

**Industrial Development Authority of Tazewell County, Virginia
Minutes**

October 8, 2025

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, October 8, 2025, at 2:00 pm in the board room of the Tazewell County Administration Office, 197 Main Street, Tazewell, Virginia.

Members present were: Mr. Kyle Hurt
Mr. Mack Payne
Mr. Curtis Breeding
Mr. Darrell Addison
Mrs. Melanie Protti-Lawrence
Mr. Rick Chitwood
Mr. Darell Cantrell

Also present were: Mr. Tim Danielson, Economic Development Director
Mr. Brad Pyott, IDA Attorney
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary

Members absent were: None.

MEETING CALL TO ORDER:

The October 8, 2025, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:06 pm with Mr. Kyle Hurt, Chairman, presiding.

APPROVAL OF MINUTES:

Upon motion of Mr. Mack Payne, seconded by Mr. Curtis Breeding and adopted by a vote of 7 to 0, the Authority hereby approves the September 10, 2025 Minutes as presented.

APPROVAL OF FINANCIAL ITEMS: Mrs. Harris stated there was a \$200.00 check to Gillespie Electric that was added to the Invoice Summary since it was emailed out.

Mr. Breeding asked if we were still receiving the monthly payment from Clinch River Forest Products and how much. Mrs. Harris responded \$5,952.00.

Mr. Payne asked what was all included in the Cox Security invoice. Mr. Danielson responded the \$12,000 included motion sensors, a dozen cameras (indoor and outdoor), and monitoring.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Curtis Breeding and adopted by a vote of 7 to 0, the Authority hereby approves the October Invoice Summary as presented.

Mr. Addison and Mrs. Protti-Lawrence signed off on the bank statements.

Upon motion of Mr. Curtis Breeding, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 7 to 0, the Authority hereby approves the bank statements for the September 2025 General Account and September 2025 Grant Account.

Mr. Danielson stated that there was no motion approving the September invoices and a motion was in order to approve.

Upon motion of Mr. Darrell Addison, seconded by Mr. Curtis Breeding and adopted by a vote of 7 to 0, the Authority hereby approves the September Invoice Summary.

CITIZENS COMMENTS:

Mr. Kyle Hurt welcomed Ms. Tammy Smith to the meeting. Ms. Smith came on behalf of the Town of Tazewell IDA to discuss the updates on the Farmer's Market and Pavillion. The town received three bids and the lowest bid was a local business in Richlands, Heritage Metal. The Town of Tazewell will make an announcement on the Farmer's Market and Pavillion on October 16th. The work is supposed to start in February and is expected to be completed in 90 days. The Town will pave in the Spring. There is a building in Tazewell that the Town of Tazewell I/EDA owns and they are looking for funding opportunities for the space. Ms. Smith asked the board members if there was still interest in a potential partnership in a cannery. Mr. Danielson stated that an operator would need to be selected to run the cannery. Ms. Cara Spivey, Chairman of the Town of Tazewell I/EDA joined by phone and stated the Town and County would need to work together to find an operator.

COUNTY ADMINISTRATOR REPORT:

None

IDA ATTORNEY REPORT:

Mr. Brad Pyott stated there is a Quit Claim Deed that was agreed to 2 months ago relative to the More Fearless Ventures, LLC and Price Land Holdings foreclosure. Mandy French has prepared a Quit Claim Deed between the buyer More Fearless Ventures, the Board of Supervisor (BoS) relative to the mural, and the IDA to clean up any title issues. The Quit Claim Deed from the IDA, BoS, and the buyer with More Fearless Ventures needs to be signed. Mr. Pyott stated that he needs direction from the IDA for Mr. Hurt to sign off on it.

Upon motion of Mr. Darrell Addison, seconded by Mr. Curtis Breeding and adopted by a vote of 7 to 0, the Authority hereby authorizes Mr. Kyle Hurt, Chairman of the IDA to sign off on the Quit Claim Deed for More Fearless Ventures, LLC.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

Mr. Tim Danielson stated the department was following 14 active projects, approximately \$2.3 Billion CapX, 190 net new jobs, and \$6.6 million annual payroll.

Board of Supervisor Loan:

Mr. Tim Danielson stated he requested a loan from the BoS for a \$160,000.00 due to the low IDA account balance while awaiting grant funds. The BoS have granted a \$160,000.00 loan for 90 days at 0% interest. The IDA is due to get their money back for the Natural Gas Extension from VEDP and are also due to receive \$33,500.00 from VCEDA.

Upon motion of Mrs. Melanie Prott-Lawrence, seconded by Mr. Darell Cantrell and adopted by a vote of 7 to 0, the Authority hereby approves to accept a loan from the BoS with 0% interest.

Richland's Contract Preparation Discussion:

Mr. Tim Danielson stated that Jonathan Belcher at VCEDA sent contracts for the \$500,000.00 grant for the Richlands power project.

Requirements include a letter from the PSA stating the dispute has been resolved. If the requirements are met, the funds will be released.

The IDA decided to table this matter until the November 2025 meeting.

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 7 to 0, the Authority hereby approves to table the Richlands Power Project until next month.

Mr. Pyott recused himself from this discussion.

VCEDA Request for Disbursement Project Ponderosa Approval:

Mr. Danielson stated that the VCEDA Request for Disbursement Project Ponderosa Approval should have been VCEDA Bluestone Natural Gas Extension Approval.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darell Cantrell and adopted by a vote of 7 to 0, the Authority hereby approves the IDA Chairman to execute the necessary disbursement document from VCEDA in the amount of \$33,500.00 for reimbursement to the IDA for the Natural Gas Extension Design.

Other Business:

Mr. Hurt asked if Mr. Danielson could explain to the board why Mrs. Harris can no longer collect certain data from the local businesses. Mr. Danielson stated a questionnaire form was created similar to the one VCEDA uses. We recently learned that the information collected could be requested through FOIA. All meetings moving forward will be a conversation to let them know we are here for support.

ADDITIONS/DELETIONS TO EXECUTIVE SESSION:

Mr. Pyott asked if anyone had any possible conflicts in Executive Session where they would need to recuse themselves from the conversation. Mr. Addison stated his daughter works for Fairview Housing. Mr. Danielson responded we are removing Project Helping Hand (Fairview Update) and Project Resort from the agenda. Mr. Danielson stated that matter 8 (A)(5) Project Helping Hand and matter 9 (A)(5) Project Resort needs to be removed from Executive Session.

Mrs. Harris recused herself from the Project Homestead B Discussion.

ENTER EXECUTIVE:

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darell Cantrell, and unanimously passed with all members present voting in favor, the Industrial Development Authority of Tazewell County, Virginia, hereby enters into executive session pursuant to Virginia code, section 2.2-3711 for the items listed below and the added items above:

10 Matters –

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| 1 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | VCEDA Seed Capital Presentation
Stingerz Indoor Golf |
| 2 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | VCEDA Seed Capital Presentation
A Path to Vitality |
| 3 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | VCEDA Seed Capital Presentation
Walker's Xplicit Diesel, LLC |

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| 4 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | VCEDA Seed Capital Presentation
Rhythmic Restorations |
| 5 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | Project Homestead |
| 6 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | Ponderosa Property Update
Discussion |
| 7 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | Project Smart Power Update |
| 8 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | Project Helping Hand (Fairview
Update) |
| 9 | (A) (5) | Discussion concerning a prospective business or industry or the expansion of an existing business or industry where no previous announcement has been made of the business' or industry's interest in locating or expanding its facilities in the community. | Project Resort Update |
| 10 | (A) (29) | Discussion of the award of a public contract involving the expenditure of public funds, including interviews of bidders or offerors, and discussion of the terms or scope of such contract, where discussion in an open session would adversely affect the bargaining position or negotiating strategy of the public body. | Tazewell Theater |

RETURN FROM EXECUTIVE SESSION:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne, and unanimously passed with all members present voting in favor, the Industrial Development Authority of Tazewell County, Virginia, hereby adopts the following certification:

CERTIFICATION OF EXECUTIVE MEETING

WHEREAS, the Industrial Development Authority of Tazewell County, Virginia, has convened an executive meeting on this date pursuant to an affirmative vote and in accordance with the provisions of The Virginia Freedom of Information Act; and

WHEREAS, Section 2.2-3711 of the Code of Virginia, requires a certification by said Authority that such closed meeting was conducted in conformity with Virginia law;

NOW, THEREFORE, BE IT RESOLVED, that the Industrial Development Authority of Tazewell County, Virginia, hereby certifies that, to the best of each member's knowledge, (1) only public business matters lawfully exempted from open meeting requirements by Virginia law were discussed in the executive meeting to which this certification resolution applies, and (2) only such public business matters as were identified in the motion convening the executive meeting were heard, discussed or considered by the Industrial Development Authority of Tazewell County, Virginia.

ROLL CALL VOTE:

AYES: Mr. Mack Payne
Mr. Darrell Addison
Mr. Curtis Breeding
Mrs. Melanie Protti-Lawrence
Mr. Rick Chitwood
Mr. Darell Cantrell
Mr. Kyle Hurt

Executive Session Action Taken:

Stingerz Indoor Golf:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Addison and adopted by a vote of 7 to 0, the Authority hereby authorizes a letter of support from the Tazewell County IDA for Stingerz Indoor Golf VCEDA Seed Capital application for \$10,000.00.

A Path to Vitality:

No action at this time.

The board members agreed the homeopathic remedies are important, but concerned she may not have the proper training.

Walker's Xplicit Diesel:

Upon motion of Mr. Darell Cantrell, seconded by Mr. Darrell Addison and adopted by a vote of 7 to 0, the Authority hereby authorizes a letter of support from the Tazewell County IDA for Walker's Xplicit Diesel, LLC VCEDA Seed Capital application for \$10,000.00.

Mr. Breeding asked if Mr. Walker did have a location in Virginia. Mr. Danielson stated his shop is in West Virginia and his truck is in Virginia.

Rhythmic Restorations:

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 7 to 0, the Authority hereby authorizes a letter of support from the Tazewell County IDA for Rhythmic Restorations VCEDA Seed Capital application for \$10,000.00.

Mrs. Protti-Lawrence stated she was concerned that he may have a difficult time due to the bridge work near his store in the Town of Richlands. The board agreed that he was a specialized shop and most customers will find his store either by word of mouth or online.

Ponderosa:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell and adopted by a vote of 7 to 0, the Authority hereby approves the execution of a geotechnical study of the site for Project Ponderosa with the understanding that the cost will be reimbursed by either VCEDA or TRRC grant funds.

Mrs. Protti-Lawrence inquired about the study cost. Mr. Danielson responded he was not sure as he has made a call to get a quote. Mr. Chitwood stated the cost could be \$5,000-\$10,000. Mr. Danielson stated he would get two quotes to present before the board.

Other Business:

Mr. Breeding stated he had been working with Mrs. Harris to contact businesses for the Natural Gas Study in the Claypool Hill and Wardell area to get their usage of electricity for Blue PSI.

Mrs. Protti-Lawrence stated there was paving done on the main road in front of the Lawrence Brother's entrance and no paving notification was given. The County needs to notify businesses a week or two ahead of time.

Meeting Adjourned:

Upon motion of Mr. Mack Payne, seconded by Mr. Darrell Addison, and unanimously passed with all members present voting 7 to 0, the meeting was adjourned with the next meeting at 2:00 pm on November 12, 2025.

Approved Date: 11-12-25
Chairman: Darrell Addison
Vice Chair: