

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

**December 18, 2025**

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, December 18, 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. Curtis Breeding  
Mr. Mack Payne  
Mr. Darell Cantrell  
Mr. Rick Chitwood  
Mrs. Melanie Protti-Lawrence

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

Members absent were: Mr. Darrell Addison (participated by phone for the Richlands Housing Discussion)

**MEETING CALL TO ORDER:**

The December 18, 2025, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 1:57 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 November 12, 2025 Minutes as presented.

**APPROVAL OF FINANCIAL ITEMS:**

Mrs. Harris stated no changes have been made to the invoice summary since it was emailed out.

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

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

Upon motion of Mr. Mack Payne, seconded by Mr. Darell Cantrell and adopted by a vote of 6 to 0, the Authority hereby approves the bank statements for the November 2025 General Account and November 2025 Grant Account.

**Other Business:**

Mr. Curtis Breeding stated that this was his last meeting as an IDA Board Member.

**CITIZENS COMMENTS:**

Mr. Louie Bolyard from Springville stated since he retired, he has been hunting more. However, the land accessible for someone to hunt on is becoming limited. Mr. Bolyard stated the Bluestone Technology Park has not been utilized and he would like if the IDA would consider opening it up for hunting.

Mr. Young stated the Board of Supervisors discussed this at their meeting and they suggested to consider a lottery system where it would limit the amount of people hunting and help decide who would get a permit to hunt at the Bluestone. At this time, hunting is not permitted at the Bluestone Technology Park.

Mr. Pyott stated there is a statue that specifically refers to this and anyone who wins the lottery system has to sign a release.

**COUNTY ADMINISTRATOR REPORT:**

**Richlands Housing:**

Mr. Young stated three weeks ago Senator Hackworth asked if Mr. Young and Tim could meet with Ron Holt. The Governor's Office helped create a grant program to build housing for flood victims and Senator Hackworth was working with the Town of Richlands to put together an application for this program. Senator Hackworth asked if the Tazewell County IDA could file the grant application. The Board of Supervisors approved at their meeting to ask the IDA to submit the grant application. The grant is for a revolving fund to build housing for flood victims. It would be a \$3 Million grant to purchase 9 pre-fabricated flood homes that are 40x20 units. The flood victims would receive a discounted rate to purchase the home. The money that is collected from the purchase would be put toward purchasing another housing unit. The Board of Supervisors designated the Tazewell County IDA as the Housing Authority and the IDA is authorized to submit the grant application.

Mr. Darrell Addison participated by phone. Mr. Addison located a 1-acre parcel at Clinch Valley Bank on Railroad Avenue. Grundy National Bank owns the property and is willing to sell the property for \$200,000.00 and give the Tazewell County IDA an option for 6 months for \$1.00. Mr. Addison stated the housing would be permanent housing.

Mr. Young stated the homes would be sold at market rate for non-flood victims and the flood victims would receive a \$50,000.00 credit if they convey their flood property to the County.

The Board discussed concerns and questions as they arose.

**Upon motion of Mr. Curtis Breeding, seconded by Mr. Darell Cantrell and adopted by a vote of 6 to 0, the Authority hereby authorize application from the Tazewell County Industrial Development Authority to the Commonwealth of Virginia Department of Conservation and Recreation Resilient Virginia Revolving Fund Category 1B Grant for an amount of \$3,000,000.00 to construct homes for residents in the Richlands area whose homes were destroyed or severely damaged by flooding.**

**Upon motion of Mr. Curtis Breeding, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority hereby authorize to purchase an option to buy property addressed 509 Roanoke Street, Richlands, VA parcel #105A511170019-0036 approximately 1.218 acres for a purchase price of \$200,000.00 with an option expiring June 26, 2026 at a price of \$10.00 for the IDA.**

**Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby authorizes the IDA Chairman to execute the option agreement.**

**IDA ATTORNEY REPORT:**

Nothing to Report.

**ECONOMIC DEVELOPMENT DIRECTOR REPORT:**

**Project Tracking:**

Mrs. Harris stated the department was following 12 active projects, approximately \$3.1 Billion CapX, 418 net new jobs, and \$27 million annual payroll.

Accept \$10,000.00 from the Board of Supervisors for the Pisgah Road Water Line Extension:

Mrs. Harris stated the IDA received \$10,000.00 from the Board of Supervisors for the possible extension of a Tazewell PSA waterline on Pisgah Road.

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 to accept the \$10,000.00 from the Board of Supervisors.

Mrs. Harris stated she would need approval for the tax rebate for Consolidated Steel and Southwest Compressor.

Approve Tax Rebate for Consolidated Steel:

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 rebate in the amount \$49,496.54 that reflects year 2 of a 10-year rebate on the increased value of real and personal property taxes from the base year of 2023 and subject to the Tazewell County Treasurer confirming the receipt of the payment.

Approve Tax Rebate for Southwest Compressor:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell and adopted by a vote of 6 to 0, the Authority hereby approves the rebate in the amount of \$54,199.80 that reflects year 2 of a 10-year rebate on the increased value of real and personal property taxes from the base year of 2023 and subject to the Tazewell County Treasurer confirming the receipt of the payment.

Mr. Young stated the County budgets the additional revenue and the Supervisors transfer the amount to the IDA for payment.

**ADDITIONS/DELETIONS TO EXECUTIVE SESSION:**

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority hereby approves to add matter 7 (A)(29) Project Jonah Water Use Contract to Executive Session.

**ENTER EXECUTIVE:**

Upon motion of Mr. Darell Cantrell, seconded by Mr. Mack Payne, 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 –

- |   |         |  |                                      |
|---|---------|--|--------------------------------------|
| 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 Osprey                       |
| 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 Resort                       |
| 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 Homestead A and B Discussion |

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|---|----------|--|---------------------|
| 4 | (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 Frazier     |
| 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 Smart Power |
| 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 Junda       |

**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  
Mrs. Melanie Protti-Lawrence  
Mr. Rick Chitwood  
Mr. Darell Cantrell  
Mr. Curtis Breeding  
Mr. Kyle Hurt

**Executive Session Action Taken:**

**Project Resort:**

**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 issue a letter of support for Bland County's application to the Tobacco Commission for \$1,500,000.00 to purchase property for Project Resort.**

**Project Homestead:**

Upon motion of Mr. Rick Chitwood, seconded by Mr. Curtis Breeding and adopted by a vote of 6 to 0, the Authority hereby authorizes the Economic Development Director to solicit quotes to have an Environmental Assessment on the Tazewell property identifying any environmental issues or concerns that may need addressed.

**Project Frazier:**

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 Mr. Brad Pyott to send a notice of default to the tenant under paragraph 19 of the lease and to retake possession of the property and to pursue any amounts due under the lease at point of termination from the tenant.

**Meeting Adjourned:**

Upon motion of Mr. Rick Chitwood 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 January 14, 2026.

Approved Date: 1-14-26  
Chairman: 