



NRGRDA – Board Meeting
Minutes
August 25, 2025 at 11 p.m.
Hinton, WV

Call to Order

Allison Taylor called the meeting to order at 4:04 p.m.

ATTENDANCE:

MEMBERS PRESENT IN-PERSON: Anita Groves, Lisa Eads, Donald Holcomb, Larry Meador, Zack Statler

MEMBERS PRESENT VIRTUALLY: Allison Taylor, Craig Chapman, Heather Ouimette, Heather Johnson, Robert Shafer, Tamara Mullins, Bill Baker, Phil Jarrell

STAFF PRESENT: Jina Belcher, Jozy Moore, Judy Moore, Andy Davis

DISCUSSION ITEMS:

1. Welcome

- Jina welcomed Lisa Eads, Summers County Administrator, as the newest NRGRDA board member, replacing Greg Rogers.

2. Approval of Minutes

- June 16 Board Meeting: **ACTION:** Motion by Larry Meador, second by Bill Baker. Approved unanimously.
- June 26 Legislative Committee: **ACTION:** Motion by Craig Chapman, second by Anita Groves. Approved unanimously.
- July 8 Special Meeting: Concerns raised regarding missing content on ARPA fund discussion. Jozy will review recordings and update minutes.
 - **ACTION:** Motion to postpone approval until September: Bill Baker, second by Anita Groves. Approved unanimously.

3. Financial Report (as of July 31, 2025)

- Presented by Jina Belcher. Accounts transitioning to United Bank; FY24 audit closeout scheduled Aug. 27.

- Discussion: Donnie Holcomb commended cleanup of negative balances but noted discrepancies between reports and balance sheet; equity reconciliation will follow audit.
- **ACTION:** Motion to accept but not approve financials by Robert Shafer, second Larry Meador. Approved unanimously.
- RFP for a new accounting firm to be issued following audit closeout.

4. Board & Committee Reports

WV Hive – Judy Moore

- Nicholas County touchdown office now in use; ribbon cutting late September/October.
- Summers County location secured.
- PATTERN Project: Engineering nearly complete; construction to start in 30–60 days with 4–6 month timeline. Equipment ordered, curriculum finalized, operations manager hired. ~\$300K shortfall remains; USDA funds, tax credits, and contractor financing being explored.
- Temporary space (2,000–3,000 sq. ft.) sought to store equipment and possibly launch training sooner.
- Retail Incubation Hub scope folded into PATTERN.
- Impact Data: Since 2017, WV Hive impacts tracked across four counties. Larry Meador requested annual breakdown; Judy committed to providing.

Legislative Committee – Jozy Moore

- Six 2026 legislative priorities identified by NRGRDA Legislative Committee: economic development, reliable local revenue, infrastructure, land use, workforce & attainable housing, childcare access.
 - **ACTION:** Motion to approve priorities made by Bill Baker, second Craig Chapman. Approved unanimously.
- Policy development underway: Build WV Act amendments, expanded Industrial Access Road Fund, and employer childcare tax credit changes.
- NRGRDA will sponsor a dinner at November legislative interims in Pipestem.
- PEIA proposals from the Governor under review; no special session scheduled.

NRGRDA – Jina Belcher

- **Southern Industrial Drive:** \$1M project with Mountaineer Contractors; DEP stormwater permit pending. Copart to locate at end of road, opening 480 acres for

development. DOH reimbursement delays prompted discussion of bridge financing (see Action Items).

- **Raleigh County Memorial Airport:** Hangar for New River CTC nearly complete (classes start Fall 2025). FAA delays in approving air service provider; NRGRDA advocating for Contour. Marketing remains a challenge without national campaign funds.
- **Appalachian Heights:** Mount Hope's audit backlog jeopardizes eligibility for funds; NRGRDA/Region IV assisting. Developers split between Mount Hope and Beckley Water; PSC gave developers choice, but Beckley is appealing. ~\$2M shortfall; IJDC application due Sept. 10 with decision Nov. 5. Raleigh funds: \$600K for sewer, \$1.4M plus Fayette allocation for water.
- **Wolf Creek Park:** EDSA contracted for 900-acre master plan; stakeholder session early September. Fayette Commission added \$5K for spec building package.
- **Other Updates:** Raleigh Commission pursuing STIF at Pinecrest; NRGRDA still marketing site. Build WV designations: Hinton approved, Summersville in progress, Beckley under consideration (goal: four-county region). Nicholas County data/industrial site study with Thrasher underway; report expected Sept. 3.

5. Action Items

Bridge Financing – Southern Industrial Drive

- Project funding: \$550K WVDOH (reimbursable), \$150K property owner, \$300K Raleigh County Commission.
- Contract requires 90-day completion (executed Aug. 25).
- DOH reimbursement process creates cash flow risk; developer has \$550K escrowed.
- Jina proposed bridge financing as a solution.
- **ACTION:** Motion by Larry Meador for Jina to explore bridge financing, present to Finance Committee, and return with recommendation. Second by Bill Baker. Approved unanimously.

6. Old Business

- Conflict of Interest Disclosure: Allison Taylor requested updated forms from all board members. Suggestion made for staff to complete disclosures as well.
- Executive Director Review: Allison reminded members to submit reviews of Jina by Aug. 26; review to be finalized by end of month.

7. New Business

- Next board meeting: Sept. 9, 11 a.m., Nicholas County.

8. Executive Session

- Allison requested to go into executive session to discuss personnel matters related to changes within NRGRDA and WV Hive structures as well as the Wolf Creek Park option agreement.
- **ACTION:** A motion to that effect was made by Marry Meador; seconded by Donnie Holcomb. Motion carried with none opposed. The board entered executive session at 5:46 p.m.
- Jozy and Andy present for Wolf Creek conversation only. Returned to open session at 6:59 p.m.

9. Action Items (cont.)

- **ACTION:** Ratification of Wolf Creek Park Option Agreement electronic vote: Motion by Tamara Mullins, second Heather Ouimette. Approved unanimously.

10. Adjournment

- **ACTION:** Motion to adjourn: Anita Groves, second Bill Baker. Approved unanimously.
- Meeting concluded at 7:02 p.m.

Larry Meador, Secretary

Accepted: _____