Industrial Development Authority of Tazewell County, Virginia
Minutes

May 13, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, May 13, 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 (Stepped out 3:07 pm- approx. 3:10 pm)
	Mr. Darell Cantrell
	Mr. Mack Payne
	Mr. Rick Chitwood
	Mrs. Melanie Protti-Lawrence (Arrived at 2:18 pm)
	Mrs. Rachel Patton
Also present were:	Mr. Tim Danielson, Economic Development Director
	Mr. Brad Pyott, IDA Attorney
	Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
	Mr. Curtis Breeding, Board of Supervisor Liason
	Mr. John Rhudy, Board of Supervisor
	Mr. Eric Young, County Administrator (Stepped out 3:28 pm- approx. 3:55 pm)
	Mr. Aaron Gillespie, County Attorney
Absent:	Mr. Darrell Addison, Vice Chairman

MEETING CALL TO ORDER:
The May 13, 2026, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:08 pm with Mr. Kyle Hurt, Chairman, presiding.

Mr. Hurt welcomed Mrs. Rachel Patton as the new IDA board member.

APPROVAL OF MINUTES:
Mrs. Harris stated there were no changes to the minutes since they were sent out.
Upon motion of Mr. Rick Chitwood, seconded by Mr. Mack Payne, and adopted by a vote of 4 to 0, the Authority hereby approves the April 8, 2026 Minutes as presented.
Mrs. Rachel Patton abstained as she was not present at the April 8, 2026 meeting.
Mrs. Protti-Lawrence was not present for the vote.

APPROVAL OF FINANCIAL ITEMS:
Mrs. Harris stated there was one change since the invoice summary was emailed out. The added payment on the invoice summary includes a payment to VCEDA for $20.00 for VCEDA to file a loan termination for Clinch River Forest Products payoff on loan.
Upon motion of Mr. Mack Payne, seconded by Mr. Darell Cantrell, and adopted by a vote of 4 to 0, the Authority hereby approves the May Invoice Summary as presented.
Mrs. Rachel Patton abstained.
Mrs. Protti-Lawrence was not present for the vote.

Mr. Chitwood and Mr. Cantrell signed off on the General and Grant bank statements.
Upon motion of Mr. Mack Payne, seconded by Mr. Darell Cantrell and adopted by a vote of 4 to 0, the Authority hereby approves the bank statements for the April 2026 General Account and the April 2026 Grant Account.
Mrs. Rachel Patton abstained.
Mrs. Protti-Lawrence was not present for the vote.

CITIZENS COMMENTS:
Mr. Hurt stated there was no one present currently.

COUNTY ADMINISTRATOR REPORT:
Health Department:
Mr. Young stated the Health Department would like to put a storage building behind the Community Facilities Building on the South end of 460. They currently have one building and are in need of a larger building for storage purposes.
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 Health Department to place a removable storage building.

Western Gas Feasibility Study:
Mr. Young reported we have been working with consultants on a long-term feasibility study to estimate the cost would be for natural gas to be ran from Pounding Mill to Southwest Virginia Community College. The feasibility study looks at cost, potential revenue, and construction methods. The study was funded with a grant by the Department of Housing and Community Development. Mr. Young received the final report before the meeting.

The study focused on the expected customer demand to determine the number of businesses in the area. Mr. Addison and Mr. Breeding traveled with the consultants through the community counting houses, restaurants, and other businesses. One of the reasons to bring gas to the area is to expand business to the area. A route was also selected for the extension of gas.

A financial analysis was completed which include if the natural gas line was built what would the rate need to be in order to stay competitive with AEP so customers will switch and how long will it take to get the money back that was spent. Mr. Young stated he could provide a copy of the report. The consultants tried to get a customer profile including big box retailers, hotels, industrial businesses, shipping, and medical in that area.

The consultant looked at the amount of gas that would be needed and the size of line that would be needed. They proposed two parallel 6-inch lines in the same trench for much less than one 8-inch line. The rate structure is 1440 for MCF plus an additional $25.00 fee charge per month.

A base rate is set assuming the construction will take 10 years to recoup the money spent based on the provided rates. Mr. Young stated he asked for the consultants to set a rate that would get a year of return back. A rate would need to be picked that would make the break-even year reasonable but still the rate is better than AEP and people would want to switch. This scenario is loss as you will put in a total of $12 million dollars into it the first year and then you will start to recoup the money and by year 10 you start making money. The Virginia State Corporation Commission requires the provider Appalachian Natural Gas (ANG) to get their money back in 7 years. The provider is not permitted to build a system where they can not get their money back in 7 years. This is the reason why they would not pursue this gas line extension. The County has the statutory authority to do the extension; however, the County does not have the gas expertise to operate a gas line. Mr. Young asked under this scenario what would the County have to put in to get the number from 10 to 7 so ANG can go to the State Corporation Commission and they can put their money into it.

