



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

July 17, 2025 – 6:00 PM

494 Riverstone Road, Davis WV 26260

Board Members Present:

Dan Dilly – President, J.R. Helmick - Vice President (via telephone), Sandra Frank – Secretary, Roscoe ‘Ronnie’ Beall – Treasurer, Lucinda Nestor, Ben Nelson, Mike Rosenau – Commissioner

Board Members Absent: Bruce Kolsun, Jody Flanagan

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 6:01 PM by President, Dan Dilly.

Minutes

Ben Nelson made a motion to approve the June 19, 2025, regular meeting minutes.

The motion was seconded by Ronnie Beall, 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 3.0% in May



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Real Estate Market

- The median listing home price in Tucker County, WV was \$325,000 in June 2025
- The median home sold price in June was \$365,000

West Virginia Economic Development Council

- Participated in WVEDC monthly board meeting

West Virginia Department of Economic Development

- West Virginia Department of Economic Development is now West Virginia Division of Economic Development
- As of July 1, the Division of Economic Development — which includes the Offices of Energy, Broadband, Community Advancement & Development, and the Small Business Development Center, was formally added to the Department of Commerce
- West Virginia's Secretary for the Department of Commerce is Matt Herridge
- It has been reported that Mike Graney, whose tenure as a leader of the state's economic development efforts has spanned two administrations, is departing the role.

DEP Air Quality Permit Public Meeting

- Attended the DEP Public Meeting at Canaan Resort on June 30
- WVDEP is currently reviewing an air quality permit application for a power generation facility to be located between Thomas & Davis near the Tucker County Landfill
- Public comment period ends at 5 PM on July 18

Tucker County Planning Commission Meeting

- Attended the Planning Commission meeting on July 7 at Davis Town Hall

West Virginia Hardwood Alliance Zone

- HAZ is developing a new website at westvirginiahaz.com
- The Hardwood Alliance Zone will be exhibiting at the National Hardwood Lumber Association Convention in San Antonio in October

Small Business Development

- Assist and counsel small businesses to help them grow, solve challenges, and thrive

Unfinished Business



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Industrial Park Development

Water Capacity

This item was tabled to a future meeting if necessary

Wetlands & Stream Mitigation Banking

Ryan Gaujot (Green Rivers) discussed his meeting with the IRT on June 11. He updated the board on some of the feedback and explained that the project would likely need to be scaled back. He offered to rewrite the proposal and present it at the next meeting.

FY24 Audit

The FY24 audit is ongoing.

New Business

Election of Officers (1-Year Term)

Executive Director Leyh thanked the officers who generously volunteered their time and energy to lead the Development Authority over the past year.

President Dilly opened the floor to nominations. Commissioner Mike Rosenau made a motion to nominate the current officers for the next term. The motion was seconded by Lucinda Nestor. No other nominations were made. Each of the nominees consented to serving another term. The nominees were approved.

Election of Executive Committee (3 Members in Addition to Officers)

President Dilly opened nominations for the Executive Committee. JR Helmick nominated Ben Nelson, Lucinda Nestor and Mike Rosenau. No other nominations were made. The nominees were approved.

Bank Accounts – Signing Privileges

This agenda item was not necessary.

Accounting Services

The board directed the Executive Director to request updated quotes for accounting services. The motion was made by Ben Nelson and seconded by Sandra Frank. The motion carried.

Letters of Support Requests

There were none.



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Public Comment

Executive Director Leyh recommended changing the dates for the November & December meetings from the third Thursday to the second Thursday for those two months. The board agreed.

Roscoe Beall asked to get more information from DOH about the Corridor H Truck Route and Northern Route. Mike Roseanu will follow up with DOH.

Adjourn

The meeting was adjourned at 7:19 PM after a motion by Mike Rosenau, seconded by Lucinda Nestor.

The next regular meeting of the of the Tucker County Development Authority will be held on August 21, 2025, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary