



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Tucker County Development Authority

September 10, 2026 – 6:00 PM

494 Riverstone Road, Davis, WV 26260

Board Members Present:

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

Board Members Absent: Jody Flanagan (excused), Mike Matlick

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 President, Dan Dilly.

President Dilly requested the board move new business to the top of the agenda to ensure action items could be completed while maintaining quorum. There were no objections.

New Business

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

The board nominated three members to serve on the Executive Committee. The nominees were Mike Rosenau, Lucinda Nestor, and Ben Nelson. No other nominations were made, and the three members were approved unanimously.

Pitch Contest Invoice

The Tucker County Development Authority received invoice #2026503 dated August 5, 2026 from the Tucker Community Foundation. It includes two charges each for \$1,000 each. One of



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

the charges is for sponsorship funds originally provided by the Tucker Community Foundation to the Tucker County Development Authority in 2019.

Executive Director Leyh confirmed the Foundation issued check #2115 for \$1,000 on July 16, 2019, as a sponsorship for the Tucker Business Pitch Contest. The 2019 Pitch Contest was not held that fall. In early 2020, the COVID-19 pandemic began, and the event was not subsequently rescheduled. No Pitch Contest was held in the following years, and the 2026 Pitch Contest is the first since 2018. The Foundation recommended holding the funds for a future Pitch Contest.

The invoice also includes a separate \$1,000 sponsorship from the Tucker County Development Authority for the 2026 Tucker Pitch Contest. Because the two amounts are included on the same invoice, payment of Invoice #2026503 will be processed following Development Authority Board approval of the return of the 2019 sponsorship funds.

Roscoe Beall motioned to approve returning the funds and paying the full invoice in the amount of \$2,000. The motion was seconded by Lucinda Nestor and the motion carried.

Consideration of Future Audit Provider

TCDA was placed on the state bid list for audit services for FY25, FY26, and FY27. The Board must decide whether to issue an RFP to select a private audit firm or have the state conduct the audit.

Executive Director Leyh explained the last time TCDA issued an RFP for audit services, no bids were received. However, he believes circumstances have changed. He also explained that there was no cost savings to have the state conduct the audit and that the process took longer than expected.

Roscoe Beall motioned to bid out the audit services to private firms. JR Helmick seconded the motion and the motion carried.

Appointment of Audit Committee

The Board appointed Steven Leyh, Sandra Frank, and Ben Nelson to the audit committee for a two-year term. The committee will be responsible for procuring and selecting audit services and overseeing corrective action related to audit findings and concerns.

Letters of Support Requests

There were none.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Minutes

Lucinda Nestor made a motion to approve the August 6, 2026, regular meeting minutes as presented. The motion was seconded by Roscoe Beall and the minutes were approved.

Communications and Billing

None.

Treasurer's Report

The treasurer's report was unavailable and will be presented at the next meeting.

Executive Director's Report

Unemployment Rate

- The unemployment rate was 4.1% in July, reflecting a slight increase over 3.9% in June

Real Estate Trends

- According to Realtor.com the median listing home price in Tucker County, WV was \$342,500 in July
- The median sold price in July was \$255,000
- Year-over-year the median list price has grown by 4.74%

Renewed SAM Registration

- TCDA's registration in the System for Award Management (SAM.gov) was successfully renewed

WVCorp Workers Compensation Audit

- Collaborated with our accountants to complete the WVCorp Workers' Compensation Audit for FY26.

Tap Room Groundbreaking

- Attended the groundbreaking ceremony for the Woodlands TAP Room project in Thomas on September 4
- The new building will have 10 workforce apartments, and 1 studio as well as coworking space on the first floor
- Project is expected to be completed by the end of next year, depending on weather and other factors.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

PEIA Portal

- PEIA recently implemented a new system, and I am continuing to familiarize myself with the updated system

LEAD Grant Update

- Through the \$7.9 million LEAD Grant, Prodigy is now offering fiber-to-the-home service to Limestone Road, Texas Mountain, Location Road, Downtown Parsons, Horseshoe Run Road, and Mackeyville

