



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

June 18, 2026 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

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

Board Members Absent: Dan Dilly – President, 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 6:01 PM by Vice President J.R. Helmick

Minutes

Lucinda Nestor made a motion to approve the May 14 regular meeting minutes as presented. The motion was seconded by Mike Rosenau and the minutes were approved.

Communications and Billing

There were none.

Treasurer's Report

The treasurer's report was presented and filed for audit. Sandra Frank asked if the accounting firm could provide additional balance sheet comparison reporting. Executive Director Leyh will ask what the firm recommends.

Executive Director's Report



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Unemployment Rate

- The unemployment rate dropped from 6.1% in February to 4.0% in March and 4.4% in April

Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was \$260,000 in April
- The median home sold price in April was \$485,000

Mettiki Workforce Transition

- Continue monitoring and responding to the announced closure of the Mettiki Mountain View Mine

Valley North Transmission Line Project

- The Valley North Project includes approximately 260 miles of new 765-kilovolt (kV) transmission lines between Putnam County, WV, and Frederick County, MD, and two new substations in Hardy County, WV, and Frederick County, MD.
- The route options under consideration will be available for the public to view at 23 open houses scheduled in communities along the potential routes (including Tucker County).
- Tucker County open house is scheduled for July 8, 2026 from 4 – 7:30 PM at Tucker County High School

Renewing WVcorp Insurance

- The authority's insurance policy and workers comp through WVcorp has been renewed for the FY27 fiscal year

Assisting Small Businesses

- Continue to assist small businesses and entrepreneurs with their needs

Unfinished Business

Accounting Services

A letter was sent to Ms. Vandevander regarding Invoice #37658 in the amount of \$1,820.32 for services billed in January 2026. The Tucker County Development Authority disputed the invoice and requested an itemization and supporting documentation for charges exceeding the Authority's standard monthly rate.

The Authority issued payment of \$500.00 on June 1, which reflects the undisputed portion of Invoice #37658 based on the Authority's standard monthly billing for recurring services.



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This payment does not constitute acceptance of, or agreement with, any charges more than \$500.00. The Authority continues to dispute the remaining balance of \$1,320.32. In the absence of supporting documentation establishing the basis for the additional charges, the Authority does not acknowledge any obligation to pay that amount.

Wetlands and Stream Mitigation Banking

Ryan Gaujot from Green Rivers provided updated numbers for the wetlands and stream mitigation banking. Executive Director Leyh discussed how working with the state may help the project proceed. Bruce Kolsun made a motion to authorize the Executive Director to negotiate directly with the state on wetland and stream crediting and values. Lucinda Nestor seconded the motion and the motion carried unanimously.

Shell Building Lease: Pro Poly of America

Following the previous meeting, Executive Director Leyh spoke with Tim Dean, who confirmed that the proposed lease term is acceptable. During their discussion regarding operational needs over the next six years, Tim explained that they would like to install a CNC machine at the Davis plant to manufacture parts in-house rather than shipping them from another location. While this would improve efficiency, it would require additional space, which is already limited within the existing facility. Executive Director Leyh noted that grant funding may be available to support the expansion and recommended delaying execution of a new lease agreement, which is not needed until next May, until the feasibility and financial viability of the expansion can be evaluated.

Business Pitch Event

Planning for the Business Pitch event is progressing. The committee is currently working on event logistics, identifying potential judges and sponsors. The committee has raised \$7,000 so far with a total goal of \$15,000.

Industrial Park Access Road Renaming

A letter was sent to the Tucker County Commission requesting that the road be renamed Tucker Business Park Drive. Commissioner Rosenau explained that the request should have been submitted through the Tucker County 911 Center initially and noted that renaming roads is discouraged when an existing building is already occupied.

New Business

Abandoned Mine Lands Economic Revitalization (AMLER) Program

The Board discussed ways to further advance the Tucker County Business Park. The Board agreed that securing access to additional acreage is essential and that extending the access



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road and preparing additional developable lots should be priorities. Ronnie Beall moved to approve applying for funding through the AMLER program. Bruce Kolsun seconded the motion. The motion carried.

WDA Economic Enhancement Grant Application

Executive Director Leyh recommended pursuing an Economic Enhancement Grant (EEG) through the West Virginia Water Development Authority for an additional building adjacent to Pro Poly of America. This grant provides funding support for eligible economic development projects.

To apply, TCDA will need to apply, provide supporting information with a project budget or preliminary cost estimate. The application will first be reviewed by the WDA, then forwarded to the West Virginia Department of Commerce for additional review. If both agencies determine the project is beneficial, it will advance to the WDA Board for consideration.

The Board suggested that the scope of the new building include the ability to divide the structure into two separate spaces and a concrete floor with water and sewer plumbing roughed in for future installation.

Sandra Frank made a motion to apply for \$100,000 Economic Enhancement Grant and Lucinda Nestor seconded the motion. The motion carried.

Executive Director's Employment Agreement

The Board reviewed and discussed the Executive Director's new Employment Agreement, which updates the terms and conditions of employment and establishes a framework to support the continued leadership and objectives of the Authority. Mike Rosenau moved to approve the agreement. Bruce Kolsun seconded the motion. The motion carried unanimously.

Grant County Bank Loan / Certificate of Deposit Renewal

The loan and certificate of deposit (CD) at Grant County Bank mature on June 23. The current loan balance is \$14,648.32. Lucinda Nestor moved to renew both the loan and the 14-month CD, as they are connected. Ronnie Beall seconded the motion. The motion carried.



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Letters of Support Requests

There were none.

Public Comment

Sandra Frank announced that the new TAP Room building in Thomas by Woodlands Development Group should begin construction by July 1.

Adjournment

The meeting was adjourned at 8:00 PM following a motion by Ronnie Beall, seconded by Commissioner Rosenau.

The next meeting of the of the Tucker County Development Authority will be held on July 16, 2026, at 6 PM.

Minutes respectfully submitted by:

Sandra Frank, Secretary