



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

July 16, 2026 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

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

Board Members Absent: Lucinda Nestor, Jody Flanagan, Ben Nelson

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:06 PM by President, Dan Dilly.

Minutes

Bruce Kolsun made a motion to approve the June 18 regular meeting minutes as presented. The motion was seconded by J.R. Helmick 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

The Executive Director provided the Board with an update on long-term economic trends, including small business growth, net migration, emerging industries, and other key economic indicators.



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Unemployment Rate

- The unemployment rate dropped to 3.8% in May

Real Estate Market

- According to Realtor.com the median listing home price in Tucker County, WV was \$265,000 in May
- The median home sold price in May was \$440,000

Corridor H Kerens to Parsons Ribbon Cutting

- I attended the Corridor H Kerens to Parsons Section ribbon cutting ceremony, celebrating the opening of the newly completed 11-mile section of roadway
- This milestone represents a significant advancement in the Corridor H project, improving transportation connectivity between Randolph and Tucker Counties while supporting future economic development and regional growth

Blackwater PSD \$1.5 Million Award

- I attended the presentation of the \$1.5 million award secured by Congressman Riley M. Moore for the Blackwater Public Service District (PSD) to support the advancement of a future regional wastewater treatment plant in Tucker County
- This investment represents an important step in addressing future infrastructure needs and creating opportunities for continued growth and development in the region
- TCDA continues to play an important role behind the scenes by fostering partnerships and advocating for strategic investments

Valley North Transmission Line Project

- Attended an open house at Tucker County High School on July 8, 2026

Finalizing FY24 Audit

- The draft report for the FY24 audit has been issued, and the final audit report is forthcoming.
- The audit included one finding related to segregation of duties. Due to the organization's small size and single-person staffing, traditional segregation of duties is not practical

Eastern WV College Industrial Maintenance Program

- Attended an industry advisory meeting to provide workforce input for the redesign of the Industrial Maintenance and Energy System pathway, helping align curriculum with current industry needs and state workforce priorities.

Hardwood Alliance Zone



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- Participated in the monthly meeting of the Hardwood Alliance Zone
- Discussed marketing initiatives, including preparations for the IWF Trade Show, directory updates, and booth materials
- Reviewed strategic planning priorities focused on increasing organizational visibility and industry engagement
- Forestry Innovation Summit review
- HAZ joined the WV Forestry Association

Loan & CD Renewal

- All required loan and certificate of deposit (CD) paperwork was completed and signed
- The updated documentation was obtained from Highlands Bank (formerly Grant County)

Retention Rep Visit

- I had a productive meeting with our West Virginia Division of Economic Development Business Retention representative, who has expertise in the wood products industry
- I coordinated meetings with prospects to provide wood industry-specific insight and discuss opportunities for additional wood industry development at the business park

Business Park Prospects

- These efforts include site visits, prospect outreach, and promoting the park's available assets and development opportunities
- Feedback from prospects indicates a strong preference for move-in-ready buildings, as businesses are seeking existing facilities that allow for quicker occupancy and reduced upfront development costs

Assisting Small Businesses

- Continue to assist small businesses and entrepreneurs with their needs

Unfinished Business

Wetlands & Stream Mitigation Banking

The Executive Director reported on discussions with the West Virginia Department of Environmental Protection (WVDEP) regarding the potential use of the Tucker County Development Authority property for wetlands and stream mitigation. The update included clarification of potential project structures and a recommendation to expand the proposed wetland conservation area to enhance the property's conservation and mitigation value while preserving practical development opportunities.



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Business Pitch Event

The Executive Director provided an update on planning for the Business Pitch Contest, including sponsorship fundraising, event logistics, and recruitment of an emcee and judges. The event is scheduled for August 20, 2026, at National Youth Science Academy.

Industrial Park Access Road Renaming

The Executive Director provided an update on the proposed renaming of Industrial Park Drive, noting that a letter of support had been received from Pro Poly of America and that the required documentation would be submitted to Tucker County 911.

Abandoned Mine Lands Economic Revitalization (AMLER) Program

The Executive Director reported that the Tucker County Development Authority applied to the 2026 AMLER Program for infrastructure improvements at the Tucker County Business Park. The proposed project would extend Industrial Park Drive to provide access to additional development-ready acreage and support future economic development opportunities.

WDA Economic Enhancement Grant Application

The Executive Director updated the Board on the development of a WDA Economic Enhancement Grant application to support a proposed building expansion project for Pro Poly of America. Work is ongoing to develop project cost estimates and complete the application.

New Business

Election of Officers (1-Year Term)

Commissioner Mike Rosenau nominated the current slate of officers for an additional one-year term. Bruce Kolsun seconded the motion. No other nominations were made. The motion carried.

President: Dan Dilly

Vice President: J.R. Helmick

Secretary: Sandra Frank

Treasurer: Roscoe 'Ronnie' Beall

Election of Executive Committee (3 Members in Addition to Officers)

Due to the lack of members present, the election of the three at-large members of the Executive Committee was tabled until a future meeting.



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Bank Accounts – Signing Privileges

No action was necessary regarding bank account signing privileges, as the Authority's officers were re-elected and existing signing authorities remain unchanged.

Letters of Support Requests

No letters of support were presented for consideration.

August Meeting Date

The Board discussed the August meeting date, which coincides with the Business Pitch Contest. The Board agreed to determine whether a meeting is necessary and, if so, to consider holding the meeting virtually via Zoom or conducting a brief meeting prior to the event.

Public Comment

Ronnie Beall discussed recent safety improvements along Route 32 in Canaan Valley, including upgrades to the roadway guardrails.

Adjournment

The meeting was adjourned at 7:31 PM following a motion by Ronnie Beall, seconded by Commissioner Rosenau.

Minutes respectfully submitted by:

Sandra Frank, Secretary