

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

September 10, 2025

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, September 10, 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 approx. 3:53-3:55 pm)
Mr. Mack Payne (Stepped out 3:27-3:29pm, 4:32-4:34 pm)
Mr. Curtis Breeding
Mr. Darrell Addison (Stepped out approx. 3:43-3:25 pm)
Mrs. Melanie Protti-Lawrence (Stepped out 3:49-3:52pm)
Mr. Rick Chitwood (stepped out 3:40pm-4:08pm)

Also present were: Mr. Tim Danielson, Economic Development Director
Mr. Eric Young, County Administrator
Mr. Brad Pyott, IDA Attorney (Stepped out approx. 4:25pm-4:34pm)
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Chuck Presley, Board of Supervisor Liaison (Arrived approx. 2:20pm)

Members absent were: Mr. Darell Cantrell

MEETING CALL TO ORDER:

The September 10, 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. Mr. Hurt stated there are a few visitors Ms. Tammy Smith with the Town of Tazewell IDA and Ms. Jaqueline Wimmer of Claypool Hill. Mr. Curtis Breeding introduced the Supervisor candidate for Burkes Garden, Mr. John Rhudy.

Mr. Curtis Breeding stated a representative from Clinch Valley Forest Products should be joining the conference call at 3:00 pm for executive session.

Mr. Darrell Addison reported the Shott Foundation would like to purchase land in Richlands for the trail.

Mr. Hurt welcomed Mr. Rick Chitwood as a new board member for the Tazewell County Industrial Development Authority.

APPROVAL OF MINUTES:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Curtis Breeding and adopted by a vote of 6 to 0, the Authority hereby approves the August 13, 2025 Minutes as presented.

APPROVAL OF FINANCIAL ITEMS: Mrs. Ashley Harris stated there was a change on the invoice summary since it was emailed out. There were three checks added under Checks Written including Dunford Roofing, Gillespie, Hart, Pyott, Thomas & Hunter, PC, and Appalachian Engineering & Surveying Inc. Mrs. Melanie Protti-Lawrence asked why there were a few of outstanding checks (General Account) that have yet to be cashed by VCEDA. Ms. Harris was not aware why VCEDA has not cashed the checks.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Curtis Breeding and adopted by a vote of 6 to 0, the Authority hereby approves the bank statements for the August 2025 General Account and August 2025 Grant Account.

Ms. Protti Lawrence asked where Hayes Drug Store was and was it auction off? Mr. Brad Pyott responded it sold for \$190,000 at the auction.

CITIZENS COMMENTS:

Mr. Kyle Hurt welcomed Ms. Jacqueline Wimmer and Ms. Tammy Smith to the meeting. Ms. Smith came on behalf of the Town of Tazewell IDA to discuss the idea of a cannery in the Town of Tazewell. Ms. Wimmer is a Pounding Mill resident who came to listen and learn more about the opportunities available and what may be coming to her area.

COUNTY ADMINISTRATOR REPORT:

Mr. Eric Young stated he had nothing to report in open session.

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 \$2.3 Billion CapX, Mr. Danielson stated he received email confirmation that the \$2 Billion project is coming to look at property. The project is not coming to Tazewell County, but we will work out an arrangement with a neighboring County who can accommodate the water the project would need, 190 net new jobs, and \$6.6 million annual payroll.

Local Business Report:

Mrs. Harris reported she met with EMATS in August and has been working on scheduling a time with RMA.

Magnolia River Invoice Approval:

Mr. Tim Danielson stated he received the Magnolia River invoice for 90% completion for an additional \$20,000.00. The natural gas extension design is 100% grant funded.

Upon motion of Mrs. Melanie Prott-Lawrence, seconded by Mr. Rick Chitwood and adopted by a vote of 6 to 0, the Authority hereby approves the invoice of \$20,000.00 to Magnolia River for the natural gas extension to the Bluestone Technology Park.

Project Ponderosa Ratification of Approval for Survey:

Mr. Tim Danielson stated this is a combination of the ratification for the approval to secure survey and to approve the Appalachian Survey invoice approval. The survey is for the property at the Bluestone for the meat packing plant and is also 100% grant funded.

Upon motion of Mr. Curtis Breeding, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority hereby approves the poll vote taken on 25 August 2025 to approve the contract by and between the IDA and Appalachian Surveying, Inc. for a cost not to exceed \$2,000.00.

Project Ponderosa Appalachian Survey Invoice Approval:

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 invoice from Appalachian Surveying, Inc. in the amount of \$1,350.00

Project Richlands Power VCEDA Support Letter:

Mr. Eric Young stated that the former Richlands Town Manager, Mr. May, came to present the Richlands Power Project to the IDA. At this time, there is a disagreement between the Tazewell Public Service Authority (PSA) and the Town of Richlands over the amount of money owed to the Tazewell County PSA. At a mediation session back in July 2025, it showed that Richlands owed Tazewell County PSA \$680,000.00. Since then, the Town of Richlands found costs that should have been billed to the Tazewell PSA that would bring down the total cost down by \$190,000.00. The Tazewell PSA is disputing this. Mr. Young had previously asked the board to put restrictions that the Town of Richlands could not receive funds from the VCEDA Tazewell County funds until they resolved the dispute with the Tazewell PSA. There were also concerns that a few of the Tazewell County IDA Board Members had expressed concerns about the financial status of Richlands and if this money would be disbursed correctly and if the funds would be used for the purpose they are supposed to be used for. Mr. Young stated that Mr. Danielson and himself spoke to a few board members and submitted an application requiring that before Richlands could receive any funds, they would need a letter from the Tazewell PSA stating they had resolved their dispute. In addition, that the funds would be last dollar in and all other dollars would have to be applied first and that it would be a draw basis meaning they would need to show invoices. There was also a clause in the contract stating if the Town of Richlands did not pay the loan back, the Tazewell PSA could set a rate on the utilities to collect the loan back.

