



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

August 6, 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, Lucinda Nestor

Board Members Absent: Jody Flanagan, Ben Nelson, Bruce Kolsun, Mike Rosenau – County Commissioner (excused)

Quorum present? Yes

Guests:

Steve Leyh, Executive Director, Tucker County Development Authority

Call To Order

The meeting was called to order at 6:16 PM by President, Dan Dilly.

Minutes

Roscoe Beall made a motion to approve the July 16 regular meeting minutes as presented. The motion was seconded by J.R. Helmick and the minutes were approved.

Communications and Billing

An invoice from the WV State Auditor for \$5,260 for the FY24 audit was presented. Roscoe Beall motioned to approve payment, and the motion was seconded by JR Helmick. The motion carried.

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 3.9% in June, reflecting continued stability in the local labor market

New Business Coach

- SBDC has hired new a new business coach working from Keyser, increasing the availability of support for entrepreneurs and small businesses

Manufacturing Expansion & Retention Meetings

- Met with GS Millworks and Hinchcliff Lumber to learn more about their operations, discuss challenges, and identify ways to connect them with available resources

FY24 Audit

- Completed the exist interview with the field audit inspector
- Received the final audit report in hard copy

Business Park Property Showings

- Continued showing available business park property to potential interested parties

Identifying Additional Property

- Continued efforts to identify additional property that could support future business development and expansion opportunities

Flooding Support

- Offered assistance and support to economic development directors in Lewis and Upshur counties following significant flooding impacts in those communities

Thank You Letter

- Prepared and sent a thank you letter to the State Transportation Secretary recognizing safety improvements completed along Route 32 in Canaan Valley

Assisting Small Businesses

- Continue to assist small businesses and entrepreneurs with their needs

Unfinished Business



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Wetlands & Stream Mitigation Banking

A revised map was presented for consideration and adoption. The revised map expands the proposed wetlands conservation area based on feedback received from regulatory agencies. Roscoe Beall motioned to approve the new map, Lucinda Nestor seconded the motion and the motion carried unanimously.

Business Pitch Event

The Business Pitch Event is scheduled for August 20 at NYSA. Twenty applications were received, and more than \$15,000 was raised, exceeding the fundraising goal. Bruce Kolsun was thanked for his generous \$500 contribution to the prize pool. Six finalists will receive financial prizes in two categories: new businesses and existing businesses. Each category will award \$5,000 for first place, \$2,000 for second place, and \$500 for third place.

Industrial Park Access Road Renaming

The Tucker County Office of E-911 completed the road name change for Industrial Park Road in Davis. Effective July 20, 2026, the road was renamed Tucker Business Park Drive. Tucker County 911 Addressing notified the appropriate parties, including Pro Poly of America, Inc., and updated the Tucker County 911 addressing maps and WVSAMS map system.

A letter confirming the change was sent to the West Virginia Division of Highways (DOH) on July 27. DOH will forward the information to GIS personnel responsible for maintaining official road name records and will initiate a work order to update the US 48 road signs. The sign changes are expected to be completed within 30–60 days.

WDA Economic Enhancement Grant Application

The Board considered authorizing an application for an Economic Enhancement Grant to support construction of two new buildings at the business park. The proposed grant amount was \$250,000, requiring a 20% match of up to \$50,000. It was noted that matching funds would only be required if the application is successful and funding is awarded, with no financial commitment required at the application stage.

Sandra Frank moved to approve the \$250,000 grant application with a match of up to \$50,000. JR Helmick seconded the motion, which carried.



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New Business

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.

Request for Proposal: Stream & Wetland Mitigation Credit Development Services

This agenda item was not taken up for discussion.

Letters of Support Requests

No letters of support were presented for consideration.

Changing September Board Meeting Date

The September board meeting is scheduled for September 17, which coincides with the WVEDC conference. We need to change the date or cancel. Lucinda Nestor motioned to move the meeting date to September 10, 2026. Sandra Frank seconded the motion with all in favor.

Public Comment

The Executive Director requested feedback from the Board regarding his performance prior to his annual review. No concerns were expressed by Board members.

Adjournment

The meeting was adjourned at 7:15 PM following a motion by Ronnie Beall, seconded by JR Helmick.

Minutes respectfully submitted by:

Sandra Frank, Secretary