

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

February 11, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, February 11, 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, Chairman
Mr. Darell Cantrell
Mr. Darrell Addison, Vice Chairman
Mrs. Melanie Protti-Lawrence (arrived at 2:15 pm)
Mr. Mack Payne
Mr. Rick Chitwood (left 4:50 pm-5:16 pm during executive session)

Also present were: Mr. Tim Danielson, Economic Development Director
Mr. Brad Pyott, IDA Attorney (arrived at 3:13 pm)
Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Eric Young, County Administrator
Mr. Curtis Breeding, Board of Supervisor (arrive at 3:12 pm)
Mr. Rick Snapp, Farm Bureau Liason
Mr. John Rhudy, Board of Supervisor
Mr. Aaron Gillespie, Tazewell County Attorney

Members absent were: None

MEETING CALL TO ORDER:

The February 11, 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. Darell Cantrell, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approves the January 14, 2026 Minutes as presented.

Mrs. Protti-Lawrence was not present at the time of the vote.

APPROVAL OF FINANCIAL ITEMS:

Mrs. Harris stated there was a couple changes since the invoice summary was emailed out. The changes on the invoices include payments to the Town of Tazewell, Curtis Breeding, Darrell Addison, Kyle Hurt, Mack Payne, Melanie Protti-Lawrence, Darell Cantrell, Rick Snapp, FSI Mid-State Division, and VCEDA.

Mrs. Harris stated the electric bill summaries as requested for the Community Facilities Building, the Bluestone, and Raven Elementary are included in your IDA packet. The summaries provided comparison details of electric costs from December 2024 to December 2025.

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

Mrs. Protti-Lawrence was not present at the time of the vote.

Mr. Addison and Mr. Chitwood signed off on the General and Grant bank statements.

Upon motion of Mr. Darell Cantrell, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approves the bank statements for the January 2026 General Account and January 2026 Grant Account.

Mrs. Protti-Lawrence was not present at the time of the vote.

IDA Checks:

Mrs. Harris stated the IDA is running low on checks and will need to place a new order soon. There are currently two options we are considering provided by Mrs. Mullins. Mrs. Mullins stated Venture Printing (Bluefield, VA) is our traditional local provider. Two years ago, the cost for 500 checks was \$278.99. Mrs. Mullins is currently waiting for an updated quote to see if pricing has changed. The current cost for QuickBooks is \$194.62 for 250 checks or \$264.46 for 500 checks, plus shipping.

The IDA averages approximately 200 checks per year. Mr. Addison has expressed a preference for ordering from a local vendor if possible.

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Addison and adopted by a vote of 5 to 0, the Authority hereby authorizes the Economic Development Department to purchase new checks based upon who is the most competitive.

Mrs. Protti-Lawrence was not present at the time of the vote.

CITIZENS COMMENTS:

None.

COUNTY ADMINISTRATOR REPORT:

Statement of Economic Interest Forms:

Mr. Young asked if the board members have completed the disclosure forms for the conflict-of-interest forms. Mrs. Harris stated she has received everyone's form.

Add (A)(29) Richlands Housing to Executive Session:

Mr. Young stated he needed to add to Executive Session matter 7 pursuant to 2.2-3711 (A)(29) Contract Negotiations regarding the Richlands Housing Project. This is the housing project we applied for a grant back in December 2025.

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 pursuant to 2.2-3711 (A)(29) Contract Negotiations regarding the Richlands Housing to Executive Session.

Other Business:

Mr. Young has announced a joint Executive Session meeting between the Board of Supervisors and the IDA Board, beginning at 4:30 pm. The Board of Supervisors will convene in the Board room before entering Executive Session and joining the IDA in the conference room.

There are two scheduled Zoom conferences as part of this meeting and would be later in Executive Session:

- 4:30 pm: Project Jonah update with Delegate Will Morefield, Mr. Paul Inskeep, and Ms. Lala Korall.
- 5:30 pm: Project Resort discussion with Delegate Will Morefield, AgAmerica, and Mr. Jay Shott.

Mr. Chitwood asked if we had received information such as a project budget, schedule, and breakdown of funding for Project Resort. Mr. Danielson responded we have a general business plan with a 7-year budget.

IDA ATTORNEY REPORT:

Mr. Pyott was in court and was not present at the time of the report.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

Mr. Danielson stated the department was following 12 active projects, approximately \$1.1 Billion CapX, 440 net new jobs, and \$23.2 million annual payroll as of January 2026.

Mr. Danielson stated one project was put on hold and he removed it from active projects.

