



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

February 19, 2026 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President, Roscoe 'Ronnie' Beall – Treasurer, Sandra Frank – Secretary (via telephone), Lucinda Nestor, Ben Nelson, Bruce Kolsun,

Board Members Absent: Mike Rosenau – County Commissioner (excused), Jody Flanagan

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:01 PM by President, Dan Dilly.

Minutes

JR Helmick made a motion to approve the January 15, 2026, regular meeting. The motion was seconded by Bruce Kolsun and the minutes were approved.

Communications and Billing

There was none.

Treasurer's Report

The treasurer's report was not available.

Executive Director's Report

Unemployment Rate

- The unemployment rate was 3.8% in December



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Real Estate Market

- The median listing home price in Tucker County, WV was \$277,000 in December 2025
- The median home sold price in December 2025 was \$460,000

Reimagine Appalachia Virtual Strategy Summit

- Attended a two-day virtual conference on January 13 & 14

Route 93 / 32 Intersection

- Continue discussions with DOH to make improvements to the intersection

LED Grant

- Submitted application for Local Economic Development Grant

WVEDC Legislative Conference

- Attended the WVEDC Legislative Conference January 20-21, 2026 in Charleston

Preston / Tucker County Day

- Helped organize and participated in Preston / Tucker County Day on January 22 at the State Capitol

Blackwater Ridge

- Continue to have regular meetings with Blackwater Ridge as they look for opportunities to address workforce housing

Eastern West Virginia Community & Technical College

- Met with Lauren Arbaugh from Eastern about workforce training opportunities

Pro Poly of America Tenant Discussion

- Pro Poly of America Lease expires next May
- Company has indicated they would like to renew

Region VII Planning & Development Council

- Assisting with the Comprehensive Economic Development Strategy



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Unfinished Business

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.

Preston / Tucker County Day – January 22, 2026

Preston / Tucker County Day was a success, and the combined event went smoothly. Approximately 40 people attended from Tucker County and another 40 from Preston County.

Industrial Park Next Steps

The professional site selection consultants recommended rebranding the property's name and removing "industrial park" from it. The site selection consultants also stated: The site isn't suited for an industrial park. Its direct access to U.S. 48, steady tourist traffic to Canaan Valley and Blackwater Falls, scenic visibility, and physical constraints make it better positioned for hospitality, traveler services, outdoor retail, and possibly workforce housing. The highest and best use is a mixed-use "Gateway" development anchored by a select-service hotel or lodge, with fuel/EV charging, dining, and outfitter-style retail to capture existing visitor spending. This approach supports economic development by aligning with proven tourism demand rather than waiting for less suitable industrial use.



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They noted, Tucker County lacks a competitive industrial park. Preserving these small lots for industrial use won't change that.

At the January meeting the board discussed rebranding the property from Tucker County Industrial Park to Tucker County Business Park. Executive Director Leyh stated initially this change is necessary for marketing materials but should eventually extend to signage. Bruce Kolsun motioned to change the name and the motion was seconded by Ronnie Beall. The motion carried unanimously.

New Business

Revision of Organizational Financial Procedures

Executive Director Leyh requested the board approve autopayment of the credit card bill. This would eliminate any risk of missing a payment or incurring late fees. The Treasurer would still be sent the bill for review. Sandra Frank motioned to approve this procedural change. Lucinda Nestor seconded the motion, and it was approved.

Executive Director Leyh also proposed the board opt to pay office rent to National Youth Science Academy through electronic payment rather than physical check and to reduce the payments to quarterly rather than monthly. This would result in a more efficient operation. Ronnie Beall made the motion to approve and Bruce Kolsun seconded with all in favor.

Workforce Transition Planning

The board discussed the Mettiki Mine Warn Notice and action steps to assist those affected. Executive Director Leyh explained that he has been working with state and local partners including Workforce WV to begin planning an employment and resource fair.

Letters of Support Requests

There were none.

Public Comment

There was none.



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Adjourn

The meeting was adjourned at 7:24 PM after a motion by Roscoe Beall, seconded by JR Helmick.

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

Minutes respectfully submitted by:

Sandra Frank, Secretary