Assisting Small Businesses

- Continue to assist small businesses and entrepreneurs with their needs

Unfinished Business

Wetlands & Stream Mitigation Banking

Ryan Gaujot updated the board with new crediting wetland and stream crediting calculations and advised the board on how to move the project forward. The board discussed how proceeds would be split should the project be funded. Lucinda Nestor motioned to approve a 70% Tucker County Development Authority / 30% Green Rivers revenue sharing agreement. Mike Roseneau seconded the motion. The motion carried. It was noted that JR Helmick was no longer on the telephone. Executive Director Leyh stated he is currently working with legal counsel on an agreement between TCDA and Green Rivers and will bring the agreement to the board for final approval.

Business Pitch Event

The Pitch Contest was held on Thursday, August 20, 2026, at 5:00 PM at the National Youth Science Academy in Davis. TCDA awarded a total of \$15,000 in cash prizes to local businesses in the New Business and Established Business categories.

In the New Business category, Tiffany Auvil Caregiver Coaching and Advocacy received first place and \$5,000, Blackwater Galley received second place and \$2,000, and Allegheny Timber Works received third place and \$500. In the Established Business category, Laurel Fork Farm received first place and \$5,000, Licking Creek Farm received second place and \$2,000, and Canaan Valley Flower Company received third place and \$500.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

The People's Choice Award was a tie between Tiffany Auvil Caregiver Coaching and Advocacy and Canaan Valley Flower Company. Both received an annual membership in the Tucker County Chamber of Commerce.

The event received strong community support. Presenting sponsors were St. George Medical Clinic (\$5,000) and White Law Canaan LLC (\$5,000). Supporting sponsors included Tucker County Development Authority (\$1,000), Tucker Community Foundation (\$1,000), Prodigy (\$1,000), Blackwater Ridge (\$1,000), Woodlands Development & Lending (\$1,000), and Citizens Bank (\$1,000). Community sponsors included The Berry Best Catering (\$500), Highlands Bank (\$500), Bruce Kolsun (\$500), and Parsons Revitalization Organization (\$300).

Anne Jones served as MC, with Lucinda Nestor and Claire Anderson serving as timekeepers. David Cooper, Jessica Waldo, and Angie Pase played key roles in organizing the event. The Berry Best provided catering.

Judges represented Eastern West Virginia Community and Technical College, the West Virginia Small Business Development Center, Woodlands Lending, the West Virginia Community Development Hub, and Workforce West Virginia. Their time and expertise, along with the support of our sponsors and volunteers, helped make the event a success.

Industrial Park Access Road Renaming

Executive Director Leyh provided an update on the road renaming and sign change request for Tucker Business Park Drive. He explained that there was a technical issue with the initial email request to WV DOH and that the request had to be resubmitted.

WDA Economic Enhancement Grant Application

A grant application to the West Virginia Water Development Authority's Economic Enhancement Grant Fund for the Tucker County Business Park project was submitted. TCDA is requesting \$250,000, with a \$50,000 TCDA match, to construct two approximately 2,000-square-foot buildings. One would support Pro Poly's expansion and potential investment in additional manufacturing equipment, and the other would provide flexible industrial space for small businesses and trades.



Tucker County Development Authority

PO Box 176

Thomas, WV 26292

(304) 614-8839

tuckercounty@gmail.com

www.TuckerWV.com

Executive Director Leyh stated he had been in contact with Mark Sarver, the new Executive Director of the Water Development Authority, regarding the application. Mr. Sarver has been helpful throughout the process but has indicated that there is significant competition for the available funding, so there is no guarantee we will receive an award. He also reached out to the Regional Planning & Development Council regarding alternative grant financing opportunities. Programs such as ARC could significantly increase the overall project cost, require TCDA to provide a 50% match, and require the funding agency to have an interest in the property.

Public Comment

There was none.

Adjournment

The meeting was adjourned at 7:04 PM following a motion by Ronnie Beall, seconded by Mike Rosenau.

Minutes respectfully submitted by:

Sandra Frank, Secretary