VCEDA -Approval of the Richlands Natural Gas Extension of Closing Deadline:

Mr. Danielson stated there was deadlines approaching for getting a renewal for our loans/grants. One is for the Natural Gas Power Project in Richlands and the other is to request an extension for the grant for Project Ponderosa.

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 the Economic Development Department to apply for an extension to the VCEDA loan/forgivable loan to the Town of Richlands for the Richlands Power project.

VCEDA -Approval of Extension for Project Ponderosa:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Rick Chitwood and adopted by a vote of 6 to 0, the Authority hereby approves the Economic Development Department to apply for an extension to the VCEDA grant to the Tazewell County IDA for the construction of project Ponderosa’s meat packing facility.

AEP ACH Payment Discussion:

Mr. Danielson stated he would like to request to establish an ACH automatic payment with AEP rather than using a paper check and getting it signed each month. The reason for this is because we are incurring late fees on almost all of our electric bills because AEP does not receive them by the due date. Mrs. Harris stated we receive 7 bills and they do not come all at the same time.

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 for the Economic Development Department to establish an ACH automatic payment and then the staff will provide the IDA a statement to be ratified later.

Sharon Thomas Land:

Mr. Danielson stated Mr. Snapp made him aware of Ms. Thomas’ land she acquired in Tazewell next to the Four Seasons YMCA. She has about 11 acres and is willing to sell for residential development.

ENTER EXECUTIVE:

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood, 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 with the Board of Supervisors and two representatives for the Tazewell County PSA joining the IDA for the items listed below and the added item above:

6 Matters –

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|---|----------|--|------------------|
| 1 | (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. | Jonah Discussion |
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| 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 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 Osprey |
| 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 SAW |
| 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 Well |

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
Mr. Darrell Addison
Mrs. Melanie Protti-Lawrence
Mr. Rick Chitwood
Mr. Darell Cantrell
Mr. Kyle Hurt

Executive Session Action Taken:

Richlands Housing:

Upon motion of Mr. Darell Cantrell, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby requests a formal resolution from the Town of Richlands' town council authorizing the Richlands Emergency Housing Project to be performed by the authority within the boundaries of the town on new property for the purpose set forth of the application to DCR pursuant to 15.2-4905 of the Code of Virginia as well as a finding by the town council whether a housing emergency exists in the town for purposes of section 2.2-4303F.

Project Homestead:

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 Economic Development Department to evaluate and select the best candidate firm for the Environmental Impact Study on the Town of Tazewell property for housing adjacent to the Tazewell County Career and Technical Center.

Project Well:

Upon motion of Mr. Mack Payne, seconded by Mrs. Melanie Protti-Lawrence and adopted by a vote of 6 to 0, the Authority hereby authorizes the Economic Development Department to formally request from the VCEDA Board of Directors a Purchase & Sale Contract offer to Wilderness Mountain Water Company in the amount of one million dollars for the Bluestone Shell Building and the approximately 7.1 acres of land the building is located upon with an official address of 326 East Shannondale Drive, Bluefield, VA 24605 with the understanding that Project Well will exercise a development agreement that incorporates their job creation & capital investment within the next 24 months.

Other Business:

Mr. Payne asked if Blackstone Data Services' containers were still on the land near the shell building. Mr. Danielson responded the land was subdivided and if the company purchases the shell building, the decision of Blackstone Data Services remaining on the property would be up to Wilderness Mountain Water Company. The IDA would have to give Blackstone Data Services a 90-day notice to vacate.

RECESS MEETING:

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 to recess the meeting for twenty minutes.

Mr. Hurt stated that we would meet back about 4:10 pm.

RECONVENE MEETING:

The meeting reconvened at 4:09 pm.

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 6 to 0, the Authority hereby approves to reconvene the meeting.

ENTER EXECUTIVE:

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

enters into executive session pursuant to Virginia code, section 2.2-3711 with the Board of Supervisors and two representatives for the Tazewell County PSA joining the IDA for the items listed below:

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| 1 | (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. | Jonah Discussion |
| 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 |

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ROLL CALL VOTE:

- AYES:** Mr. Mack Payne
Mr. Darrell Addison
Mrs. Melanie Protti-Lawrence
Mr. Darell Cantrell
Mr. Kyle Hurt
Mr. Rick Chitwood

Meeting Adjourned:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darell Cantrell, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned at approximately 7:20 pm with the next meeting at 2:00 pm on March 11, 2026.

Approved Date: 3-11-26

Chairman: *[Signature]*