

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

August 13, 2025

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, August 13, 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 (Stepped out 4:18- approx. 4:20 pm,)
Mr. Mack Payne (Stepped out 3:27-3:29pm, 4:32-4:34 pm)
Mr. Curtis Breeding
Mr. Darrell Addison (Stepped out 4:23-approx. 4:25 pm)
Mr. Darell Cantrell

Also present were: Mr. Tim Danielson, Economic Development Director
Mr. Eric Young, County Administrator (Arrived at 2:12 pm, stepped out 2:58-3:58 pm)
Mr. Brad Pyott, IDA Attorney
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Rick Snapp, Farm Bureau Liaison
Mr. Chuck Presley, Board of Supervisor Liaison (Stepped out approx. 3:55-3:58 pm)

Members absent were: Mrs. Melanie Protti-Lawrence
One Seat Currently Vacant

MEETING CALL TO ORDER:

The August 13, 2025, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:10 pm with Mr. Kyle Hurt, Chairman, presiding.

APPROVAL OF MINUTES:

Upon motion of Mr. Curtis Breeding, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approves the July 9, 2025 Minutes as presented.

APPROVAL OF FINANCIAL ITEMS:

Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approves the August Invoice Summary as presented.

Upon motion of Mr. Curtis Breeding, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approves the bank reconciliations for the July 2025 General Account and July 2025 Grant Account.

CITIZENS COMMENTS:

No citizens present

Mr. Kyle Hurt stated Mr. Rick Snapp worked hard on the Tazewell County Fair and the IDA Board is very appreciative of all his hard work he put into the fair.

COUNTY ADMINISTRATOR REPORT:

Nothing to report

IDA ATTORNEY REPORT:

Mr. Brad Pyott stated he had nothing to report in open session.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

Mr. Tim Danielson stated the department was following 14 active projects, approximately \$350 million CapX, 190 net new jobs, and \$6.65 million annual payroll.

Local Business Report:

Mrs. Harris reported she has met with two businesses: Mr. David Graf at AMR Pemco and Mr. Scott Matney at Consolidated Steel. In addition, she has a meeting scheduled with Mr. Jon Bowerbank at EMATS soon.

Mrs. Harris stated she spoke to Mrs. Denise Harmon at the Small Business Development Center (SBDC). The SBDC received a grant where they are hiring a Capital Pathways Program Manager, which is a full-time position, but not long term (position is for 16 months). It is a remote position, but will require some travel across Southwest Virginia.

Richlands Gas Project Support Resolution:

Mr. Tim Danielson stated he sent out a copy of the application for the Richlands Gas Project. In order to fulfill all the Virginia Coalfields Economic Development Authority (VCEDA) requirements for the loan, we will need a formal resolution from the Board for support. Mr. Danielson received confirmation for Mr. Jonathan Belcher at VCEDA that the funds would be coming out of the VCEDA regional account.

Mr. Eric Young stated the loan would be between VCEDA and the IDA on the condition that the loan from VCEDA specifies that if there is any breach of agreement with the County or any other political subdivision, the Town of Richlands would be in default of the agreement.

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darell Cantrell and adopted by a vote of 5 to 0, the Authority hereby approves to draft and execute a resolution of support for the Richlands Natural Gas Generation Project.

C&A Contracting, LLC Invoice Approval:

Mr. Tim Danielson stated the invoices were for the build out for the space for Fenner Dunlop and for Southwest Community College and the water damage repairs from Tropical Storm Helene for a total of \$105,616.00. The IDA VACorp insurance claim was denied.

Upon motion of Mr. Darrell Addison, seconded by Mr. Curtis Breeding and adopted by a vote of 5 to 0, the Authority hereby approves to pay the invoices for Phase II Workforce Building, Phase II Fenner Dunlop, and the standard build out for the Workforce building for a total of \$105,616.00.

Legacy Bank CD Renewal:

Mrs. Ashley Harris stated the CD at Legacy Bank is coming up for renewal on September 5th and Mrs. Tanya Mullins spoke with Ms. Jessica at Legacy Bank and to obtain a new CD renewal rate for 12 months at 4.5%. The CD is currently over \$200,000.

Upon motion of Mr. Curtis Breeding, seconded by Mr. Mack Payne and adopted by a vote of 4 to 0, the Authority hereby approves to secure the paperwork for a 12-month renewal at Legacy Bank at 4.5%.

Mr. Darrell Addison recused himself from the discussion and abstained from voting.

Hayes Drug Store Property in Foreclosure:

Mr. Tim Danielson stated that Hayes Drug Store is in Foreclosure and the sale is coming up Friday. If any Board Member is aware of anyone who could utilize this property to let him know.

ADDITIONS/DELETIONS TO EXECUTIVE SESSION:

Upon motion of Mr. Mack Payne, seconded by Mr. Curtis Breeding and adopted by a vote of 5 to 0, the Authority hereby approves to add matter 7 (A)(3) Price Building, matter 8 (A)(7) Jonah, and matter 9 (A)(5) Project Residential to Executive Session.

ENTER EXECUTIVE:

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darrell Addison, 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:

6 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 Clover |
| 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 Smart Power Update |
| 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. | Ponderosa Property Update Discussion |
| 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. | Project Soup Update |
| 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 Helping Hand (Fairview) Update |
| 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. | Bluestone Land Lease |

RETURN FROM EXECUTIVE SESSION:

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darrell Addison, 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. Curtis Breeding
Mr. Mack Payne
Mr. Darrell Addison
Mr. Darell Cantrell
Mr. Kyle Hurt

Other Business:

Mr. Eric Young introduced Mr. Syed Rizvi and Mr. Mustapha Hamdani with Blue Psi. Blue Psi is a company that specializes in consulting and they have a number of years in gas operations, construction, execution, and management. Blue Psi is looking at the potential extension of Tazewell County's natural gas distribution and an Economic Feasibility of extending it along Route 19. They will conduct an Economic Feasibility Study to see if the natural gas extension is a good option for public or private development.

Executive Session Action Taken:

Project Clover:

First motion (no vote):

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darell Cantrell, the Authority hereby approves a \$10,000 grant for Ms. Erin Keene owner of Bee Noddled.

Discussion:

Mr. Curtis Breeding asked if this motion included that after 12 months Ms. Keene will receive an additional \$10,000 grant contingent upon still being in operation.

Upon motion of Mr. Curtis Breeding, seconded by Mr. Darrell Addison and adopted by a vote of 5 to 0, the Authority hereby approves a \$10,000 grant for Ms. Erin Keene owner of Bee Noddled, and after 12 months she will receive an additional \$10,000 grant if requirements are met.

Price Building:

Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approve the issuance of a Quit Claim Deed to the buyers of the foreclosed property located at 209 Main Street in Tazewell.

Other Business:

Richlands Midget Football League, Inc:

Mr. Curtis Breeding stated he spoke to the representatives about their contract to use the field for football practice at Raven Elementary. Mr. Breeding stated the new contact will be Mr. John Brown. Mrs. Ashley Harris stated an updated agreement was sent to Mr. Richard Boyd back in June 2025.

AMLER Resort Grant Application:

Mr. Eric Young stated that he received a message that AMLER approved the \$2 million grant for the project.

Meeting Adjourned:

Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne, and unanimously passed with all members present voting 5 to 0, the meeting was adjourned with the next meeting at 2:00 pm on September 10, 2025.

Approved Date: 9-10-25
Chairman: 