



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority Executive Committee

November 13, 2025 – 5:30 PM

494 Riverstone Road, Davis WV 26260

Board Members Present:

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

Board Members Absent: None

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 5:30 PM by President, Dan Dilly.

New Business

Annual Performance Review of Executive Director

Tucker County's Overall Economy

- On October 15, 2025, Tucker County had 599 active businesses - +5 since last year.
- Unemployment Rate 3.6% in August 2025 – 3.4% in August 2024
- Tucker County has been experiencing 32-year record low unemployment for the past year
- The unemployment rate has been below 5% - considered full employment - for 45 consecutive months, the longest period in 35 years.
- Estimate of Tucker County Median Household Income increased from \$44,461 in 2020, to \$49,097 in 2021 to \$50,444 in 2022 to \$55,563 in 2023.



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- According to Realtor.com, August 2024, the median list price was \$369,450, the median sale price was \$325,000. In August 2025, the median list price was \$325,000 and the median sold price was \$220,500.

A few of the accomplishments I am most proud of this year include:

- Sunrise Sanitation Lease
- Clearway Wind Projects
- Assisted on Tucker County Comprehensive Plan
- Completed my term as West Virginia Alternate Director on the Board of Directors of the Southern Economic Development Council
- Tucker County Day at the Legislature
- The completion of the Industrial Park Engineering Firm Task List which provides us a better understanding of the property and its capabilities including:
 - Survey & Mapping
 - Environmental Phase I
 - Endangered Species Assessment
 - State Historic Preservation Office (SHPO)
 - Wetland Delineation
 - Army Corps of Engineers Wetland Jurisdictional Determination
 - Water Availability
- Serving on the CEDS Committee for the Region VII Planning & Development Council
- New board member Region VI Workforce Development Board Business Service Team
- Filed annual report with state, updated SAM & CAGE
- Secured Local Economic Development Grant
- Supporting Small Business & Entrepreneurs

Some of the areas where I have fallen short of my expectations and goals include:

- No Increase in LED Funding
- Site Readiness Program
- Pitch Contest
- TAP Room
- Securing Mineral Rights for Industrial Park Property
- Wetland / Stream Banking
- Combining Audit under County Commission
- Accounting Services

Future opportunities:



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- Wetland / Stream Banking
- Industrial Park Development
- To Be Determined

The Executive Committee conducted the annual performance review of the Executive Director and commended his excellent performance. It was noted that he will continue his duties while attending meetings remotely on Mondays and Tuesdays. The committee expressed confidence in his leadership and looks forward to his continued contributions.

Public Comment

There was none.

Adjourn

The meeting was adjourned at 6:00 PM after a motion by Roscoe Beall, seconded by Lucinda Nestor.

Minutes respectfully submitted by:

Sandra Frank, Secretary