

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

March 11, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, March 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. Darell Cantrell
Mr. Darrell Addison, Vice Chairman
Mrs. Melanie Protti-Lawrence, Treasurer (stepped out 3:11pm-3:16 pm)
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. Curtis Breeding, Board of Supervisor
Mr. John Rhudy, Board of Supervisor

Members absent were: Mr. Kyle Hurt, Chairman

MEETING CALL TO ORDER:

The March 11, 2026, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:10 pm with Mr. Darrell Addison, Vice Chairman, presiding.

APPROVAL OF MINUTES:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Mack Payne, and adopted by a vote of 5 to 0, the Authority hereby approves the March 11, 2026 Minutes as presented.

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 VCEDA and VACorp.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne, and adopted by a vote of 5 to 0, the Authority hereby approves the March Invoice Summary as presented.

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

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

Mrs. Harris stated the grant account goes dormant since we do not use the account often. She will need two board members to sign the document to reactivate the account.

CITIZENS COMMENTS:

Mr. Louie Bolyard stated he attended another IDA meeting inquiring about opening the Bluestone Technology Park up for hunting. While he was on the property, he started to noticed that the property didn't look as inviting or attractive for hunting. Mr. Bolyard provided a map and explanation to the IDA (attached). The property located more towards the top of the mountain would be safer for hunting. He stated there were more people who walked in the Bluestone than what he originally thought.

Mr. Young stated when it was discussed with the Board of Supervisors they were thinking above the cul-de-sac.

Mr. Bolyard stated he wanted to drop back by and explain further his ideas on hunting in the Bluestone.

COUNTY ADMINISTRATOR REPORT:

BoS Spring 2026 Financing:

Mr. Young has outlined a proposal regarding the County's plan to borrow approximately \$7 million. This financing includes \$3 million for refinancing existing landfill debt, \$2 million for a second leachate tank, \$1 million for a new fire station, \$0.5 million for a tire shredder, and \$0.5 million for the Cedar Bluff transfer station renovation. Additionally, if a pending grant for the leachate tank is awarded, the County requests permission to reallocate those funds toward the purchase of a used fire apparatus.

The financing will be structured through the IDA. The Board will either lease property to the IDA and lease it back, or lease property currently owned by the IDA, with the rent payments serving as the debt service. These leases will then be assigned to the bondholders. Mr. Young asked the IDA to pass a resolution to participate in this financing and authorize the pledging of collateral as detailed in the attached budget. By refinancing the current landfill debt and borrowing the additional \$4 million over a 20-year term, the County's annual debt payment is projected to drop by \$200,000.00. Davenport received five bids for this financing. Huntington Bank offered a rate of 4.12% with prepayment options, while VRA offered a fixed rate of 3.36% for the full term with no prepayment allowed.

Mr. Young stated since all documents would require the IDA's approval, we would need to schedule a recess meeting for one day next week to finalize these arrangements with the Board of Supervisors.

Pass Resolution to Participate in Financing:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell and adopted by a vote of 5 to 0, the Authority hereby approves a resolution of the Industrial Development Authority of Tazewell County, Virginia, authorizing the use of certain property in connection with a lease financing to be undertaken by the County of Tazewell, Virginia for the 2026 bond issuance as presented (attached resolution).

Mr. Young stated a lot of the County's assets are titled in the IDA's name due to outstanding debt. However, he highlighted that the DSS/Health Department building is unencumbered and has no liens. He estimates the value of this building to be between \$8 million and \$10 million.

Richlands Housing Project:

Mr. Young noted that Richlands currently has an interim Town Manager, Don Marr. Mr. Chitwood stated the Richlands Town Council has officially approved for the County to manage the Richlands Housing Project. During the council meeting, it was stated that Quantum Power is allegedly under a criminal investigation. Additionally, concerns were raised by a council member regarding the management of flood relief funds. Mr. Young clarified that the County has distributed over \$900,000.00 in relief to individuals through the State's grant program, which is administered for the Department of Housing and Community Development (DHCD).

The County's role in this process involves:

- Taking applications and validating residency, ownership, and flood damage.
- Categorizing damage as affected, major (structural), or total loss.
- Forwarding validated applications to the DHCD for final award determinations.

In response to a report of an applicant receiving only \$1,000.00 for a damaged trailer, Mr. Young explained that the program caps awards at the property's assessed value.

Finally, regarding the status of the grant documentation, Mr. Danielson confirmed that the County has not yet received official notification or documentation for the grant.

IDA ATTORNEY REPORT:

Frazier:

Mr. Pyott asked Mr. Danielson the status on Frazier. Mr. Danielson responded that we received our first payment of \$8,000.00 and will send out a second invoice for the next payment. We will receive three payments total.

Raven Elementary:

Mr. Young stated Southwest Community College is vacating a building in Buchanan County and are in need of a place to temporarily store furniture. They will surplus it and inventory it and sale it. The College is asking if they can use Raven Elementary gym for about 6 months. They also mentioned they are reconstructing Buchanan Hall at the college and they think they will need to occupy the gym for a year during construction. Mr. Young asked if they would be willing to do it if they were given a 90-day notice to vacate. They said they would be acceptable. Mr. Young asked the IDA board if they would be interested in leasing the building to SWCC. They would need insurance and an agreement in place. Mr. Young stated if it is okay he will reach out to the college and negotiate and bring it back next month.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Mr. Danielson stated he needed to add "Magnolia River Contract Amount Increase" to the Economic Development Report.

Project Tracking:

Mr. Danielson reported the department was following 8 active projects, approximately \$1.1 Billion CapX, 125 net new jobs, and \$8.3 million in annual payroll. Mr. Danielson stated he removed 3 projects off and put them on a hold status because he is unsure if they will return.

Magnolia River Change Order - \$10,000:

Mr. Danielson stated he needed to get unit pricing for the construction of the natural gas extension out to the Bluestone. Mr. Dunford said he would help us write the bid package, but he doesn't have the time and is the only one qualified in his department to go through and put unit pricing together for the materials. Magnolia has agreed they would be willing to do it for an increase in the contract, a change order of an additional \$10,000.00. Mr. Danielson reported we are under what we were originally approved for with VCEDA and he believes he can get the \$10,000.00.

Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melanie Protti-Lawrence, and adopted by a vote of 5 to 0, the Authority hereby authorizes the Economic Development Department to Amend the contract by and between Magnolia River and the IDA to increase our contracted service amount by \$10,000.00 for Magnolia River to help produce the unit pricing for Natural Gas extension quotes bid package.

Mr. Chitwood asked if the additional amount was to put a bid document together. Mr. Danielson stated Magnolia will spec out all the materials necessary to do the work and put all the unit pricing together. They will provide an estimate based on the data they collect of what it will cost to do the extension. We will need an official estimate to put in a grant application.

Other Business:

Mr. Young reported we should have our final report back on the study for natural gas on the Western end of the County by the end of the month. The company completing the study is Blue Psi. The County received a grant to design a gas line from Claypool Hill to Southwest Community College. The Company said the cost would be around \$9 million with \$2 million being the decompression facility. The County will receive a feasibility outcome as far as revenue projections excluding the fish farm. The company would like to build two smaller lines instead of one larger line. The rules and regulations on the construction are much less for two smaller lines which reduces the cost.

Mrs. Harris stated she met with three businesses Ryerson, Quikrete, and Jones Petroleum Services. Mr. Danielson stated he met with two businesses on the Eastern side of the County.

Mr. Danielson had nothing to add to Executive Session.

ENTER EXECUTIVE:

Upon motion of Mr. Darell Cantrell, 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:

5 Matters –

- | | | | |
|---|----------|--|--|
| 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 Discussion |
| 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 Osprey Update |
| 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 Well Update |
| 5 | (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 Ponderosa A&E Contract Amendment |

RETURN FROM EXECUTIVE SESSION:

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 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. Darrell Addison

Executive Session Action Taken:

Project Well:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne, and adopted by a vote of 5 to 0, the Authority hereby authorizes to provide Wilderness Mountain Water Company with three qualified engineering firms for water analysis, but in the event that they insist we perform the water analysis authorizing the Economic Development Department to contract with a qualified engineering company to perform onsite well water flow and water quality analysis report not to exceed \$5,000.00.

Discussion:

Mr. Chitwood asked was it spring or well water we are checking? The majority responded it was spring water that would be checked. Mr. Chitwood stated for a well you complete a 24-48-hour drawdown versus a spring you do a flow for wet or dry days. Mrs. Lawrence changed her original motion from well to spring.

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Mack Payne, and adopted by a vote of 5 to 0, the Authority hereby authorizes to provide Wilderness Mountain Water Company with three qualified engineering firms for water analysis, but in the event that they insist we perform the water analysis authorizing the Economic Development Department to contract with a qualified engineering company to perform onsite **spring water flow and water quality analysis report not to exceed \$5,000.00.**

Project Ponderosa:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell, and adopted by a vote of 5 to 0, the Authority hereby authorizes the Economic Development Department to contract with Bailey Engineering & Land Surveying, Inc., P.C.; for an amount not to exceed \$1,200.00 to perform a Traffic Impact Study (TIS) for the meat packing facility ingress and egress entrance to the site.

Other Business:

Mr. Breeding reported the switches near the sawmill have been removed from the railroad. Additionally, the siding is scheduled for removal within the next week. These developments have negatively impacted the sale of the sawmill.

Mr. Danielson stated he met with Norfolk Southern two weeks ago to discuss local service options along our route. We discussed the possibility of developing a team track in the Raven area. Norfolk Southern has agreed to conduct preliminary engineering at no cost to us to determine the build-out requirements for these locations. Mr.

Danielson indicated that a team track could be utilized by local businesses for the distribution of raw materials or finished goods. He mentioned that he will contact Norfolk Southern to gather further information regarding the removal of the siding at the location near the sawmill.

RECESS MEETING:

Mr. Young stated we need to recess the meeting until one day next week. The Board of Supervisors will convene on Monday, March 16th to select VRA or the bank. The IDA will need to meet and vote to approve the documents.

