



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority Special Meeting

December 4, 2025 – 6:00 PM

494 Riverstone Road, Davis WV 26260

Board Members Present:

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

Board Members Absent: Jody Flanagan

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Fred Davis, Tucker County Commission

Tim Knotts, Tucker County Commission

Jason Young, American Globe Center

Jim Warren, American Globe Center

Tom Evans, American Globe Center

Kent Spellman, American Globe Center

Call To Order

The meeting was called to order at 6:00 PM by President, Dan Dilly.

Minutes

Not provided.

Communications and Billing

None.



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Treasurer's Report

Not provided.

Executive Director's Report

WV Hardwood Alliance Zone

- Attended the monthly HAZ meeting
- The hardwood industry in West Virginia as of late 2025 seems to be consolidating with capacity shrinking overall, but demand and value shifting toward high-quality hardwood suitable for flooring, furniture, and other value-added uses
- Fewer trees cut overall, focus on high-quality hardwoods, aiming to get the most value from each tree
- HAZ exhibited at NHLA, October 1-3, San Antonio
- Upcoming: International Woodworking Fair, August 25-28, 2026, Atlanta

YESWV Ready Sites Program

- WV Division of Economic Development Launched Round 2 of the program
- Submitted the Tucker County Industrial Park to the program and it was selected to be evaluated again
- Coordinated meeting of utility providers (Town of Davis, First Energy, Canaan Valley Gas) with Site Selectors
- Site Selectors visited the property on December 3
- Citing the numerous constraints including lot size, wetlands, utility issues they strongly advised against marketing the site as industrial and suggested the board consider a mixed-use Gateway development instead

Preston / Tucker County Day

- Working with the Preston County Chamber of Commerce and the Tucker County Chamber of Commerce to plan a combined day at the Legislature on January 22, 2026
- Preston County will be serving Buckwheat Cakes in the morning in the Capitol
- Tucker County will be hosting a luncheon

WVEDC Legislative Conference

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- Tucker County will be hosting a luncheon



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Unfinished Business

Accounting Services

The Executive Director reported that the late fee and interest had been deducted from the accountant's invoice. He also reported that Mark Joseph could begin services on June 1, 2026. The other firm that had responded to the RFP was not familiar with WV state audits.

New Business

Tucker County Industrial Park Proposed Development Project

The board was presented with a proposal for a performing arts campus by the American Globe Center team, followed by an extensive presentation and question-and-answer session. The facility is currently evaluating potential sites, including locations in West Virginia.

FY2026 Action Plan

Ben Nelson motioned to approve the Action Plan and Mike Rosenau seconded the motion. The motion carried.

LED Grant Documents

None.

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:



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Sandra Frank, Secretary