

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

June 10, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, June 10, 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. Mack Payne
Mrs. Melanie Protti-Lawrence (Arrived at 2:07 pm)
Mrs. Rachel Patton
Mr. Darrell Addison, Vice Chairman (Arrived at approx. 2:15 pm)

Also present were: Mrs. Ashley Harris, Economic Development Manager and Recording Secretary
Mr. Brad Pyott, IDA Attorney
Mr. Curtis Breeding, Board of Supervisor Liason
Mr. Eric Young, County Administrator
Mrs. AJ Robinson, Director of Communications & Tourism (Left at approx. 3:00 pm)

Absent: Mr. Rick Chitwood

MEETING CALL TO ORDER:

The June 10, 2026, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:04 pm with Mr. Kyle Hurt, Chairman, presiding.

APPROVAL OF MINUTES:

Mr. Hurt stated all board members should have a copy of the May Minutes in their packet.

Upon motion of Mr. Darell Cantrell, seconded by Mr. Mack Payne, and adopted by a vote of 4 to 0, the Authority hereby approves the May 13, 2026 Minutes as presented.

Mrs. Protti-Lawrence and Mr. Addison were not present for the vote.

APPROVAL OF FINANCIAL ITEMS:

Mrs. Harris stated there were a few changes made in red to the May Invoice Summary. Mrs. Mullins added the KW hours to the AEP bills, removed a Tazewell PSA duplicated entry, and corrected the check number for the VCEDA payment.

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 REVISED May Invoice Summary as presented.

Mrs. Protti-Lawrence and Mr. Addison were not present for the vote.

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 Gillespie, Hart, Pyott, Thomas for \$2,205.00 for attorney fees.

Upon motion of Mr. Mack Payne, seconded by Mrs. Rachel Patton, and adopted by a vote of 4 to 0, the Authority hereby approves the June Invoice Summary as presented.

Mrs. Protti-Lawrence and Mr. Addison were not present for the vote.

Mr. Cantrell and Mrs. Patton 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 May 2026 General Account and the May 2026 Grant Account.

Mr. Addison was not present for the vote.

CITIZENS COMMENTS:

Mr. Hurt asked Mrs. Robinson to recognize her visitors. Mrs. Robinson stated she had guests from EO that they would like to discuss a project they are working on that involves Economic Development during Executive Session.

COUNTY ADMINISTRATOR REPORT:

Mr. Young stated he had nothing to report in public session.

IDA ATTORNEY REPORT:

Mr. Pyott stated he had nothing to report in public session.

ECONOMIC DEVELOPMENT DIRECTOR REPORT:

Project Tracking:

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

Sheriff Training Space Lease:

Mrs. Harris stated she was contacted by the Sheriff's Office regarding the SRT team using Raven Elementary for tactical training. The training would include drone training and clearing the building in the halls/classrooms. The training is once a month for about 4 hours and would like to use the school for as long as possible.

Mr. Young stated the Sheriff's Office would need the board's permission to use the school for training and we would need to set a time frame. An email from Mr. Danielson to the Sheriff's Office agreeing to pay for any damages and an understanding that we can cancel on a 30-day notice.

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 the Sheriff's office to use Raven Elementary School for training with the understanding the IDA can cancel with a 30-day notice and the Sheriff's office agrees to pay for any damages.

Additions/Deletions to Executive Session:

Mr. Addison asked if we could add Project Jonah to Executive Session.

Upon motion of Mr. Darrell Addison seconded by Mr. Mack Payne, and adopted by a vote of 6 to 0, the Authority hereby approves to add (A)(29) Contract Negotiations in respect to water/sewer improvements for Project Jonah to Executive Session.

Mr. Hurt stated we need to add (A)(3) Property Disposition on Raven Elementary.

Upon motion of Mr. Darrell Addison, seconded by Mrs. Rachel Patton, and adopted by a vote of 6 to 0, the Authority hereby approves to add (A)(3) Property Disposition on Raven Elementary to Executive Session.

ENTER EXECUTIVE:

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 enters into executive session pursuant to Virginia code, section 2.2-3711:

7 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 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. | Ponderosa Update |
| 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 Ironchef |
| 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. | Richlands Housing Project Discussion |
| 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 Arrow |
| 6 | (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. | Solar Futures 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. | Project Resort Discussion |

RETURN FROM EXECUTIVE SESSION:

Upon motion of Mr. Darrell Addison, 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. Rachel Patton
Mrs. Melanie Protti-Lawrence
Mr. Darell Cantrell
Mr. Darrell Addison
Mr. Kyle Hurt

Executive Session Action Taken:

Project Ponderosa:

Upon motion of Mr. Darrell Addison, seconded by Mrs. Melanie Protti-Lawrence, and adopted by a vote of 6 to 0, the Authority hereby authorize to advertise for bids for construction contract to construct Project Ponderosa intending on engineers certifying the design complies with the Bluestone Construction Covenants.

Project Ironchef:

Upon motion of Mr. Darell Cantrell, 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 Virginia Steel and Fabrication 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 Ironchef will exercise a development agreement that incorporates their job creation and capital investment within the next 24 months with a minimum of 20 full time jobs.

Meeting Adjourned:

Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned at approximately 5:18 pm with the next meeting at 2:00 pm on July 8, 2026.

Approved Date: 7-8-26

Chairman:

A handwritten signature in black ink, consisting of stylized, overlapping loops and strokes, positioned above a horizontal line.