Industrial Development Authority of Tazewell County, Virginia
Minutes

July 8, 2026

A regular meeting of the Industrial Development Authority (IDA) of Tazewell County, Virginia, was held on Wednesday, July 8, 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
Mr. Rick Chitwood
Mrs. Rachel Patton (Arrived at approx. 2:40 pm)
Mr. Darrell Addison, Vice Chairman

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 (Participated by Phone)
Mr. Aaron Gillespie, Tazewell County Attorney
Mr. John Rhudy, Board of Supervisor (Arrived at approx. 2:30 pm)

Absent: Mrs. Melanie Protti-Lawrence

MEETING CALL TO ORDER:
The July 8, 2026, meeting of the Industrial Development Authority of Tazewell County, Virginia, was called to order at 2:03 pm with Mr. Kyle Hurt, Chairman, presiding. Mr. Hurt stated we will first do the reorganizational of the authority for Chairman, Vice Chair, Treasurer, Recording Secretary, date/time of meetings, and Roberts Rule of Order. Mr. Hurt asked Mr. Gillespie if he would take over the meeting for the votes.

OFFICERS:
Mr. Gillespie stated there are four positions that will need to be taken up at this time. Since the last reorganizational meeting, it was his understanding after reviewing the minutes that the IDA adopted Roberts Rule of Order. In order to comply with Roberts Rule of Order you have to have nomination period. At this time, the floor is open for nominations for the position of Chairman.

The floor was opened for nomination of Chairman:
Mr. Kyle Hurt is the current Chairman. Mr. Gillespie asked if there are any other nominations for Chairman. There are no other nominations so let the nominations be closed and call for a vote.
Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Addison and adopted by a vote of 5 to 0, the Authority nominated and elected Mr. Kyle Hurt for Chairman for another year.
Mrs. Patton was not present for the vote.

Mr. Gillespie turned the meeting back over to the elected Chairman, Mr. Kyle Hurt.

The floor was opened for nomination of Vice-Chairman:
Mr. Darrell Addison is the current Vice-Chairman.
Mr. Hurt stated there are no other nomination so let the nominations be closed and call for a vote.
Upon motion of Mr. Darell Cantrell, seconded by Mr. Rick Chitwood and adopted by a vote of 5 to 0, the Authority closed nominations and elected Mr. Darrell Addison for Vice Chairman for another year.
Mrs. Patton was not present for the vote.

The floor was opened for nomination of Treasurer:
Mrs. Melanie Protti-Lawrence is the current Treasurer.
Mr. Hurt stated there are no other nominations so let the nominations be closed and call for a vote.
Upon motion of Mr. Mack Payne, seconded by Mr. Darell Cantrell and adopted by a vote of 5 to 0, the Authority closed nominations and elected Mrs. Melanie Protti- Lawrence for Treasurer for another year.
Mrs. Patton was not present for the vote.

Recording Secretary:
Mrs. Ashley Harris is the current Recording Secretary.
Mr. Hurt stated there are no other nomination so let the nomination be closed and call for a vote.
Upon motion of Mr. Mack Payne, seconded by Mr. Rick Chitwood and adopted by a vote of 5 to 0, the Authority closed nominations and elected Mrs. Ashley Harris for Recording Secretary for another year.
Mrs. Patton was not present for the vote.

Date and Time of Meetings:
Mr. Hurt stated the IDA's current meeting time and date as scheduled on the second Wednesday of every month at 2:00 p.m.
Upon motion of Mr. Darrell Addison, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority hereby approves to keep the meetings the second Wednesday of the month at 2:00 p.m.
Mrs. Patton was not present for the vote.

Roberts Rule of Order:
Upon motion of Mr. Rick Chitwood, seconded by Mr. Mack Payne and adopted by a vote of 5 to 0, the Authority voted to continue with utilizing the Roberts Rule of Order for the operation of the meetings.
Mrs. Patton was not present for the vote.

Mr. Hurt stated reorganization of the Authority is complete.

APPROVAL OF MINUTES:
Mr. Hurt stated all board members should have a copy of the June 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 June 10, 2026 Minutes as presented.
Mr. Chitwood abstained as he was not present at the June 10, 2026 meeting.
Mrs. Patton was not present for the vote.