Mr. Young spoke to Mr. White about the tap that the Town of Richlands will have to build into the pipeline being an asset to the County whether the Town of Richlands builds the power plant or not or whether the power plant is successful or not. Mr. White offered that Richlands would agree to apply all proceeds to the tap.

Mr. Danielson stated that the IDA was not aware of this aspect of the project and it would be a benefit to the County. All funds could be connected to the equipment for the decompression station. Mr. Danielson stated that it has been presented to revert back to the June 2025 approval with \$500,000.00 in grant funds and \$500,000.00 being a loan. All money will be tied to the decompression equipment which is \$2.2 – \$2.3 million.

The resolution presented reflects a portion of the funds to be grant funding of \$500,000.00 coming out of the VCEDA Tazewell County account and the \$500,000.00 loan from the VCEDA Renewable Energy Fund. The loan is set up for 3.5% interest amortized over 20 years with a 10-year balloon. Mr. Young stated Richlands would receive the grant money when they close and the loan money would be last dollar in. Richland's will have to provide documentation that the funds went to the decompression facility and if they are unable to provide documentation, they do not receive the loan. In addition, Richlands will need to provide a letter from Tazewell PSA.

Mr. Young suggested to add to the resolution the grant portion of the application shall be provided immediately after contract execution and Richlands would need to present a letter from the PSA that they are in good standing.

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 6 to 0, the Authority hereby approves the proposed resolution to approve support for a grant and loan to the Town of Richlands for the decompression facility for the gas line. There is a proposed amendment that will add to the second to last paragraph stating that the grant portion of the application shall be provided immediately after contract execution and presentation by the Town of a letter from the Tazewell County PSA stating they are in good standing therewith. A follow-on motion was made and seconded and approved to resend the previous motion of support of the Richlands VCEDA application.

Mr. Brad Pyott stepped out for the discussion of this project (2:2 –2:48pm.)

Vote to approve new power to Raven School for security cameras:

The invoice will be forwarded to Family Insight.

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 Gillespie Electric to establish a new 100-amp power service and to approve an invoice by and between the IDA and Gillespie Electric not to exceed \$500.00 dollars.

Mr. Chitwood asked who is Family Insight. Mr. Young responded that Family Insight provided counseling for families with special needs children. The initial plan was to renovate Raven Elementary for them. We received grant funding for asbestos remediation and renovations. Family Insight signed the contract and had plans to come until the owner had a heart attack and could not move forward.

Asplund Trees:

Mr. Danielson stated that Ms. Harris received a call from Asplund Trees. Asplund Trees would like to use the land across from the Bluestone Spec Building to land the helicopter. Ms. Harris stated they will be trimming trees starting Monday for 3-4 days and would like a place to land and put fuel in the helicopter. Mr. Young stated that insurance is a must and Asplund Trees will need to send us a draft agreement.

ADDITIONS/DELETIONS TO EXECUTIVE SESSION:

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 to add matter 8 (A)(5) Project Alpha and matter 9 (A)(3) Spearhead to Executive Session.

Other Business:

Mr. Brad Pyott wanted to make Mr. Chitwood aware and remind all other board members to review the agenda before the meeting to ensure there is no conflict of interest either a personal interest or through employment.

Mr. Breeding suggested that Mr. Rhudy attend Executive Session.

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 allow Mr. Rudy to stay in for Executive Session

Mr. Chitwood asked if he needed to step out for Project Jonah since he works for the PSA. Mr. Young responded he probably will need to step out because they will be talking about funding.

Ms. Wimmer asked if everyone will have to step out for executive session. Mr. Young responded that if any action is taken from Executive Session, it will be in the minutes. Ms. Wimmer was attending the meeting because as a citizen living in Claypool Hill and a business owner, she was interested in what projects are coming and what she can look forward to for her family (any projects she is interested in and how the projects may pertain to her).

Mr. Hurt responded that Ms. Wimmer can come in after executive session to listen if there is any motions or any action taken. Ms. Wimmer asked how to find out information about the matters in executive session. Mr. Young responded the reason for using the code names for projects is because if we apply for grants from Federal or State, they would like to be the one who makes the announcement. If the County makes the announcement beforehand, we will not get the funds. The County has to use code names until we are ready to align with State and Federal agencies to make an announcement. The reason for discussing the projects in executive session is because a lot of the projects involve negotiations.

Ms. Wimmer stated she has a potential proposal that she would like to present and asked if she needed to come back to a meeting or reach out to schedule a meeting. Mr. Danielson responded that she can present in public session under Economic Development or if she would like the conversation to be private, she can be added in executive

session. Mr. Young stated Mr. Danielson and Ms. Harris are in the Economic Development Department and she may want to reach out to schedule a meeting to discuss incentives.

Ms. Smith asked if the board would keep the idea of a cannery in mind. Mr. Hurt responded to Ms. Smith that if she would like to stay, we can bring her in when the project comes up in executive session.

ENTER EXECUTIVE:

Upon motion of Mrs. Melanie Protti-Lawrence, 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:

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 Wood |
| 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) (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. | Project Jonah 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 Burkes Garden |

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

Executive Session Action Taken:

Project Jonah:

Upon motion of Mr. Darrell Addison, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 5 to 0, the Authority hereby authorizes to request an extension on the TROF Grant for Project Jonah with the Tobacco Commission, if necessary.

Mr. Chitwood abstains from voting.

Other Business:

Mr. Breeding stated he wanted to thank our guest Mr. Rhudy for attending the meeting.

Meeting Adjourned:

Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned with the next meeting at 2:00 pm on October 8, 2025.

Approved Date: 10-8-25
Chairman: [Signature]