



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

November 13, 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 (via telephone), Roscoe 'Ronnie' Beall – Treasurer, Mike Rosenau – County Commissioner, Lucinda Nestor, Ben Nelson

Board Members Absent: Bruce Kolsun, Jody Flanagan

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

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

Minutes

Roscoe Beall made a motion to approve the October 16, 2025, regular meeting minutes. The motion was seconded by Lucinda Nestor, and the minutes were approved.

Communications and Billing

A letter communicating a physical audit of Workers' Compensation has been prepared for 2024-2025 and no additional contributions were due.

Treasurer's Report

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

Executive Director's Report



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Unemployment Rate

- The unemployment rate was 3.6% in August

Real Estate Market

- The median listing home price in Tucker County, WV was \$349,000 in September 2025
- The median home sold price in August was \$213,500

WV Economic Development Council Annual Conference

- Attended the WVEDC Annual Conference at the Bridgeport Conference Center
- Participated in a tour that included the new NCWV Airport Terminal, The FBI/CJIS, The Bridgeport Sports Complex, WVU United Hospital and Downtown Clarksburg at the renovated Robinson Grande Theater
- Conference included sessions on both the Charlespoint and White Oaks Development

SEDC Webinar

- Land Use Planning for Economic Development: Time to Challenge the Paradigm

YESWV Ready Sites Program

- WV Division of Economic Development Launched Round 2 of the program
- Submitted the Tucker County Industrial Park to the program

Generation West Virginia

- Spoke to Generation West Virginia Fellows about economic development during their visit to Tucker County

WV Treasurer Meeting

- Attended meeting with Treasurer, Larry Pack to discuss current issues in Tucker County

Industrial Park Visit

- Showed Industrial Park property to prospects

Cortland Acres Association

- Met with Blake Truman to discuss workforce housing needs

Small Business Development



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

Unfinished Business

Wetlands & Stream Mitigation Banking

The Executive Director reported that Ryan Gaujot of Green Rivers contacted the U.S. Army Corps of Engineers to request input on the revised wetland credit estimate but has not yet received a response, possibly due to the government shutdown. In response to a question raised at the previous board meeting regarding the potential cost of filling wetlands on the property, the Executive Director contacted the state's In Lieu Fee (ILF) Program Coordinator, who confirmed that wetland credits are currently priced at \$127,500 per credit. He explained that the state no longer bases mitigation requirements solely on acreage but instead uses a functional assessment that evaluates the ecological value of wetlands. As a result, higher-quality wetlands may require three to four credits per acre, while lower-quality wetlands may require fewer. At current rates, mitigation costs could range from approximately \$380,000 to \$500,000 per acre, and filling an estimated 50 acres of high-quality wetlands could cost up to \$25 million in mitigation credits.

FY24 Audit

The auditor has submitted the audit report to the State, where it will undergo several levels of review before being officially issued. The report is expected to be released at the same time as the Tucker County report.

Accounting Services

The Executive Director reported that the TCDA credit card bill was approved for payment on October 3, and a request to process the payment was sent the same day. Upon reviewing the November statement, it was discovered that a \$40 late fee and \$7.68 in interest charges had been assessed because the accounting firm responsible for processing the payment failed to complete it. Although the firm has offered to reimburse the charges, he is concerned that this incident reflects ongoing issues with the firm's reliability and accountability in carrying out its responsibilities.

The board directed the Executive Director to contact both accounting firms that responded to the previous RFP to confirm whether they have experience with state audits and when they would be able to begin providing services to the Authority.



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Ronnie Beall motioned to deduct the penalty and interest off the current accounting firm invoice. Mike Rosenau seconded, the motion and it carried.

New Business

Industrial Park Development

The Executive Director discussed the property has development potential but is not competitive as a standard industrial park due to limited acreage, lot shape, and access. A flexible, lot-by-lot approach is needed, matching each parcel to uses it can realistically support, including commercial, light industrial, or future mixed-use development. In short, the land's value depends on letting the property guide the strategy rather than forcing an industrial park model.

Local Economic Developers Grant Resolution

A resolution authorizing the Executive Director into a grant agreement with the WV Division of Economic Development was presented. Ben Nelson motioned to approve the resolution and Lucinda Nestor seconded the motion. The motion carried.

Letters of Support Requests

There were none.

Public Comment

There was none.

Adjourn

The meeting was adjourned at 7:14 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 December 4, 2025, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary