



NRGRDA – Board Meeting Minutes
July 8, 2025 at 11 p.m. – The Table,
Mount Hope, WV

Call to Order

Allison Taylor called the meeting to order at 11:12 a.m.

ATTENDANCE

BOARD MEMBERS PRESENT: Allison Taylor, Anita Groves, Tamara Mullins, Heather Johnson, Bill Baker, Donnie Holcomb, Larry Meador, Phil Jarrell

ADVISORY BOARD MEMBERS PRESENT: Zach Statler

STAFF PRESENT: Jina Belcher, Jozy Moore

GUESTS: Greg Duckworth (Raleigh Commission), Rodney Larose II, Jerime Dudding, Jay Nowack, Sen. Brian Helton, Garrett Cole (Nicholas Commission & partner w/ Rodney Larose Sr.) Pastor Brandon Hawley (I Heart Church), Mike Kessinger (Mt Hope Mayor)

DISCUSSION ITEMS:

Route 19 Development:

- Allison kicked off the meeting by explaining it was called to get everyone on the same page about the development projects along Route 19 from Beckley to Summersville. There had been a lot of mixed messages in separate meetings, so this was a chance to hear directly from developers. Since the COVID funds need to be spent by the end of next year and can be used as a match for state funding, the goal was to figure out the timeline for projects and infrastructure needs. Once there's a clear plan, the water companies will be brought into the conversation.

EXECUTIVE SESSION:

- Allison requested to go into executive session to get more specifics on the projects from Jina Belcher.
- Motion to go into executive session was made by Heather Johnson; seconded by Larry Meador. Motion carried with none opposed.

- The board entered executive session at 11:15 a.m. and returned to regular session at 11:33 a.m. No developers were present during the executive session. No decisions were made during executive session.
- At the conclusion of the executive session, the property owners and developers for two sites along Route 19 were invited to join the meeting.

ROUTE 19 DEVELOPMENT SITES

A. Appalachian Heights

- Property is owned by Northside Properties (Acquired in 2020) - Ronnie Larose II (Little Rodney) who is the majority owner, and Rodney Larose Sr. (Big Rodney) working with developer Jeremy Dudding
- Owner prioritized property for industrial and commercial use, job creation
- Site: 106 acres (approx. 80 developable acres), flat land adjacent to Route 19.
- Consistent interest from industrial and commercial; water is the primary barrier to landing deals.
- Site is near shovel-ready pending water access. The former pipe yard tenant is vacating the premises.

B. Crossroads Site

- Property owned by Brian Helton and Big Rodney
- Located near Buffalo Wild Wing and I Heart Church along Cross Road Drive in Mt Hope.
- Plans for development include housing hotel development, Safe Haven recovery homes (13 homes) w/ community center, and potential for retail or commercial growth.
- Brian Helton said they have a “full investment plan that’s ready to go” and construction could begin within 30 days if adequate water service is secured.
- Most immediate need is water service for a hotel

1. I Heart Church / Safe Haven – Pastor Brandon

- a. Groundwork has begun for three recovery homes
- b. Water currently supplied via on-site well due to high connection costs from Beckley Water
- c. Church and recovery homes need additional water capacity for expansion

- d. Long-term plan is to connect to the water system developed for Crossroads

Water Provider Discussion

- Water provider options: Mount Hope Water and Beckley Water
- PSC Ruling: Developers have the right to choose their water provider
- Beckley Water:
 - Unresponsive to NRGRDA's requests for a Preliminary Engineering Report
 - Provided a \$2.2M cost estimate without documentation
 - Previously quoted \$919,000 by NRGRDA's own engineers
 - Viewed as the fastest option (timeline ~12 months)
- Mount Hope Water:
 - Provided clear capacity data and cost estimates
 - Projected timeline is 18 months
 - Offers more sustainable long-term capacity for both sites
- Jina said developers could chose to use both utilities – Beckley Water for current immediate needs and Mt Hope for future development

ACTION ITEM

- Larry Meador made a motion that the developers submit a letter to the NRGRDA stating their desired water provider for future development needs.
- Based on the letters, NRGRDA will move forward with directing its funds toward the provider selected by the developers.
- Motion seconded by Anita Groves. Motion carried with none opposed.

ADJOURNMENT:

- Motion to adjourn was made by Bill Baker; seconded by Phil Jarrell. Motion carried with none opposed.
- Meeting adjourned at 12:38 p.m.

Accepted: _____

Larry Meador, Secretary

