



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

May 14, 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, Ben Nelson, Mike Rosenau – County Commissioner

Board Members Absent: Jody Flanagan, Bruce Kolsun

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority
Blake Truman – Blackwater Ridge Foundation
Pat Nichols – Blackwater Ridge Foundation

Call To Order

The meeting was called to order at 6:03 PM by President, Dan Dilly.

New Business

Presentation: Blackwater Ridge Foundation

The board agreed to change the order of the agenda to allow Blake Truman and Pat Nichols provide an update on the Blackwater Ridge Foundation (formerly Cortland Acres Foundation). The Cortland Acres Nursing Home was sold in November 2024 and the proceeds from the sale went to the foundation. The non-profit foundation is addressing housing by constructing new units on the campus in Thomas. Their latest project is named The Rapids and is targeted for an August opening. It will be a mix of one- and two-bedroom apartments designed for local workers with utilities included. The board asked questions and thanked the representatives of Blackwater Ridge Foundation for addressing this important need.



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

Communications and Billing

There were none.

Treasurer's Report

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

Executive Director's Report

Unemployment Rate

- The unemployment rate was 5.0% in January and 6.0% in February
- These unemployment rates are among the highest in 5 years but in line with numbers prior to the 2020 pandemic

Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was \$265,000 in February
- The median home sold price in February was \$337,500
- The median listing home price in Tucker County, WV was \$269,900 in March
- The median home sold price in February was \$445,000
- The Tucker County median list price per square foot is \$233, West Virginia is \$145

Audits

- FY24 audit is finalized and should be forthcoming
- FY25 audit preparation has begun, including the organization of required financial documents and supporting materials

PEIA

- The accountant was unable to obtain access to the PEIA online portal; as a result, I had to assume responsibility for processing and remitting monthly invoices
- I now serve as the Web Contributions Coordinator and will manage the monthly PEIA payments to ensure they are submitted accurately and on time



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Hardwood Alliance Zone

- Participated in the monthly meeting of the Hardwood Alliance Zone
- Major marketing and outreach planning underway, including preparation for the IWF trade show (August 2026), booth redesign, updated promotional materials, and a shift toward stronger digital engagement

WV Economic Development Council's Fall Conference

- Greenbrier Valley Economic Development Corporation is hosting the Fall Conference September 16-18 at Snowshoe Mountain

Assisting Small Businesses

- Continue to assist small businesses and entrepreneurs with their needs

Unfinished Business

Accounting Services

TCDA received Invoice #37658 from Kristie Vandevander, CPA, for January 2026 services in the amount of \$1,820.32. On March 31, TCDA sent a certified letter requesting supporting documentation from the accounting firm regarding the charges, as they exceeded the usual \$500 fee. The letter was delivered on April 6 and signed for by Alisia Shreve. To date, no supporting documentation has been received.

Lucinda Nestor made a motion to approve payment of \$500 as the undisputed portion of Invoice #37658 totaling \$1,820.32 for January 2026 services, representing the Authority's standard monthly rate and to dispute the remaining \$1,320.32 due to lack of documentation. Mike Roseneau seconded the motion and the motion carried.

Wetlands & Stream Mitigation Banking

The board revisited the existing map and proposed conservation easement boundaries.

Business Park Next Steps

Executive Director Leyh reported that the 5.47-acre property on the corner of the Tucker County Business Park has been listed on LoopNet for lease. LoopNet is a national commercial real estate listing platform. It functions like an online marketplace where public agencies and private owners advertise land and buildings to attract investors, developers,



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and tenants. The listing has garnered over 100 impressions. He also has been cross-marketing the property through LinkedIn.

Workforce Transition Planning

According to published reports, Alliance Resource Partners Management during their Q1 earnings call management seems willing to relook at its decision to shut down its Mettiki coal mine in West Virginia. Mettiki's full year coal sales and production volumes for 2025 was approximately 1.2 million tons, with 300 thousand tons shipped to the export metallurgical market and the balance to the key customer's plant in question. "We continue to evaluate the appropriate path forward for Mettiki, though meaningful uncertainty remains and greater clarity is not expected until later this year. In the interim, our priority at Mettiki is to reduce costs while preserving the flexibility and optionality needed to align future operations with customer demand."