Mr. Breeding discussed a business that would potentially like to put an asphalt plant in if natural gas is available

The difference between the two scenarios is they are an assumption of the number of commercial customers. The first scenario is a conservative number assuming 22 commercial customers. The second scenario is more aggressive assuming 44 commercial customers. It will shorten the turnaround year to 9 years and decrease the buy down number to $2.6 million.

IDA ATTORNEY REPORT:

Mr. Pyott welcomed Mrs. Patton as the new IDA board member. He stated that Mrs. Patton will need to complete the COIA and FOIA training as well as the Statement of Economic Interest Form. Mr. Pyott stated that the agenda should be reviewed prior to the meeting to see if there may be any matters that could create a conflict of interest. Mrs. Patton responded she has completed both the FOIA and COIA training.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

Mr. Danielson reported the department was following 10 active projects, approximately $1.1 Billion CapX, 131 net new jobs, and $8.7 million in annual payroll.

Mr. Danielson stated he is calling on companies in the Bluefield area and Mrs. Harris is covering the Richlands and Claypool Hill area. Mrs. Harris stated she met with Mr. Turman and toured the Clinch River Forest Products Facility and took several pictures to upload on the VA Scan system through VEDP. Mr. Danielson reported there is a new resident who moved to the Richlands area and is a former Coldwell Banker Commercial Broker. The resident is still a commercial broker and his team came to look at the Bluestone Technology Park for possible marketing purposes nationally. They will provide and present a proposal at the July IDA meeting.

Additions/Deletions to Executive Session:

Mrs. Harris stated Project Teddy Bear will need to be removed from the agenda this month. Mr. Danielson stated that (A)(5) Project Resort will need to be added. There will still be a total of 9 matters to discuss. Mr. Young stated the Richlands Housing Project Discussion should a (A)(3) Property Acquisition instead of an (A)(5).

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 (A)(5) Project Resort to Executive Session.

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 to change Richlands Housing Project Discussion from an (A)(5) to an (A)(3).

ENTER EXECUTIVE:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell, 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:

9 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 Teddy Bear

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 Arrow
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) (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 Update
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.	Raven Elementary School 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.	Bluestone Natural Gas Update
8	(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.	Richlands Housing Project Discussion
9	(A) (3)	Discussion or consideration of the acquisition of real property for a public purpose, or of the disposition of publicly held real property, where discussion in an open meeting would adversely affect the bargaining position or negotiating strategy of the public body.	Raven Property Acquisition

RETURN FROM EXECUTIVE SESSION:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Rick Chitwood, 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. Darell Cantrell
Mr. Rick Chitwood
Mrs. Melanie Protti-Lawrence
Mrs. Rachel Patton
Mr. Mack Payne
Mr. Kyle Hurt

Executive Session Action Taken:

Project Arrow:

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. Pyott, IDA Attorney and Mr. Danielson to negotiate appropriate terms for the lease of land for Shooters of Grace and a lease of the Bluestone Shell building to be approved and ratified at next month's IDA board meeting.

Point Broadband Connection for Raven Elementary:

Upon motion of Mr. Darell Cantrell, seconded by Mr. Rick Chitwood, and adopted by a vote of 6 to 0, the Authority hereby authorizes Mr. Danielson and Mrs. Harris to secure Point Broadband land line connection to the Cox Security System for the Raven Elementary School.

Raven Property Acquisition:

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 Mr. Danielson authority to bid on the property acquisition for two parcels at Raven Elementary School not to exceed $5,000.00 total.

Raven Housing Project:

Upon motion of Mrs. Melanie Protti-Lawrence, seconded by Mr. Darell Cantrell, and adopted by a vote of 6 to 0, the Authority hereby authorizes Mr. Danielson and the Tazewell County Economic Development team to secure a three month extension to the existing option agreement by and between Tazewell County IDA and Legacy Bank and to request the Town of Richlands to find an alternative site for the Richlands Housing Project and designate the land to the Tazewell County IDA.

Project Resort:

Upon motion of Mr. Mack Payne, seconded by Mr. Darell Cantrell, and adopted by a vote of 5 to 1, the Authority hereby authorizes the Tazewell County Economic Development to complete the vetting documentations with AMLER contingent upon Mr. Jay Shott identifying who is to receive the 20% commission for the property acquisition as identified in financial documents provided by Mr. Bill Friday at HBF Capital and for Mr. Shott to produce the operating agreement draft by and between AG America

and the Tazewell County IDA.

Meeting Adjourned:

Upon motion of Mr. Darell Cantrell, seconded by Mr. Rick Chitwood, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned at approximately 5:00 pm with the next meeting at 2:00 pm on June 10, 2026.

Mr. Danielson stated he will be on summer holiday during the June IDA meeting.

Approved Date: 6-10-26
Chairman: [signature]