APPROVAL OF FINANCIAL ITEMS:
Mrs. Harris stated there were a few changes made in red to the June Invoice Summary. Mrs. Mullins made all changes in red that were a duplicate entry. They were placed under to be ratified and to be written. They were removed and totals were fixed. Mrs. Harris stated there was two payments added to the July Invoice Summary since the invoice summary was emailed out. The added payments on the invoice summary includes a payment to the Tazewell PSA and to the Treasurer of Tazewell County for the Community Facilities Building rent reimbursement.
Upon motion of Mr. Darell Cantrell, seconded by Mr. Darrell Addison, and adopted by a vote of 5 to 0, the Authority hereby approves the REVISED June Invoice Summary as presented and the July Invoice Summary.
Mrs. Patton was not present for the vote.

Mr. Chitwood and Mr. Cantrell signed off on the General and Grant bank statements.
Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 5 to 0, the Authority hereby approves the bank statements for the June 2026 General Account and the June 2026 Grant Account.
Mrs. Patton was not present for the vote.

CITIZENS COMMENTS:
Mr. Hurt stated citizen comments would be later in 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:
Mr. Danielson shared a patriotic video of his cousin's Summer Tour 2025 a s a patriotic celebration of America's 250 years. The video was five minutes long.

Project Tracking:
Mrs. Harris reported the department was following 11 active projects, approximately $1.1 Billion CapX, 131 net new jobs, and $8.7 million in annual payroll.

Local Reporting:
Mr. Danielson reported that Mrs. Harris and himself visited 9 companies in the Raven, Cedar Bluff, Claypool Hill, and Pounding Mill areas. Mr. Danielson visited 6 companies in the Bluefield area including Ramsey Industrial, Peter's Equipment, Tram Line, J&R Manufacturing, Industrial Coil Supply, and Wallace Electric for a total of 15 local businesses.

Raven Cleanup:
Mr. Danielson stated in advance of potentially providing the Raven Elementary School to the Sheriff's Department for their training. We got a quote on cleanup from previous break ins and he thought we should deliver the school in a broom clean condition. The quote is for $2,000.00 as it will take a couple guys a few hours to clean the school and will provide their own dumpster. Mr. Young stated if we are in need of cleanup if we talk to Mr. Dave White as there is an early release program through the Commonwealth Attorney's Office for people who are being released from jail. They could coordinate a time to go over and cleanup the school.

Environmental Study on former CNX land:
Mr. Danielson sent out a copy of the Phase 1 Environmental Assessment for the land near the Career and Technical Center for possible residential development. There are two underground petroleum tanks that were discovered on the property by the homestead that was there. Mr. Danielson stated he did not have a lot of experience with underground tanks. The board will have to decide what they would like to do about the tanks. Mr. Chitwood asked if Mr. Danielson could contact JL Rhudy at Enviro Check and see what he would charge. There may be a possible program through the State that may assist in paying for the removal. Mr. Young stated if Mr. Danielson would get a quote from Mr. Rhudy, he would discuss with the Board of Supervisors about splitting the cost because eventually the IDA will use the land for housing or the property will be used for the school.

Coldwell Banker Real Estate Presentation:
Mr. Danielson introduced the Coldwell Banker Real Estate Company who would like to give a presentation on professional representation of the Bluestone and advising the property out nationally. He invited them in to give a 15-minute presentation.

Mr. John Wilson with Coldwell Banker Real Estate out of Williamsburg, VA. They were looking at the Bluestone Technology Park and would like to help out if possible. They provided a notebook mapping out their team and how they would approach marketing the park. George does the marketing for Coldwell Commercial and took drone footage of the park and created a video to present. David is a local in the area and assists within the corridor.

They played the video of the Bluestone Technology Park for the IDA Board.

Mr. Wilson stated their platform is high technology and has a national reach. They do a lot of direct contact and direct mailings for the sites they represent. They hope to assist with bringing commerce to the County and with that bring new jobs. Additionally, they help screen potential businesses prior to introducing them to the Mr. Danielson and the Board.

Mr. Chitwood asked according to their research of the park what is the best use of the Bluestone. Mr. Wilson responded the rural setting is not only a quality living issue for people who make the decisions on where the businesses go. They are coming from areas where there is an hour or more commute. They do not want to bring anything to the area that will not fit well.

Mr. Danielson stated he received a call from David. David told him he moved to the area and was with Coldwell Banker Real Estate. Mr. Danielson is familiar with Coldwell Banker Real Estate and is aware of the database they have available to them that we do not have. We need to get the shell building in front of the call centers and data centers that could use the building.

David stated if the board approves for Coldwell Banker to represent the Bluestone. They will start sending out information to market the Bluestone.

Mrs. Patton stated she works in workforce and we have a strong manufacturing workforce. They did research a few years ago that cross walked the labor force (coal miners) and what skill sets they have as well as where they would transfer into as far as careers. Mrs. Patton can pull some data to bring back and show the IDA Board.

Mr. Danielson thanked Coldwell Banker team for coming to the meeting to present. Coldwell Banker showed another short video regarding commercial real estate.

Mr. Addison asked the Coldwell Banker group that if Mr. Danielson finds a tenant on his own. Would they still receive a commission on that deal? They responded they would like the lead to come through so they can work through all the details.

Additions/Deletions to Executive Session:
Mr. Danielson stated he needed to add (A) (29) Contract Negotiation Secure Solar to Executive Session in the number one slot and move all matters down as they will be giving a formal presentation.

Mr. Young stated this was the company that proposed to build solar panels at the Department of Social Services and the Health Department Building. They are also proposing to put solar panels and a battery in for free on Morris Knob.

Mr. Young asked if (A) (3) Property Disposition regarding the Building Inspectors Building was on the agenda. Mr. Danielson responded it was on the agenda but not under an (A) (3) Property Disposition so we will have to amend this on the agenda.

Other Business:
Mr. Pyott reminded all board members to review the agenda prior to Executive Session in case of a conflict of

interest.

Mr. Pyott stepped out and recused himself from the Project Ironchef Discussion in Executive Session.

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darrell Cantrell, and adopted by a vote of 6 to 0, the Authority hereby approves to add (A)(29) Contract Negotiations for Secure Solar to Executive Session, amend Project Ironchef to an (A)(3) Property Disposition, and enter into executive session.

5 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.	Ponderosa Update
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 Ironchef
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.	Richlands Housing Project 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 Arrow 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.	Project Resort Discussion

RETURN FROM EXECUTIVE SESSION:

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 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. Rachel Patton
Mr. Darell Cantrell
Mr. Kyle Hurt
Mr. Rick Chitwood

Executive Session Action Taken:

Project Ironchef:

Upon motion of Mr. Darrell Addison, seconded by Mr. Rick Chitwood and adopted by a vote of 6 to 0, the Authority hereby authorize to grant the Economic Development Department in cooperation with the Tazewell County Attorney's office to prepare a Purchase and Sale to Virginia Steel or its assigns the building located at 173 Main Street, Tazewell, VA 24651 commonly known as the Tazewell County Department of Building and Safety the "Building". Virginia Steel shall create 20 or more full-time jobs in Tazewell County, VA, and invest a minimum of $2,000,000 in real and personal property in Tazewell County, VA, within the first 36 months of the "Building" purchase and sale closing. The terms of the purchase and sale shall be gross purchase price of $180,000.00 initial payment of $36,000.00 with 36 months of deferred payments at 0% APR interest. If Virginia Steel meets or exceed the above job creation and capital investment the Tazewell County IDA will forgive the remaining balance owed. If Virginia Steel does not meet the above job creation and investment requirements, Virginia Steel shall repay the remaining balance amortized over 12 years starting after the deferred payment period expires with monthly payments at a rate of 7% APR and any other terms or conditions required of the County Attorney.

Richlands Housing Project:

Upon motion of Mr. Darell Cantrell, seconded by Mr. Mack Payne and adopted by a vote of 6 to 0, the Authority hereby authorizes to resubmit the application from DHCD's VDEM Housing Project Application or equivalent.

Other Business:

Mr. Young stated the County received three FOIA requests regarding information pertaining to the transaction with CNX. The IDA purchased the property near Tazewell High School from CNX for $500,000.00 and CNX will use the money to renovate the facility in downtown Richlands to create jobs and invest to stay in the area. The value of the property according to the tax assessment is not $500,000.00, but we essentially overpaid for the property in lieu of an economic development incentive. Initially CNX asked for a $500,000.00 grant instead we gave them $500,000.00 if they gave us the property near Tazewell High School. The reason we paid $500,000.00 for $300,000.00 worth of property the $200,000.00 difference went into improving the building in downtown Richlands. The FOIA request was requesting all minutes, agenda packets from 2022-2025 and all information pertaining to this transaction. They also asked for rosters for the IDA members for 2022-2026. Mr. Young reported this follows a previous request that was received for Mr. Seth White's Conflict of Interest Statements and Statement of Economic Interest when he was on the Board of Supervisors. These documents have already been provided. Mr. White was on the IDA Board for less than a year and resigned before he went forward with the bitcoin mining in the Bluestone.

Meeting Adjourned:

Upon motion of Mr. Rick Chitwood, seconded by Mr. Darell Cantrell, and unanimously passed with all members present voting 6 to 0, the meeting was adjourned at approximately 4:36 pm with the next meeting at 2:00 pm on August 12, 2026.

Approved Date: 8-12-26

Chairman: _____