Majority of the IDA board members were available on Monday, March 16th for a recess meeting at 4:00 pm. **Upon motion of Mr. Rick Chitwood, seconded by Mrs. Melanie Protti-Lawrence, and adopted by a vote of 5 to 0, the Authority hereby approves to recess the meeting until March 16, 2026 at 4:00 pm.**

Members present were: Mr. Darell Cantrell
Mr. Darrell Addison, Vice Chairman
Mr. Mack Payne
Mr. Rick Chitwood
Mr. Kyle Hurt, Chairman

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. Aaron Gillespie, County Attorney
Mr. Kenneth Dunford, Director of Engineering & IT
Mr. Jim Talbert, Richlands News Press

Members absent were: Mrs. Melanie Protti-Lawrence, Treasurer

CONVENE MEETING:

Chairman, Chuck Presley, reconvened the meeting for the Board of Supervisors from March 3, 2026

Chairman, Kyle Hurt reconvened the meeting at 4:06 pm for the Industrial Development Authority (IDA) from March 11, 2026.

Board of Supervisors Spring 2026 Financing:

Mr. Young stated he asked for both the Board of Supervisors and the IDA to recess until March 16th to consider options on the 2026 Spring financing. As he discussed with the IDA, the Board of Supervisors is considering refinancing approximately \$3 million of old debt and borrowing \$4 million of new debt. By doing so we can spread out the payments of the old debt at a lower interest rate and it will help absorb the payments on the new debt. The County received two proposals one from Virginia Resource Authority (VRA) bidding 3.36% and the second proposal is from a private bank bidding 4.12%. VRA's initial projected rate was 3.36% as they do not know the actual rate until they issue their debt.

Mr. Young explained that the County's financial advisor, Davenport and Company, LLC., will be explaining their recommendation. Kyle Laux a Financial Advisor with Davenport and Company, LLC., will present the information. Mr. Laux explained with the VRA option the interest rate is unknown. The second option, Huntington Bank with a bid of 4.12% interest rate with excellent prepayment provisions. VRA's interest rate is locked in for 20 years with little prepayment flexibilities. With Huntington Bank the County would have the option within 2 years to refinance, payoff, or restructure. Kyle stated Huntington Bank would be their recommendation.

Mr. Young stated the structure we have with Huntington Bank will decrease the debt service payment by about \$240,000.00 a year. If rates go lower after five years the County can look into refinancing. Whereas with VRA the County would be locked in for 10 years.

The Board of Supervisors approved a motion to accept Huntington Bank bid for 4.12%.

Accept Recommendation:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Addison, and adopted by a vote of 5 to 0, the Authority hereby approves to accept Huntington Bank bid for 4.12%.

Mr. Young expressed his gratitude to Kyle Lauz for all of the hard work on the bond financing.

Mr. Laux articulated his appreciation to the Board, Tazewell County and Mr. Young and left the call.

Mr. Young explained how the borrowing works with the Board of Supervisors. The County cannot borrow and be obligated to pay without a public referendum. What is often done is lease and lease back process. Involving leasing BoS property to the IDA and the IDA leases the property back to the BoS. The rent is equal to the debt payment and if the debt payment is not paid, the IDA is to sign the lease over to the bond holders.

There are resolutions prepared by the Bond Council to approve (1) issuing the debt and going with Huntington Bank (2) Commit collateral with a lease to the IDA and a lease back from the IDA. The IDA has to vote to lease it back to the BoS and assign the lease. There are two resolutions one for the BoS and one for the IDA. The BoS and the IDA resolution will both have an exhibit (resolution attached).

Mr. Young stated one of the properties for collateral that was offered was the Reven Elementary School. They were going to give us a \$1.7 million backing on that collateral. They asked if that collateral had flood insurance and we do not have flood insurance on that property. They asked if we would be willing to purchase and maintain flood insurance on the property. After polling the board and discussing internally with Davenport, they have decided to use the Bluefield Branch of the Tazewell County Public Library as collateral; assessing at \$980,000. The bank has agreed to accept that building in lieu of Raven Elementary. In the documents we are committing the following properties as collateral: Bluefield Branch of the library, Tazewell Branch of the library, both EMS stations (Bluefield on Cursor Road and 945 Boissevain) as well as the B & W Auto building that was recently purchased for the new fire station.

The Board of Supervisors passed a motion to accept the Resolution.

Approve Resolution:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Addison, and adopted by a vote of 5 to 0, the Authority hereby approves a resolution of the Industrial Development Authority of Tazewell County, Virginia, approving a plan to issue a lease revenue and refunding bond for the benefit of the County of Tazewell, Virginia, approving the form of certain documents prepared in connection therewith and authorizing the execution and delivery of the same (resolution attached).

Meeting Adjourned:

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood, and unanimously passed with all members present voting 5 to 0, the meeting was adjourned at approximately 4:20 pm with the next meeting at 2:00 pm on April 8, 2026.

Approved Date: 4-8-26
Chairman: 