NRGRDA/WV Hive – Board Meeting
June 30, 2026 at 11 a.m.
Beckley, WV

Call to Order
Allison Taylor called the meeting to order at 11:05 a.m.

ATTENDANCE
NRGRDA BOARD MEMBERS:
IN-PERSON: Allison Taylor, Anita Groves, Larry Meador, Donnie Holcomb, Heather Johnson, Heather Ouimette, Lisa Eads, Ted Kula, Phil Jarrell
VIRTUAL: Craig Chapman, Bill Baker, Tamara Mullins
ABSENT: Dave Harper, Tom Louisos

WV HIVE BOARD MEMBERS (also NRGRDA Advisory Board members)
VIRTUAL: Michelle Rotellini, Zack Statler

STAFF:
IN-PERSON: Jozy Moore
VIRTUAL: Leah Hurley, Andy Davis, Devon Fitzgerald

GUESTS:
VIRTUAL: Corey Bonasso, Gabriele Wohl

Action Items:

1. **Approval of Minutes**
    a. May 26, 2026 NRGRDA/WV Hive Board Meeting
        i. <u>Motion to approve the May 26 minutes made by Larry Meador, seconded by Donnie Holcomb. Motion carried with none opposed.</u>
    b. June 23, 2026 NRGRDA/WV Hive Special Board Meeting
        i. <u>Motion made to ratify the approval of the June 23 minutes previously approved by the board via email. Motion made by Larry Meador, seconded by Heather Ouimette. Motion carried with none opposed.</u>

Item 3-5 on the agenda (Discussion/Decision on report from Transition Committee, Discussion/Decision of board involvement in NRGRDA functions and Discussion/Decision on NRGRDA-owned properties) were skipped to be brought up later in the meeting

2. **Discussion/Decision for Accounting services for NRGRDA**
    a. The Board discussed the status of accounting services and the Request for Proposals (RFP) process. Staff reported that additional West Virginia accounting firms had been contacted; however, Richmond & Company, the organization's current accounting provider, was the only local firm to submit a proposal. It was also noted that NRGRDA is not currently under contract with Richmond & Company but utilizes the firm on an as-needed basis for accounting services. Board members discussed expanding outreach to additional firms through direct solicitation.
    b. Following discussion, Chair Allison Taylor directed the Finance Committee to evaluate options for future accounting services, including identifying additional firms to contact, while continuing to utilize Richmond & Company in the interim.

3. **Discussion and Decision on New Opportunity Zone Nomination Submissions**
    a. Andy Davis reviewed the Opportunity Zone redesignation process and explained that the State had requested recommendations for eligible census tracts within the region. He noted that the list provided to the Board was intended as a starting point based on existing comprehensive plans, prior project discussions, and known development opportunities across the four-county region.
    b. Board members discussed the eligibility of various census tracts and emphasized the importance of recommending areas that align with regional economic development priorities while ensuring each county was represented where appropriate.
    c. Following discussion, Donnie Holcomb moved to authorize NRGRDA to submit the following eight census tracts as nominations for Opportunity Zone designation:
        i. 54067950500 - Nicholas County (Richwood)
        ii. 54019020400 - Fayette County (Oak Hill)
        iii. 54019020500 - Fayette County (Mount Hope)
        iv. 54089000700 - Summers County (Hinton)
        v. 54081000400 - Raleigh County (NE Beckley, Eisenhower Drive)
        vi. 54081001400 - Raleigh County (North Beckley, Bradley)
        vii. 54081001500 - Raleigh County (Eisenhower Drive, Stanaford)
        viii. 54081000200 - Raleigh County (Downtown Beckley)

d. <u>Motion was seconded by Larry Meador. Motion passed with none opposed.</u>

Executive Session

1. Allison Taylor requested a motion to go into executive session to discuss reports from the transition committee. All staff were directed to leave. Counsel representatives, Corey Bonasso and Gabriele Wohl, were asked to take part in the executive session.
    e. <u>Motion to that effect was made by Ted Kula, seconded by Lisa Eads.</u>
    f. Executive session commenced at 11:50 a.m.
    g. The Board exited executive session at 1:44 p.m. No decisions were made during executive session.
    h. The board members remaining following executive session included: (In-Person) Allison Taylor, Donnie Holcomb, Larry Meador, Heather Johnson, Heather Ouimette; (Virtual) Craig Chapman, Tamara Mullins, Lisa Eads, Ted Kula, Anita Groves

Action Items:

4. **Additional staff compensation**
    a. <u>Motion made by Heather Ouimette to permit Allison Taylor to compensate staff for their additional work duties since Jina Belchers' initial date of leave.</u>
    b. <u>Motion seconded by Larry Meador. Motion passed with none opposed.</u>

5. **Retainer for counsel**
    a. <u>Motion made by Heather Ouimette to retain Bowles Rice up to $15,000 to review existing grant requirements.</u>
    b. <u>Motion seconded by Heather Johnson. Motion passed with none opposed.</u>

6. **Transition Committee Update**
    a. Allison Taylor reported that the Transition Committee will:
        i. Develop an updated Executive Director position description.
        ii. Identify an appropriate funding source before advertising the position.
        iii. Continue reviewing organizational needs as part of the Executive Director transition process.
    b. Allison also reported that additional information would be gathered regarding leased properties and the PATTERN facility to assist the Board in evaluating future options related to occupancy, sale, or grant requirements.
    c. Allison further discussed delaying action on a proposed funding request to the Raleigh County Commission while pursuing discussions with the Fayette County

Commission regarding temporary operational assistance during ongoing reimbursement delays.

7. **New location for July board meeting**
    a. <u>Motion made by Heather Johnson to move the July board meeting location to Summers County. Motion seconded by Donnie Holcomb. Motion passed with none opposed.</u>

8. **Discussion/Decision on NRGRDA-owned properties**
    a. The Board received updates regarding the City Avenue property, including ongoing efforts to obtain roof repair estimates.
    b. For the Rahall Building (Bill Baker Way), counsel is working on negotiating a new lease with the current tenant.
    c. Allison Taylor also discussed the potential of retaining a real estate agency to sell NRGRDA properties. It was noted that compensation for real estate services would need to be structured appropriately, potentially as a flat fee rather than a commission, and would need to be paid with non-grant funds.
    d. <u>Motion made by Heather Ouimette to commission an appraisal for the City Avenue property. Motion seconded by Donnie Holcomb. Motion passed with none opposed.</u>
        i. Allison stated that the appraisal would need to be paid for with non-grant funds.

9. **Discussion/Decision of board involvement in NRGRDA functions**
    a. Allison Taylor noted that this item would be deferred for discussion at a future meeting.

10. **Discussion on committee meetings**
    a. The Board discussed the need to reconvene the House Committee and Finance Committee for budget discussions and noted that vacancies created by Bill Baker's departure and Tom Luisos' continued absence would require future appointments. Staff was directed to coordinate those meetings.

Adjournment:

1. Meeting adjourned at 1:51 p.m. following motion by Heather Ouimette.

__________________________ Accepted:

Larry Meador, Secretary