



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

March 19, 2026 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

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

Board Members Absent: Mike Rosenau – County Commissioner, Jody Flanagan, Ben Nelson (excused), Bruce Kolsun (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
Ryan Gaujot, Green Rivers

Call To Order

The meeting was called to order at 6:02 PM by President, Dan Dilly.

Minutes

Ronnie Beall made a motion to approve the February 19, 2026, regular meeting minutes. The motion was seconded by Lucinda Nestor and the minutes were approved.

Communications and Billing

There were accounting bills to be discussed under accounting.

Treasurer's Report

The treasurer's report was presented. Sandra Frank inquired about the OPED line in the report. An inquiry will be made to the accountants.

Executive Director's Report



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Unemployment Rate

- The unemployment rate was 3.8% in December

Real Estate Market

- The median listing home price in Tucker County, WV was \$265,000 in January 2026
- The median home sold price in January was \$415,500

LED Grant

- Awarded Local Economic Development Grant in the amount of \$30,800
- Next year's LED grant is expected be in the amount of \$43,181

Preston / Tucker County Day

- Beginning planning for Preston / Tucker County Day 2027
- Event will be held on January 22, 2027

Hinchcliff Products Retention Visit

- Coordinated a business retention visit at Hinchcliff Products in Hendricks with the WV Division of Economic Development

Attended Tucker County Chamber of Commerce Mixer

- Event was held at Canaan Valley Resort on the evening of March 18 and had approximately 30 business owners in attendance

Safety of Route 48/32 Intersection

- WVDOT Traffic Engineering is initiating a review of safety and speed data to evaluate potential safety improvements
- The review is expected to be completed within 90 days

Business Retention Representative Visit

- March 12 had a meeting with Matt Borrer to discuss business retention efforts

Hardwood Alliance Zone

- Participated in the monthly meeting of the Hardwood Alliance Zone

Assisting Small Businesses

- Continue to assist small businesses and entrepreneurs with their needs



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Unfinished Business

Accounting Services

Executive Director Leyh reported the new accounting firm, Matheny & Company has invoiced the Tucker County Development Authority for \$3,500. \$3,000 of that invoice is for accounting records set-up of QuickBooks for FY2023, FY2024, and FY2025. The accounting firm was unable to import the data from the prior accountant's files; however, they were able to utilize another local firm to generate reports and extract the information they needed to complete the data input. The invoice reflects that it took them 20 hours at \$150 per hour to complete the data input for 3 years. The invoice also includes our \$500 monthly service for February.

Our previous accounting firm Kristie Vandevander sent us an invoice in the amount of \$1,820.32 for January 2026. The bill was due on March 2, 2026, and does indicate past due balances are subject to a 5% late fee. This amount is a significant deviation from our typical payment of \$500 per month. The invoice doesn't provide an itemized breakdown of what services were performed to justify the fee.

Ronnie Beall motioned to send a written letter stating that the Tucker County Development Authority is disputing the invoice until the accounting firm can provide an explanation and itemized list of what tasks were completed to justify the additional expenses. Sandra Frank seconded the motion and the motion passed.

Wetlands & Stream Mitigation Banking

Ryan Gaujot of Green Rivers presented updated information regarding the wetlands and stream mitigation banking. He presented a draft letter of support as well as a draft memorandum. The board agreed to wait to take any action until they could revisit the existing maps.

Business Park Next Steps

At our last meeting the board approved changing the name from Tucker County Industrial Park to Tucker County Business Park. Executive Director Leyh will reach out to WVDOH and inquire about changing the highway signage.



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Workforce Transition Planning

Executive Director Leyh reported that yesterday, March 18 the Tucker County Development Authority collaborated with Workforce West Virginia and the National Youth Science Academy to host an employment and resource fair. The event brought together 29 regional employers as well as 22 service providers. National Youth Science Academy provided the facility and food at no charge. Executive Director Leyh suggested the Tucker County Development Authority approve using \$400 from the food budget as a contribution to NYSA for their efforts. Lucinda Nestor made a motion to approve a \$400 contribution to the National Youth Science Academy. Ronnie Beall seconded the motion and the motion carried.

New Business

Shell Building Lease

Executive Director Leyh presented comparable lease rates in the region to the board regarding the shell building. This has been part of an ongoing effort to determine Pro Poly of America's lease rate when their lease expires next year. The board discussed various scenarios regarding the building. Ronnie Beall motioned to empower the Executive Director to negotiate a new lease with Pro Poly of America and to present it to the board at a future meeting. The motion was seconded by Lucinda Nestor, and it passed.

Letters of Support Requests

There were none.

Public Comment

There was none.

Adjourn

The meeting was adjourned at 7:35 PM after a motion by Roscoe Beall, seconded by Lucinda Nestor.

The next meeting of the of the Tucker County Development Authority will be held on April 16, 2026, at 6 PM.

Minutes respectfully submitted by:



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Sandra Frank, Secretary