

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

January 14, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, January 14, 2026, 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. Darell Cantrell
Mr. Darrell Addison
Mrs. Melanie Protti-Lawrence
Mr. Mack Payne
Mr. Rick Chitwood

Also present were: Mr. Tim Danielson, Economic Development Director
Mr. Brad Pyott, IDA Attorney
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Eric Young, County Administrator
Mr. John Rhudy, Board of Supervisor
Mr. Curtis Breeding, Board of Supervisor
Mr. Rick Snapp, Farm Bureau Liason (Arrived approx. 3:18pm)
Mrs. Tanya Mullins (Attended for Financial Items only)

Members absent were: None

MEETING CALL TO ORDER:

The January 14, 2026, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:05 pm with Mr. Kyle Hurt, Chairman, presiding.

APPROVAL OF MINUTES:

Upon motion of Mr. Mack Payne, seconded by Mr. Rick Chitwood and adopted by a vote of 6 to 0, the Authority hereby approves the December 18, 2025 Minutes as presented.

APPROVAL OF FINANCIAL ITEMS:

Mrs. Harris stated there was one change since it was emailed out. The change is in the pink Lighthouse Engineering invoice for Project Ponderosa. Mrs. Protti-Lawrence asked for additional detail on the CFB Health Department rent plus partial payment as it is higher than usual.

Mr. Payne asked if the \$8,800 AEP bill was only for the Bluestone. Mrs. Harris stated that this bill was for the Community Facility Building and for the Bluestone. The board believed that this amount was higher than usual and asked if Mrs. Harris could look at Decembers bill from last year to compare.

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

Mrs. Mullins stated the \$82,500.00 included the \$22,500.00 rent for the Health Department and the \$60,000.00 partial payment for the loan we received from the Board of Supervisors.

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

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

CITIZENS COMMENTS:

Mr. Hurt, Chairman stated that were visitors that would be in executive session.

COUNTY ADMINISTRATOR REPORT:

Loan Extension from the Board of Supervisors:

Mr. Young stated that the Board of Supervisors approved at their meeting to extend the maturity date of the IDA's loan to June 30, 2026. This should allow time for any drawdowns from grant funds to be received.

Ratify Poll Vote for Project Resort Pre-Application:

Mr. Young stated he conducted a poll vote by email to the IDA board members for support for the Tobacco Commission Application applying for \$2,000,000.00 for Project Resort and would need a motion to ratify the poll vote.

The board had several questions regarding this matter and decided to hold off on ratifying the poll vote and continue the discussion in executive session where it was already on the agenda.

IDA ATTORNEY REPORT:

Frazier:

Mr. Pyott reported that he sent out the Notice of Default on January 9th and since the notice was sent out, the lease is now terminated. There was a claim for past rent for the lease that was due on January 1, 2026, commentary maintenance charges, insurance, HVAC, and a freeze treatment for a total of \$23,630.36. The claim was sent out by certified mail and has not received it back. Mr. Pyott stated he should know more for the February meeting.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

Mr. Danielson stated the department was following 13 active projects, approximately \$3.1 Billion CapX, 475 net new jobs, and \$27.5 million annual payroll as of January 2026.

Tazewell Housing PER & Environment Study:

Mr. Danielson stated the IDA received the grant award from VCEDA for \$40,000.00 for PER and an Environmental Study for the Tazewell property for housing. Mr. Danielson has documentation that will need to be executed for the grant.

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell and adopted by a vote of 6 to 0, the Authority hereby authorizes to accept and execute the grant agreement by and between VCEDA and the Tazewell County IDA for housing development soft costs up to \$40,000.00 for the land located on the North side of Maple Wood Lane between the Tazewell County Career and Technical Center and the housing development on Maple Wood Lane.

Mr. Danielson stated he was working on getting additional quotes for Phase I Site Assessment.

Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melane Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby authorizing the Economic Development Department to secure three or more quotes for Phase I Environment Site Assessment for the Tazewell property located on the North side of Maple Wood Lane between the Tazewell County Career and Technical Center and the housing development on Maple Wood Lane not to exceed \$7,000.00 of the VCEDA grant proceeds provided for said study.

ADDITIONS/DELETIONS TO EXECUTIVE SESSION:

Upon motion of Mr. Darell Cantrell, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby approves to add matter 5 (A)(29) Rebate for Southwest Compressor and Consolidated Steel.

ENTER EXECUTIVE:

Upon motion of Mr. Mack Payne, seconded by Mrs. Melanie Protti-Lawrence, 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:

4 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 SAW |
| 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 Osprey |
| 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 Resort |
| 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 Homestead A and Homestead B Discussion |

RETURN FROM EXECUTIVE SESSION:

Upon motion of Mr. Rick Chitwood, 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
Mrs. Melanie Protti-Lawrence
Mr. Rick Chitwood
Mr. Darell Cantrell
Mr. Kyle Hurt

Executive Session Action Taken:

Project SAW:

Mr. Danielson stated we would need to take this matter up in the February meeting as we need to get more information.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darrell Addison and adopted by a vote of 6 to 0, the Authority hereby authorizes to support an application to VCEDA for a loan in the amount of \$600,000.00 with half of the principal amount being forgiven based on the performance metrics as discussed in executive session and officially attached in Exhibit A to the application.

Ratify Project Resort Poll Vote:

Mr. Eric Young stated the poll vote was to authorize an application to the Tobacco Commission for a \$1,500,000.00 for Project Resort to purchase the property in Bland County to access the project.

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell and adopted by a vote of 4 to 2, the Authority hereby approves to ratify the poll vote.

Other Business:

Mr. Snapp stated that he is going to meet with a company that has interest in the Shell building and another building in Bluefield owned by Mr. Steve Bunker. The company that bought 3300 Artisan in Bland is looking for an 80,000 sq ft facility for packaging.

Meeting Adjourned:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Rick Chitwood, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned with the next meeting at 2:00 pm on February 11, 2026.

Approved Date: 2-11-26
Chairman: 