to approve the November 13, 2025 Executive Committee Meeting, November 13, 2025 Regular Meeting and December 4 Special Meeting Minutes. The motion was seconded by Commissioner Mike Rosenau and the minutes were approved.

Communications and Billing

On January 8, 2026, the Development Authority received a letter from Vandevander & Nyppl CPAs that they would be ending their accounting services effective December 31, 2025.

Treasurer's Report

The treasurer's report was not available.

Executive Director's Report

Unemployment Rate



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- The unemployment rate was 3.6% in September

Real Estate Market

- The median listing home price in Tucker County, WV was \$225,000 in September 2025
- The median home sold price in September was \$211,000
- Prices are moving lower

Industrial Park Communications

- Prepared a press release about the comprehensive review by InSite Consulting hired by WV Division of Economic Development of the Tucker County Industrial Park explaining that the consultants concluded the property is not suited for traditional industrial use and elaborated on the reasons why.
- Presented the information to the Tucker County Commission at their meeting on December 10
- Articles were published in the Parsons Advocate, Tucker County Observer and Country Roads News

Loopnet Listing

- Loopnet is an online commercial real estate marketplace
- Advertising the corner lot (5.47 acres) as a prime 15-year minimum ground lease

WV Hardwood Alliance Zone

- Attended the monthly HAZ meeting

ReImagine Appalachia Summit

- Attended a two-day virtual summit
- Summit focused on why Appalachia matters and the importance of investment in the region

Preston / Tucker County Day

- Working with the Preston County Chamber of Commerce and the Tucker County Chamber of Commerce to plan a combined day at the Legislature on January 22, 2026
- Meeting every few weeks to plan the event

WVEDC Legislative Conference

- Legislative Conference is set for January 20-21, 2026 in Charleston

Unfinished Business



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Accounting Services

Executive Director Leyh reported that on January 8, 2026, the Development Authority received notice from Vandevander & Nypl CPAs that they would be ending their accounting services effective December 31, 2025. This followed an extended period of performance issues and recurring errors attributable to the firm's work. While the timing of the notice was unexpected, the Development Authority had already begun the process of evaluating different accounting firms to make a change.

Although additional time would have been preferable, he believes it is necessary to move forward with the change immediately. The board was provided with two proposals for review: Matheny & Company and Mark Joseph CPA.

The board reviewed the two proposals. Ronnie Beall motioned to accept Matheny & Company's proposal. The motion was seconded by Commissioner Mike Rosenau. The motion carried.

Wetlands & Stream Mitigation Banking

The Executive Director reported that Ryan Gaujot of Green Rivers is still in communications with the Army Corps of Engineers but no movement has been reported.

New Business

Preston / Tucker County Day – January 22, 2026

Preston / Tucker County Day is set for next Thursday at the Capitol. Currently between both counties we have 90 people attending. Preston has 46 and Tucker has 44. Tucker County has more than 15 exhibitors. We have an outstanding agenda that includes the Buckwheat Cake Breakfast, A Lunch with the Legislative Delegation and high-level roundtable meetings with Commerce, Economic Development, Tourism, DNR, and Transportation.

Performance Review of Executive Director

The Executive Committee conducted the annual performance review of the Executive Director on November 13 and commended his excellent performance. It was noted that the Executive Director will continue his regular duties while attending meetings remotely on Mondays and Tuesdays. Commissioner Mike Rosenau motioned the full board to consider formally endorsing the Executive Committee's assessment and recommendation.



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Ronnie Beall seconded the motion and the motion carried.

Industrial Park Next Steps

Executive Director Leyh asked the board to consider the consultant's recommendation to rename the Tucker County Industrial Park. The board did not decide.

Letters of Support Requests

There were none.

Public Comment

There was none.

Adjourn

The meeting was adjourned at 6:37 PM after a motion by Roscoe Beall, seconded by Mike Rosenau.

The next meeting of the of the Tucker County Development Authority will be held on February 19, 2026, at 6 PM.

Minutes respectfully submitted by:

Steven Leyh, Executive Director