New Business

Shell Building Lease: Pro Poly of America

Pro Poly of America has been operating in the shell building for 7 years, since April 1, 2019. Their current lease expires on May 31, 2027. At the last meeting the board asked the Executive Director to negotiate a new lease agreement.

Executive Director Leyh noted that the Authority needs to balance keeping a good tenant with being financially responsible and making the best use of its only income-generating property. He said after reviewing comparable properties in the region, speaking with other economic developers, and doing detailed financial analysis, he believes this proposal balances our goals of retaining Pro Poly while increasing rent.

The proposal is to increase rent by \$300 per year starting in June 2027, with annual \$300 increases for four years through May 2031. In year five (June 2031), rent would increase by \$350 to \$3,250 per month and then remain at that level for an additional year with no further increase.

Over the six-year term of the lease, rent increases by approximately 91% in total, nearly doubling from \$1,700 a month to \$3,250 a month, which equates to a steady annual growth rate of roughly 11%. The lease is projected to generate a total of \$195,600 for the Development Authority, providing reliable and predictable income to help offset ongoing maintenance costs while ensuring full occupancy of the property.



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While it does not achieve the highest rental levels that could potentially be obtained, it represents a balanced approach that avoids a significant short-term increase and supports continued tenant stability. Executive Director Leyh believes after discussions, this lease will be acceptable to Pro Poly of America.

Ronnie Beall motioned to approve the new lease, seconded by Commissioner Rosenau. The motion carried.

Naming Industrial Park Access Road

The process for renaming the access road begins with the Development Authority submitting a formal request to the County Commission proposing the new roadway name. The County Commission reviews the request and, if it supports the change, forwards it to the West Virginia Division of Highways (WVDOH) for review and final approval. WVDOH is the approving authority for roadway naming on state-maintained corridors and will evaluate the proposed name for clarity, uniqueness, and compliance with addressing and safety standards, including coordination with E-911 to ensure there are no conflicts. If approved, WVDOH authorizes and coordinates the installation of new signage and updates applicable roadway and mapping records to reflect the new official name.

The Board previously voted to establish the property name as Tucker County Business Park, this request also presents an opportunity to use highway signage to reinforce and market the development. The board discussed road naming options.

Ronnie Beall motioned to rename the Industrial Park Access Road (also known as Industrial Park Drive) to Tucker Business Park Drive. Lucinda Nestor seconded the motion and the motion carried.

A letter requesting the change will be submitted to the Tucker County Commission for consideration and if approved subsequently forwarded to WVDOH.

Business Pitch Event & Donation

The Development Authority is planning to host the business pitch competition in late Summer, early Fall. In the past the Development Authority has donated \$1,000 towards the prize pool. Ronnie Beall motioned to approve donating \$1,000 towards the prize pool. Sandra Frank seconded the motion and the motion carried.

FY27 Budget

The board reviewed a draft FY27 budget. Executive Director Leyh recommended aligning



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the Executive Director's employment agreement with the fiscal year for accounting and auditing purposes. The board suggested it be placed on the agenda for the June meeting for consideration. Ronnie Beall motioned to approve the FY27 budget as presented, seconded by Commissioner Rosenau. The motion carried and the FY27 budget was approved.

Public Comment

Commissioner Rosenau shared that he had the opportunity to visit the site of First Energy's Proposed Solar Farm. It will be approximately 40 acres and located near the Rubenstein Center. It is expected to generate 8 Megawatts.

Adjournment

The meeting was adjourned at 8:00 PM following a motion by Ronnie Beall, seconded by Commissioner Rosenau.

The next meeting of the of the Tucker County Development Authority will be held on June 18, 2026, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary