

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

July 9, 2025

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, July 9, 2025, at 2:00 p.m. 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. Darell Cantrell

Also present were: Mr. Tim Danielson, Economic Development Director
Mr. Eric Young, County Administrator
Mr. Brad Pyott, IDA Attorney
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Rick Snapp, Farm Bureau Liaison

Members absent were: One Seat Currently Vacant

MEETING CALL TO ORDER:

The July 9, 2025, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:08 p.m. with Mr. Kyle Hurt, Chairman, presiding. Mr. Hurt stated the first order of business is reorganization of the authority Chairman, Vice Chairman, Treasurer, Recording Secretary, date/time of meetings, and Roberts Rule of Orders. Mr. Hurt turned the meeting over to Mr. Pyott to act as Chairman, "Pro-Tempore" for purposes of electing new officers.

REORGANIZATION OF THE AUTHORITY:

Mr. Pyott stated since Mr. Hurt was the sitting Chairman, he cannot conduct the meeting for the purpose of selecting of his office. Nominations are not open for the role of Chairman for the Authority at this time.

OFFICERS:

The floor was opened for nomination of Chairman:

Mr. Kyle Hurt is the current Chairman.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darell Cantrell and adopted by a vote of 5 to 0, the Authority nominated Mr. Kyle Hurt for Chairman for another year if he is willing and able.

Mr. Pyott asked if there are any other nominations for Chairman. There are no other nominations so let the nominations be closed.

Upon motion of Mr. Curtis Breeding, seconded by Mrs. Melanie Protti Lawrence and adopted by a vote of 5 to 0, the Authority closed the nominations for Chairman.

Mr. Pyott stated a motion was needed for Mr. Hurt as Chairman as the only nominee.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority elected Mr. Kyle Hurt for Chairman of the Authority.

Mr. Brad Pyott turned the meeting back over to the elected Chairman, Mr. Kyle Hurt.

The floor was opened for nomination of Vice-Chairman:

Mr. Darrell Addison is the current Vice-Chairman.

Upon motion of Mr. Mack Payne, seconded by Mr. Curtis Breeding and adopted by a vote of 5 to 0, the Authority nominated Mr. Darrell Addison for Vice Chairman for another year if he is willing and able.

Mr. Hurt asked if there were any other nominations for Vice Chairman and received no more nominees.

Upon motion of Mr. Curtis Breeding, seconded by Mrs. Melanie Protti Lawrence and adopted by a vote of 5 to 0, the Authority closed nominations and elected Mr. Darrell Addison for Vice Chairman.

The floor was opened for nomination of Treasurer:

Mrs. Melanie Protti-Lawrence is the current Treasurer.

Upon motion of Mr. Mack Payne, seconded by Mr. Darell Cantrell and adopted by a vote of 5 to 0, the Authority nominated Mrs. Melanie Protti- Lawrence for Treasurer for another year.

Mr. Hurt asked if there are any other nominations for Treasurer and received no more nominees.

Upon motion of Mr. Darell Cantrell, seconded by Mr. Darrell Addison and adopted by a vote of 5 to 0, the Authority closed nominations and elected Mrs. Melanie Protti- Lawrence for Treasurer.

Recording Secretary:

Mrs. Ashley Harris is the current Recording Secretary.

Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority nominated Mrs. Ashley Harris for Recording Secretary for another year.

Mr. Hurt asked if there are any other nominations for Recording Secretary and received no more nominees.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darrell Addison and adopted by a vote of 6 to 0, the Authority closed nominations and elected Mrs. Ashley Harris for Recording Secretary.

Date and Time of Meetings:

The IDA's current meeting time and date as scheduled on the second Wednesday of every month at 2:00 p.m. as stated in the by-laws.

Upon motion of Mr. Darrell Addison, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby approves to keep the meetings the second Wednesday of the month at 2:00 p.m.

Roberts Rule of Order:

Upon motion of Mr. Mack Payne, seconded by Mr. Curtis Breeding and adopted by a vote of 6 to 0, the Authority voted to continue with utilizing the Roberts Rule of Order for the operation of the meetings.

Mr. Hurt stated reorganization of the Authority is complete.

APPROVAL OF MINUTES:

Upon motion of Mr. Darell Cantrell, seconded by Mr. Curtis Breeding and adopted by a vote of 6 to 0, the Authority hereby approves the June 11, 2025 Minutes as presented.

APPROVAL OF FINANCIAL ITEMS:

Mrs. Harris stated there were two additional checks added since the invoice summary was emailed. Magnolia River for \$40,000.00 and VCEDA for Clinch River Forest Products for \$5,952.38. Mr. Hurt asked if the IDA will get reimbursed for the \$40,000.00. Mr. Danielson responded that he has submitted the paperwork for reimbursement on the \$78,000.00 from VEDP and VCEDA for the natural gas line at the Bluestone.

Upon motion of Mr. Curtis Breeding, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby approves the July Invoice Summary as presented.

Upon motion of Mr. Darrell Addison, seconded by Mr. Darell Cantrell and adopted by a vote of 6 to 0, the Authority hereby approves the bank reconciliations for the June 2025 General Account and June 2025 Grant Account.

CITIZENS COMMENTS:

None

COUNTY ADMINISTRATOR REPORT:

None

IDA ATTORNEY REPORT:

Mr. Brad Pyott stated there was an issue with vote on the Helping Hands motion from the June agenda. Mr. Addison abstained from voting and the IDA lost the quorum. Mr. Pyott advised the vote needs to be ratified.

ADDITIONS/DELETIONS TO EXECUTIVE SESSION:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darrell Addison and adopted by a vote of 6 to 0, the Authority hereby approves to add (A)(5) Project Resort to Executive Session.

Other Business:

Mr. Breeding asked if Ms. Brinegar has resigned from the IDA. Mr. Hurt responded Ms. Brinegar did resign and there should be a new board member soon.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

Mr. Tim Danielson stated the department was following 15 active projects (Mr. Danielson received confirmation the large project is still active and they plan on touring land in Giles County in August), CapX is over \$2.365 billion, 163 net new jobs, and \$12.5 million for annual payroll.

Local Business Report:

Mrs. Harris reported she has a meeting with Mr. Graf at AMR Pemco. Due to the Summer months, Mrs. Harris stated that it has been difficult to schedule meetings. Mrs. Harris continues to communicate with Mr. Ratcliff at the last Jennmar location and hopes to have a meeting scheduled by the end of July.

Mrs. Melanie Protti-Lawrence stated that Jennmar has a staffing source that is has been great in finding new employees.

Magnolia River 60% Design Invoice Approval:

Mr. Tim Danielson stated that this invoice is from the A&E firm that is designing the natural gas extension to the Bluestone Technology Park. The IDA is being 100% reimbursed for the design. The funds are coming from VEDP and VCEDA. The total cost of the work came in over \$100,000.00 under the budgeted amount that VEDP gave us.

Mr. Kyle Hurt stated the check was approved to be paid in the invoice summary.

Poll Vote Ratification for a Locksmith at the Workforce Building:

Mr. Tim Danielson stated the invoice included four new locks and five spare keys for each lock. Since the building was a single tenant user and there was no way to know who all has a key, it was better to replace all locks for security purposes.

Mr. Danielson stated that the motion can be made after executive session.

ENTER EXECUTIVE:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Curtis Breeding, 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 item above:

7 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. | Project Roscoe |
| 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. | Project Clover |
| 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. | Project Smart Power Update |
| 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. | Ponderosa Property Update Discussion |
| 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 Raven |

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| 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. | Project Soup Update |
| 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 Helping Hand (Fairview) Update |

RETURN FROM EXECUTIVE SESSION:

Upon motion of Mrs. Melanie Protti-Lawrence seconded by Mr. Curtis Breeding, 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
 Mr. Darell Cantrell
 Mr. Kyle Hurt
 Mrs. Melanie Protti-Lawrence

Open Session Action Taken:

Magnolia Invoice Approval:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority hereby authorizes granting the Economic Development Director the authority to pay the 60% completion invoice in the amount of \$40,000.00.

Country Roads Mobile Locksmith Invoice Approval and Ratification of Poll Vote:

Upon motion of Mr. Mack Payne, seconded by Mr. Curtis Breeding and adopted by a vote of 6 to 0, the Authority hereby authorizes to ratify the poll vote of last week granting the Economic Development Director the authority to approve and hire Country Roads Mobile Locksmith LLC at the Workforce Building on Camp Joy Road for the replacement of locks on the building. This motion also approves the payment of the upcoming invoice for services rendered not to exceed \$700.00 dollars.

Helping Hand (Fairview):

Upon motion of Mr. Melanie Protti-Lawrence, seconded by Mr. Curtis Breeding and adopted by a vote of 5 to 0, the Authority hereby approves to ratify entry into the option agreement contract with Harman Cattle & Company for parcels # 124A 25A and 124A 0025E.

Mr. Darrell Addison abstains from voting.

Executive Session Action Taken:

The IDA discussed coming up with a formula for determining eligibility for incentives. Mr. Tim Danielson and Mrs. Melanie Protti-Lawrence are going to work on the guidelines.

Project Clover:

Mr. Danielson asked the IDA how much they would like to offer for a loan. Mr. Danielson suggests a \$15,000.00 loan with a six-month deferral period with a potential of portion being eligible for forgiveness.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darrell Addison and adopted by a vote of 6 to 0, the Authority hereby approves granting the Economic Development Director and the IDA Attorney the authority to proceed with negotiations up to a \$15,000.00 loan with possibility of forgiveness for Bee Noodle'd.

Project Raven:

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darell Cantrell and adopted by a vote of 6 to 0, the Authority hereby approves the Cox Security quote for the Raven Elementary School not to exceed \$13,000.00.

Project Resort:

Upon motion of Mr. Darrell Addison, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 5 to 1 with Mr. Breeding voting against the same, the Authority hereby approves a letter of support for the AMLER application for the benefit of Project Resort.

Other Business:

The IDA discussed how VDOT determines approval for entryways.

Meeting Adjourned:

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darell Cantrell, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned with the next meeting at 2:00 p.m. on August 13, 2025.

Approved Date: 8-13-25

Chairman: [Signature]