



Minutes

Tucker County Development Authority

September 18, 2025 – 6:00 PM

494 Riverstone Road, Davis WV 26260

Board Members Present:

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

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

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 6:03 PM by Vice President, JR Helmick.

Minutes

Roscoe Beall made a motion to approve the July 17, 2025, 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



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- The unemployment rate was 3.1% in June
- The unemployment rate was 2.9% in July

Real Estate Market

- The median listing home price in Tucker County, WV was \$325,000 in August 2025
- The median home sold price in August was \$220,500 trending down 12% year-over-year

West Virginia Economic Development Council

- Participated in WVEDC monthly board meeting

Regional Economic Development Authorities Meeting

- Traveled to the Preston County Economic Development Authority to participate in an all-day meeting of North Central Economic Development Authorities

Region VII Planning & Development Council Annual Meeting

- Participated in Region VII annual meeting at Stonewall Resort

WV Division of Economic Development

- Met with Matt Borrer, Manager of Business Retention & Expansion to discuss the Tucker County Industrial Park and existing business needs in Tucker County
- Scheduling additional BRE visits for this Fall

West Virginia Hardwood Alliance Zone

- Launched 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

Prodigi \$7.9 Million Fiber Build

- Progressing rapidly with service to St. George in place
- Service has been activated on portions of Limestone Road from the Preston County line
- Some customer connections are expected within the coming days
- Full network completion on track by year-end

Canaan Valley Public Service District

- Canaan Valley Public Service District received an IJDC grant of \$1,000,000 to construct a new wastewater treatment plant that will replace five existing package plants owned by the West Virginia Department of Natural Resources, Blackwater Center, and Land of Canaan Vacation



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Resort.

- These funds, along with funds from the Clean Water State Revolving Fund (CWSRF), U.S. Economic Development Administration (USEDA) and IJDC's Economic Development Fund provide the \$9,500,000 needed for this project.

City of Thomas Water Treatment Grant

- The City of Thomas received an IJDC grant of \$500,000 to install a pre-treatment system at the Thomas Water Treatment Plant
- IJDC's funds, along with funds from the Water Development Authority's Economic Enhancement Grant Fund, provide the \$1,530,000 needed for this project

SAM Renewal

- Renewed System for Award Management Number

Industrial Park Inquires

- Actively engaging Industrial Park prospects and providing relevant data
- The property has not matched the specific site requirements of the prospects

Small Business Development

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

Unfinished Business

Industrial Park Development

Water Capacity

There were concerns previously raised about the invoicing issue; these have since been addressed, with confirmation that TCDA holds no responsibility.

Wetlands & Stream Mitigation Banking

Ryan Gaujot (Green Rivers) acknowledged that a proposal that had incorrectly referenced the Tucker County Development Authority had been sent in error to Western Pocahontas Properties in August. He clarified that Tucker County Development Authority shouldn't have been included and took full responsibility for the oversight. He presented a letter he was willing to send to Western Pocahontas Properties regarding the error. The board asked him to wait on sending it until they had time to discuss.



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Mr. Gaujot presented new estimates for the wetlands mitigation project removing the left bank of Beaver Creek which is owned by the WVDNR and removing the right-of-way for the power lines. He presented new information suggesting that the wetlands should be preserved and the streams should be enhanced. Enhancements would consist of eradicating invasive species and replanting native species.

Mr. Gaujot left the meeting. The board discussed the project and agreed to continue to move forward.

Roscoe Beall motioned to have the TCDA write a letter to Western Pocahontas Properties to disavow the unauthorized proposal and clarify that it did not represent the official position of the Tucker County Development Authority. Lucinda Nestor seconded the motion and the motion carried.

FY24 Audit

The FY24 audit is ongoing. Executive Director Leyh suggested using a private firm for all future audits.

Accounting Services

Executive Director Leyh reported that in the spring of 2024, TCDA issued a request for proposals for accounting services and received two bids, one from Mark Joseph and one from Hamm & Glasbrenner. Over the summer, he followed up with both firms. Mark Joseph indicated he was not interested in providing services at this time. Hamm & Glasbrenner submitted an updated proposal, quoting \$825 per month with additional work billed at \$65 per hour.

He also spoke with our current accountant, Kristie Vandevander, to ask if it would be possible to reassign our account to a different bookkeeper internally. She confirmed that this could be arranged, and she would personally be handling our account going forward.

The board will review this agenda item monthly until December to determine whether any changes are needed.

New Business



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Industrial Park Development

The Executive Director reported that while the property has development potential, it is unlikely to reach its full potential as an industrial park. Multiple reviews, including the assessment conducted by the Site Ready program, indicate that the Tucker County Industrial Park is currently not competitive as a local or regional business park or as an industrial/manufacturing site. The Executive Director noted that this topic will require in-depth discussion at the next board meeting.

Letters of Support Requests

There were none.

Scheduling Executive Committee Meeting

The Executive Committee will meet prior to the next regular meeting on October 16, at 5:30 P.M. to conduct the Executive Director's performance review.

Public Comment

There was none.

Adjourn

The meeting was adjourned at 7:21 PM after a motion by Roscoe Beall, seconded by Dan Dilly.

The next regular meeting of the of the Tucker County Development Authority will be held on October 16, 2025, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary